

A photograph of a wetland landscape. In the foreground, there are tall, green and yellowish-brown grasses. A body of water, likely a pond or a slow-moving stream, reflects the sky and the surrounding vegetation. The water is a deep blue color. In the background, there is a dense forest of trees, mostly evergreens, under a clear blue sky.

Lac La Ronge  
Planning Area

**Zoning Bylaw**

### Bylaw Amendment Summary

Bylaw No.	Description	Date in Force	Bylaw No.	Description	Date Adopted
1/2014	Amendment for Docks in the Planning Area	January 9, 2015			
2/2016	Provide for a wild rice warehouse, office and storage. Creation of the C2 Zoning District; added provisions for mixed use developments	June 17, 2016			
6/2016	Remove some permitted uses in C2 Zoning District				
7/2016	Add Garage Suites and Garden Suites to Residential Districts. Removed minimum floor area in Napatak. Add Recreation Cabins as discretionary in RL Zoning District	October 13, 2017			
2/2018	Change Tourist Camps and Campgrounds from permitted to discretionary in the FDR Zoning District	March 29, 2019			
3/2018	Provide for Tiny Homes. Creation of RR1 Zoning District.	October 19, 2018			
5/2019	Add Parking Lots as permitted use to RL Zoning District				
6/2019	Allow for animal keeping; remove regulations on keeping pets; align advertising requirements with the PDA; remove separate servicing requirements garden suites; correct formatting errors.	April 17, 2020			

## Appendix “2”

### LAC LA RONGE PLANNING AREA BYLAW NSAD 2/2011

A Bylaw of the Lac La Ronge Planning Area to adopt a  
Zoning Bylaw.

**Whereas** the Minister of Municipal Affairs has authorized the preparation of a *Zoning Bylaw* for the Lac La Ronge Planning Area in consultation with the Advisory Northern Planning Commission, pursuant to Section 34 of *The Planning and Development Act, 2007*; (the “PDA”); and

**Whereas** section 34(1) of the PDA requires the Northern Saskatchewan Administration District to pass a *Zoning Bylaw* upon adopting an *Official Community Plan*;

**Therefore**, the Minister of Municipal Affairs, on behalf of the Northern Saskatchewan Administration District, in the Province of Saskatchewan, hereby enacts as follows:

1. This bylaw may be cited as “*Lac La Ronge Planning Area Zoning Bylaw*”
2. The *Lac La Ronge Planning Area Zoning Bylaw*, as shown on Schedule ‘A’, attached to and forming part of this bylaw, is adopted to provide a framework to guide and evaluate future development within the Planning Area.

LAC LA RONGE  
PLANNING AREA  
ZONING BYLAW

This is Schedule “A”, attached to and forming part of Bylaw NSAD 2/2011  
*Zoning Bylaw of the  
Lac La Ronge Planning Area*

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**Commented [TEG1]:** Subsections 3.29 and 3.30 as well as sections 7A and 11A added to the Table of Contents by Bylaw NSAD 5/2019

## **1 INTRODUCTION**

### **1.1 TITLE**

- 1) This Bylaw shall be known as the “Lac La Ronge Planning Area Zoning Bylaw”

### **1.2 SCOPE**

- 1) Development shall be permitted within the limits of the established Lac La Ronge Planning Area only when in conformity with the provisions of this Bylaw, the Lac La Ronge Planning Area Official Community Plan and *The Planning and Development Act, 2007*.

### **1.3 PURPOSE**

- 1) This is a Bylaw to control the use and development of the land in the Lac La Ronge Planning Area and assist in implementing the *Official Community Plan*. This Bylaw provides a legal way of managing land use and future development and protects landowners from conflicting and possibly dangerous land uses in the District.

### **1.4 SEVERABILITY**

- 1) If any part of this Bylaw, including anything shown on the Zoning District Map, is declared to be invalid for any reason, by an authority of competent jurisdiction, the validity of the Bylaw as a whole, or any other part, section or provision of this Bylaw will not be affected.



## **2 ADMINISTRATION**

### **2.1 DEVELOPMENT OFFICER**

- 1) The Northern District Planner for the Ministry of Municipal Affairs shall be the Development Officer responsible for the administration of this Bylaw. The Northern District Planner may appoint a Development Officer subject to the approval of the Director of Northern Municipal Services, to whom duties in the administration of this Bylaw may be delegated.

### **2.2 APPLICATION FOR A DEVELOPMENT PERMIT**

- 1) Every person shall obtain a Development Permit before commencing any development within the Lac La Ronge Planning Area, except as listed in Sections 2.3 and 11.6. Development Permits cannot be issued in contravention of any of the provisions of this Bylaw subject to Sections 213 to 227 of the PDA.
- 2) The application for a Development Permit, minor variance, accessory uses, foreshore development or sign shall be made to the Development Officer, in the “Form A”, a form approved by the Clerk of the District.
- 3) The application shall be accompanied by:
  - a) The associated fees as prescribed in this Bylaw;
  - b) Two copies of a layout or site plan showing dimensions and locations of existing and proposed buildings and structures as well as site lines; and
  - c) A signature of consent from the legal land owner supporting the proposed development.
- 4) Where no new construction is proposed the applicant shall supply a written description of the proposal in place of such plans.

- 5) Where the application is for a discretionary use the applicant shall, in addition, provide a written description of the proposed development, describing the intended use and operations, structures to be located on the site, required municipal services, and any other information that the Clerk of the District determines is necessary to fully review the proposed development.

### 2.3 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

- 1) The following developments shall not require a Development Permit provided that the proposed development conforms with all requirements of this Bylaw:
  - a) Public utilities; any operation for the purpose of inspection, repairing, or renewing sewage systems, water lines, cables, pipes, wires, tracks or similar public works as required by a public utility, and the installation of service connections to property in the District (excluding the installation of new transmission lines);
  - b) Municipal facilities; any facility installed and operated by the District;
  - c) Single storey accessory buildings with a building floor area less than 9.3 square metres (100.1 square feet);
  - d) Maintenance and repairs that do not include any structural alterations;
  - e) Fences; and
  - f) Uses subject to Section 11.6.

### 2.4 REVIEW OF APPLICATIONS

- 1) The Development Officer is responsible for reviewing all applications to ensure that the proposed development complies with all applicable regulations and provisions of this Bylaw and the policies contained in the Official Community Plan.
- 2) For a discretionary use the Development Officer shall prepare a report for the ANPC on the proposal respecting the criteria for consideration of that discretionary use and submit the application to the ANPC for recommendation.

## **2.5 REFERRALS TO THE ADVISORY NORTHERN PLANNING COMMISSION (ANPC)**

- 1) The Development Officer may refer any application to the ANPC for a decision on the interpretation of this Bylaw or regarding special conditions provided for in this Bylaw, and shall inform the applicant of the date and time when the ANPC will consider the matter. The ANPC or the Development Officer may require the applicant to provide further information necessary to render a decision.

## **2.6 DISCRETIONARY USE APPLICATIONS**

- 1) The application will be reviewed by the Development Officer for conformance with the Official Community Plan, this Zoning Bylaw and any other applicable policy and regulation, and will refer the application, along with a written report documenting the results of the review, to the ANPC, within 30 days of having received the application.
- 2) The ANPC will review the application and the Development Officer's report and may request comments or information from other government agencies to assist in the ANPC's review of the application, where appropriate.
- 3) When the ANPC has received requested comments or information from other agencies, the Development Officer shall set a date, time and location of the ANPC meeting at which the application will be considered. The date shall be no longer than 45 days from when the ANPC received the application.
- 4) The Development Officer shall advertise the proposed discretionary use by:
  - a) Preparing an on-site notification poster, which must be conspicuously posted, at least 15 days prior to the ANPC meeting, by the applicant on the front of the subject property and must remain there until the application is considered by the ANPC;

- b) Mailing or delivering a copy of the notification, at least 15 days prior to the ANPC meeting, to the assessed owner of each property within 75 metres of the subject property in any Residential District or 500 metres of the subject property in any other District; and
- c) ~~Publishing the notification in the newspaper that is circulated in the Planning Area in two consecutive issues, with the last publication at least 3 days, and not more than 10 days before the date set for the ANPC meeting to consider the application.~~

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5) The notifications described above shall:

- a) Describe the use applied for;
- b) Describe the location of the use; and
- c) Specify the date, time, and location of the ANPC meeting at which the application will be considered.

## 2.7 DISCRETIONARY USE EVALUATION CRITERIA

- 1) The Clerk of the District and the ANPC will apply the following general criteria in the assessment of the suitability of an application for a discretionary use or discretionary form of development:
  - a) Compliance with Land Use and Municipal Policies
    - i. the proposal must be in conformance with all relevant sections of the Official Community Plan and this Bylaw.
  - b) Site Layout and Density
    - i. the scale and intensity of the proposed use must be relatively consistent with uses allowed in the Zoning District and with any existing uses and developments in the vicinity of the proposal;
    - ii. the size and location of buildings and improvements is to comply with the regulations set out in the Zoning District;

- iii. any outside storage areas will be appropriately buffered and screened from adjoining land uses;
- iv. retention or provision of vegetation and landscaping to enhance the appearance of the site; and
- v. signs will comply with sign requirements for the Zoning District and proposed use.

c) Municipal Servicing

- i. the use must be capable of being serviced with existing municipal infrastructure, including:
  - a. Water in terms of consumption and demand;
  - b. Sewer in terms of volume generated;
  - c. Storm drainage in terms of volume and where directed;
  - d. Solid waste in terms of volume and types created;
  - e. Utilities;
  - f. Schools; and
  - g. Roadways.

d) 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; and
- iii. access to and from the site must be located appropriately to avoid any traffic hazards.

e) 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 effect the environment or adjoining 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. fuel wood or timber should be salvaged where appropriate; and
- vi. preservation of wildlife habitat and wetlands.

f) Consultations

- i. any comments received from the public relative to the proposal; and
- ii. evidence of any applicable permit or approvals from the Ministries of Highways and Infrastructure, Environment, or Health.

g) Impact Mitigation

- i. if the proposed use will create any negative affects 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.

## 2.8 ISSUE OF PERMITS

1) Upon completion of the review of an application for development, the Development Officer shall:

a) For a permitted use:

- i. Issue a Development Permit where the application conforms with all provisions of this Bylaw, incorporating any special regulations, performance standards or development standards authorized by this Bylaw; or
- ii. Issue a notice of refusal, where the application does not comply with a provision or regulation of this Bylaw, stating the reason for refusal.

b) For a discretionary use:

- i. Prepare a report on the proposal respecting the criteria for consideration of that discretionary use and submit the application to the ANPC for recommendation and the Clerk of the District for decision; or

- ii. Issue a refusal, where the application is for a use that is not provided for in the District in which the property is located.
- 2) The Clerk of the District shall make a decision on a discretionary use that approves or refuses the discretionary use on that site and that instructs the Development Officer to:
  - a) Issue a Development Permit incorporating any specific development standards set forth by the Clerk of the District, in accordance with the provisions of this Bylaw, and advising the applicant of any right of appeal that he/she may have; or
  - b) Issue a notice of refusal, stating the reasons for the refusal.
- 3) The notice of decision shall be issued to the applicant, in the “Form B”, a form approved by the Clerk of the District.

## 2.9 LIMITATION ON DISCRETIONARY USE APPROVALS

- 1) A new discretionary use approval is required from the Clerk of the District where the Clerk has previously approved a discretionary use, or a specific discretionary intensity of use, and:
  - a) The use ceases and is replaced by another use;
  - b) The use ceases for a 12 month period;
  - c) A building required for the use approved is not started within 12 months, or completed within 24 months;
  - d) The use is not started within 12 months of completion of the building;
  - e) A use not requiring construction of a building is not started within 12 months; or
  - f) The applicant applies to increase the specifically approved intensity of use.

- 2) Where the Clerk of the District has approved a discretionary use for a limited time as provided in this Bylaw, and that time has expired, that use of land or use of buildings on that property shall cease until such time as the Clerk of the District gives a new discretionary use approval and a new Development Permit is issued.
- 3) The Clerk of the District is deemed to have granted discretionary approval to a use, or specific intensity of use, that becomes discretionary on a site as a result of the adoption or amendment of this Bylaw, as of the date that this Bylaw or amendment comes into effect.

#### **2.10 MINOR VARIANCES TO THE ZONING BYLAW**

- 1) The Development Officer may grant a variance of up to 10% of any yard requirement of minimum required distances between buildings for a use that conforms to this Bylaw. All such variances shall be subject to the conditions and granted in accordance with the procedures contained in Section 60 of the PDA.
- 2) The Development Officer shall maintain a registry of the location and all relevant details of the granting of such variances.

#### **2.11 FEES AND ADVERTISING**

- 1) Amending planning bylaws:
  - a) Where a person requests an amendment to the Official Community Plan or this Bylaw that person shall pay to the District a fee equal to the costs associated with the public advertisement of the proposed amendment, pursuant to the requirements of Part X of the PDA.
  - b) The District may undertake any additional public consultations that it considers desirable respecting a proposed amendment to a planning bylaw, at its own cost.



2) Advertising discretionary use applications:

a) The applicant shall pay a fee equal to the costs to the District associated with any public advertisement.

3) An applicant for a development permit shall pay an application processing fee in accordance with the following:

a) Permitted principal use: \$50.00

b) Permitted accessory use: \$25.00

c) Discretionary principal use: \$200.00

d) Discretionary accessory use: \$100.00

e) Sign permit: \$25.00

f) Minor variance: \$75.00

g) Home occupation permit: \$50.00

h) Bed and breakfast facility permit: \$50.00

i) In addition, if a building permit is required, any fees associated with the issuance of a permit and inspection of construction related to a building permit.

**2.12 BUILDING PERMITS, LICENCES AND COMPLIANCE WITH OTHER BYLAWS**

1) 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 District; or from obtaining any permission required by this or any other bylaw of the District, the province or the federal government.

2) A building permit, where required, shall not be issued for a development unless a required Development Permit has been issued.

## 2.13 DEVELOPMENT APPEALS BOARD

- 1) Appeals shall be made to the Saskatchewan Municipal Board in accordance with Sections 115(1) and 115(2) of the PDA.
- 2) A person who wishes to appeal to the Saskatchewan Municipal Board shall, within 20 days of the date of issuance of or refusal to issue a development permit, file a written notice of appeal and the appeal fee, with the Secretary of the Planning Appeals Committee.
- 3) The decision, concerning either existing or proposed development, may be appealed by any person affected by:
  - a) The approval of Development Permit where it is alleged the Development Officer misapplied the zoning bylaw in approving the proposal;
  - b) The refusal of the Development Officer to issue a Development Permit because the proposal contravenes the zoning bylaw;
  - c) The Clerk of the District's approval of a discretionary use (or form of development) with development standards or conditions (Note: only the standards or conditions may be appealed); or
  - d) The refusal of, approval with terms and conditions of, or revocation of an approval to, an application of a minor variance.
- 4) An appeal may not be made to the Saskatchewan Municipal Board where:
  - a) A refusal is issued because a proposal contravenes the zoning bylaw land use provisions;
  - b) A discretionary use application is refused; or
  - c) The Clerk of the District refuses to amend a zoning bylaw or rezone land.

#### 2.14 OFFENCES, PENALTIES, STOP WORK ORDERS AND COMPLIANCE ORDERS

- 1) Pursuant to Section 242 of the PDA, the Development Officer may enforce this Bylaw, including the issuance of a stop work order for development that contravenes this Bylaw, and may issue an order pursuant to Section 242 (4) of the PDA to achieve compliance with this Bylaw.
- 2) Any person who violates this Bylaw is guilty of an offence and liable on summary conviction to the penalties set forth in the PDA.

### 3 GENERAL REGULATIONS

#### 3.1 DEVELOPMENT ON HAZARD LANDS

- 1) Where a proposed development of a building is to be located on land considered by the District to be potentially hazardous, the land shall be deemed “hazard lands” and the Clerk of the District shall require the applicant to submit sufficient topographic information to determine if the development will be within:
  - a) The 1:500 flood event elevation; or
  - b) 50 metres (164 feet) of any slope that may be unstable.
- 2) The Clerk of the District may require that before a permit may be issued on hazard lands, the applicant submit a report prepared by a professional competent to assess the suitability of the site for a development described in Clause (1), and which in the opinion of the Clerk of the District, shows that the proposed site and development is suitable with respect to the following where relevant:
  - a) The potential for slope instability; and
  - b) The required mitigation measures for construction in slopes.
- 3) The Clerk of the District will require that before a permit be issued on hazard lands, in flood risk areas, as identified in Clause (1) (a) be subject to the following:
  - a) All development, redevelopment or major alterations and additions shall be adequately flood proofed to at least ~~b)~~ 0.5 metres (1.6 feet) above the design flood level;
  - b) The bottom of the joists on the first floor, or the bottom surface of the slab on grade, of the building or structure shall be at least 0.5 metres (1.6 feet) above the design flood level;
  - c) Basements are prohibited, except where flood proofing is undertaken. The basement shall be designed to withstand any forces generated by flood water up to and including 0.5 metres (1.6 feet) above the design flood;

**Commented [TEG3]:** "b)" removed and lower letters renumbered by Bylaw NSAD 5/2019

- d) Plumbing outlets may be permitted in basements below the design flood provided they contain an automatic shut-off valve approved by the Plumbing Inspector;
- e) Electrical outlets may be permitted in basements below the design flood provided they contain an independent switch for each outlet. The main switch box, heating plants and air conditioning units shall be located above the design flood level plus freeboard; and
- f) Foundations and walls of any building or structure shall be adequately flood proofed to at least 0.5 metres (1.6 feet) above the design flood level. All plans for such shall be certified by a Professional Engineer or Architect.

### 3.2 ONE PRINCIPAL BUILDING PERMITTED ON A SITE

- 1) Not more than one principal building shall be permitted on any one site except for:
  - a) Dwelling groups
  - b) Municipal facilities
  - c) Recreation facilities
  - d) Schools
  - e) Special care home
  - f) Tourist camps
  - g) Mixed use developments

Commented [d4]: Added clause (g) NSAD BYLAW 2/2016

### 3.3 NON-CONFORMING USES, BUILDINGS AND SITES

- 1) The provisions of the PDA, Sections 88 – 93 inclusive, shall apply to all non-conforming buildings and uses.

### 3.4 SIGNS AND BILLBOARDS

1) General Purpose Sign Regulations:

- a) All highway sign corridors within 400 metres (1312 feet) either side of a provincial highway will be located adjacent to the highways right-of-way and regulated by the requirements of *The Erection of Signs Adjacent to Provincial Highway Regulations, 1986* and amendments thereto.
- b) All signs shall be located within the limits of the parcel on which they are located and shall not project over the site lines.
- c) Signs shall not be located in sight triangles for intersections or driveways in such a manner that they visually obstruct sight triangles or otherwise jeopardize public safety.
- d) Signs shall not be erected, attached or maintained upon trees or utility poles, or drawn or painted on rocks or other natural features.
- e) Flashing signs are prohibited in all districts.
- f) Converted vehicle and trailer signs are prohibited in all districts.
- g) Real estate and construction signs shall be removed once the contract is completed and the property is occupied by the new owner, lessee or tenant.
- h) Third-party advertising signs, including signs affixed to or painted on a vehicle or trailer, shall be prohibited in all Zoning Districts, except signs in the highway sign corridor which comply with the rest of Section 3.4.
- i) The Clerk of the District may direct and order the removal of a sign, which contravenes this Bylaw, or is in an unsafe or dilapidated condition.

2) Signs not requiring a Sign Permit:

- a) The following signs are subject to Clause (1) and do not need a sign permit.
  - i. Government signs.
  - ii. Memorial signs.
  - iii. No trespassing, hunting restriction, and similar signs.
  - iv. Official signs erected by a public agency for a public purpose.
  - v. Real estate signs advertising the sale, lease, or rental of the real property on which it is located and related information with a maximum facial area of 1.5 square metres (16 square feet).
  - vi. Temporary signs of less than 1 square metre in surface area.

- vii. Temporary or safety signs bearing no advertising information.
- viii. Address signs, name of building signs, and name of residential occupant signs all containing no advertising information.
- ix. Election signs during the period of an election campaign.
- x. Temporary signs located inside a building window, exclusive of any electrified sign greater than 0.5 square metres (5.4 square feet) in area.
- xi. Signs visible only from the interior of a building.
- xii. Construction signs, located on the site of the construction to which they refer
- xiii. Signs which are required to be posted and maintained by any municipal Bylaw or Federal or Provincial statute or regulations.
- xiv. Directional signs having a maximum facial area of 1 square metre (10.7 square feet).
- xv. Banner, murals or works of art which contain no advertising.

3) Application for Sign Permits:

- a) Except as provided in Clause (2), a sign permit is required for erecting, enlarging, changing or structurally altering a sign. A sign shall not be erected, altered, enlarged or maintained upon any property, lot or street in any district, by any person, except in conformity with this Bylaw.
- b) An application for a Development Permit for a sign shall be made in conformance with Section 2.2 of this Bylaw.
- c) Prior to issuing a permit for a free standing, projecting or roof sign, the Development Officer may require a professional stamp of a certified professional engineer qualified to certify that the sign design satisfies all relevant legislation, codes and bylaws.

4) Signs for Residential and FDR - Future Development and Recreation Districts:

- a) One wall sign is permitted for a dwelling having a maximum facial area of 0.5 square metre (5.4 square feet).
- b) Non-residential uses in a residential district shall be subject to sign regulations for residential dwellings.
- c) All signs shall be located wholly within the lot and shall not create visual obstructions or jeopardise public safety.

5) Signs for C - Commercial and M - Industrial Districts:

- a) Advertising signs in Commercial and Industrial Districts may be illuminated by direct or indirect lighting and the lights may project different colours and may be intermittent.
- b) Illuminated signs shall have an internal light source or an external light source shielded so that the light is directed at the face of the sign.
- c) All signs shall provide a minimum clearance of 2.45 metres (8 feet) between the bottom of the sign and a street or sidewalk.
- d) Signs shall be located a minimum distance of 1 metre (3.3 feet) from any lot line.
- e) The exterior finish and construction of all signs shall be of an appearance satisfactory to the Development Officer.
- f) All signs shall be kept in a safe, tidy and legible condition and may be required to be renovated or removed at the discretion of the Development Officer.
- g) Signs with inappropriate or no content shall be ordered renovated or removed at the discretion of the Development Officer.
- h) Signs advertising businesses no longer in operation shall be removed.



i) Specific sign regulations for portable signs are:

- i. Except as may be permitted by the Development Officer, a portable sign shall not be located or encroach onto a public roadway, lane or sidewalk.
- ii. A portable sign shall not be located or erected for a period greater than 14 days.
- iii. The maximum height shall be 2 metres (6.5 feet).
- iv. The maximum sign facial area shall not exceed 1.2 square metres (12.9 square feet) for A-Board signs and 3 square metres (32.3 square feet) for all other portable signs.

j) Specific sign regulations for freestanding signs are:

- i. One freestanding sign may be permitted per site; a second freestanding sign may be permitted at the District's discretion on commercial properties if a minimum 30 metre (98.4 feet) separation from any other freestanding sign on the same site is provided.
- ii. The maximum height shall be 9.15 metres (30 ft.).
- iii. The maximum sign facial area shall not exceed 14 square metres (150.6 square feet).
- iv. A minimum of 30 metre (98.43 ft.) separation from any other sign along the same street, unless otherwise approved by the Clerk of the District.

k) Specific sign regulations for wall signs are:

- i. The sign may not exceed 20% of the area of the face of the building to which the sign is attached or 14 square metres (150.6 square feet) whichever is less, unless otherwise approved by the District.
- ii. The sign does not project more than 1 metre (3.3 feet) above the roof or marquee.

- 6) Billboard signs shall be allowed in a C – Commercial, FDR – Future Development and Recreation or RL- Resource Land District and are subject to the following:
- a) Maximum single face area - 20 square metres (215.3 square feet).
  - b) Maximum total face area - 40 square metres (430.5 square feet).
  - c) Maximum number of faces – 2
  - d) Double faced signs shall be constructed so one face is completely behind and parallel to the other face and facing the opposite direction.
  - e) Maximum height above grade - 6 metres (19.6 feet).
  - f) No billboard shall have flashing or intermittent light. All lighting shall be shielded from direct view from any roadway or site boundary.

### 3.5 VEHICLE STORAGE

- 1) In any Residential District, Lot 1 Block 1, Lots 1 and 2 Block 9, Lot 13 Block 8, Lot 9 Block 3, all on Plan 92PA03448 and Lot 2 Block 1 on Plan 101814544 or the FDR – Future Development and Recreation District:
- a) Outdoor storage of partially dismantled or inoperative motor vehicles is prohibited;
  - b) Only one unlicensed motor vehicle may be stored on a site;
  - c) No commercial vehicle shall be parked or stored on a parcel other than the following:
    - i. A maximum of one commercial vehicle, excluding septic haul trucks, not exceeding 4.4 tonne gross vehicle weight; and
    - ii. Commercial vehicles required for construction, repair, servicing, or maintenance on the parcel.
  - d) A maximum of one recreation vehicle may be stored on a lot with an existing, permanent dwelling. The recreation vehicle may be occupied subject to:
    - i. It being for the exclusive use of non-paying guests of the occupant of the principal dwelling located on the same site;

- ii. It only being occupied when the principal dwelling is occupied;
- iii. The period of occupation not exceeding 30 days; once the 30 day period has expired, a recreational vehicle cannot be occupied again on the site for a period of 7 days; and
- iv. If the recreation vehicle has a sink, shower, or water closet, it must have a self contained septic holding tank or be connected to the septic system on the residential site.

### **3.6 PUBLIC UTILITIES, PUBLIC WORKS AND FACILITIES OF THE DISTRICT**

- 1) Public works and District facilities, except solid and liquid waste disposal sites, shall be permitted uses in every Zoning District, and unless otherwise specified by this Bylaw, no minimum site or yard requirements shall apply.

### **3.7 WATER SUPPLY AND WASTE DISPOSAL**

- 1) Every dwelling and every building containing washroom facilities shall be connected to a sewer and water supply system, where available, at the owner's expense.
- 2) All private sewage disposal systems shall be approved by the Public Health Inspector.

### 3.8 BUILDING TO BE MOVED

- 1) No building shall be moved within, or into the Planning Area, without first obtaining a Development Permit, except as provided in Section 2.3, from the Development Officer.

### 3.9 MODULAR AND MOBILE HOMES

- 1) Whenever a single detached dwelling is allowed, it may be in the form of a modular home subject to the following development standards:
  - a) Every modular home shall:
    - i. Be attached to a permanent foundation;
    - ii. Include engineered floor trusses, 2' x 6' exterior walls, 8' ceilings and primed and painted drywall;
    - iii. Ensure that basement wall and grade beam support be attached to the perimeter of the building; and
    - iv. Ensure that structural additions have a permanent foundation and have exterior siding and skirting installed which matches that of the modular home.
- 2) Where a dwelling is approved in an M-Industrial District, C-Commercial District, subject to Clause (3), RL - Resource Land District or A-Agriculture District it may be in the form of a modular or mobile home subject to the development standards in Clause (1)(a) and the following:
  - a) Every mobile home shall:
    - i. Either be attached to a permanent foundation or be anchored to the ground and skirted, prior to occupancy;
    - ii. Include 2' x 8' floor joists on a steel frame, 2' x 6' exterior walls, 7 ½' ceilings; and

- iii. Ensure that pre-finished metal, plastic or other similar pre-finished skirting which matches the mobile home siding be vertically installed between the underside of the mobile home and the ground.
- 3) Mobile homes are prohibited in every Residential District, the FDR - Future Development and Recreation District, RP - Recreation and Park District, and on Lot 1 Block 1, Lots 1 and 2 Block 9, Lot 13 Block 8, Lot 9 Block 3, all on Plan 92PA03448 and Lot 2 Block 1 on Plan 101814544 .

### 3.10 **PARKING**

- 1) For every building or structure, there shall be provided and maintained off-street parking spaces as required by Table 1, subject to the provisions of the rest of Section 3.10.
- 2) No part of any minimum required side yard shall be used for parking, storage or loading of motor vehicles; although access to parking, storage or loading of motor vehicles may cross required side yards, and side yards may be used as fire lanes, provided they meet all other requirements of fire lanes.
- 3) Each parking space shall be a minimum of 2.5 metres wide (8.2 feet). Parallel parking spaces must be a minimum of 6.5 metres long (21.3 feet); all other parking spaces must be a minimum of 6 metres long (19.6 feet).
- 4) Where a building or site contains more than one use, the parking requirements shall be calculated separately for each use and added together to determine the total requirements for the site.
- 5) Where the calculation of a number of spaces results in a fractional space, the total shall be rounded up to the next whole space.
- 6) Required off-street parking spaces in any C – Commercial, subject to Clause (7), or M - Industrial District may be located on a separate lot that is within a convenient walking distance, to a maximum of 150 metres (492 feet), of the principal building or use, provided such spaces are located within a Commercial or Industrial District.

- 7) In any Residential District, on Lot 1 Block 1, Lots 1 and 2 Block 9, Lot 13 Block 8, Lot 9 Block 3, all on Plan 92PA03448 and Lot 2 Block 1 on Plan 101814544 or in the FDR - Future Development and Recreation District, off-street parking spaces shall be provided on the site on which the principal use to which the parking pertains is located.
- 8) No part of any public street shall be included in any calculation of the parking space allotment for a specific site.

TABLE 1 -- Parking Requirements		
Use		Minimum Number of Parking Spaces Required
Residential		2 per dwelling unit, plus 1 space if a rental unit is on site.
Community Service, places of worship and other places of assembly		1 per 10 seats provided for patrons, or 1 per 9 square metres of gross building floor area whichever is greater
Retail Stores		1 per 18 square metres (193.7 square feet) of gross building floor area, or 5 spaces, whichever is greater.
Business offices		2 per 27 square metres (290.6 square feet) of gross building floor area, or 5 spaces, whichever is greater.
Industrial uses		1 per 67 square metres (721.2 square feet) of gross building floor area, or 1 space per 3 employees, whichever is greater.
Eating establishments		1 per 4 seats
Hotels and motels		1 per guest room or unit
Schools	Elementary	1 per classroom
	High School	4 per classroom
Passive recreation		1 per 4 persons' of the project's design capacity
Any other principal or accessory use		1 per 27 square metres (290.6 square feet) of gross building floor area

### 3.11 LANDSCAPING

- 1) Subject to Clause (8) existing trees shall not be cut or otherwise damaged or destroyed within portions of property to be used for required open space, setback, or buffer requirements of this Bylaw.

- 2) Trees of vegetation shall not be cleared from any land within 20 metres (66 feet) or any watercourse, water body, escarpment or of the crest of a slope greater than 15:5, where the removal could have a negative impact on the water body or bank stability.
- 3) In cases where retention of natural trees would create unusual hardship or development problems in open space, setback, and buffer areas, planted trees may be required.
- 4) The Development Officer shall determine when such hardship or development problem exists and may designate that certain areas be replanted in lieu of preserving existing trees.
- 5) Planted trees and other vegetation shall conform to the following
  - a) Species must be capable of surviving in the Planning Area.
  - b) Minimum tree sizes:
    - i. Deciduous – 50 millimetre caliper diameter
    - ii. Coniferous – 2 metre height
    - iii. Shrubs – 600 millimetre spread or height
- 6) Soil and other materials shall not be temporarily or permanently stored in locations that would cause suffocation of root systems of trees to be preserved.
- 7) The permanent vegetation shall be installed on the construction site as soon as utilities are in place and final grades are achieved.
- 8) Upon direction from the Development Officer property owners may be required to treat or remove trees suffering from transmittable diseases or pests or allow the District to do so, charging the actual cost thereof to the property owner. The Development Officer may not require the removal of trees except for the reason of disease, infestation, or danger of falling.

- 9) Nothing in this section shall prevent the application of good practices for protection of dwellings from wildfire in accordance with Fire Smart or other accepted fire protection systems.
- 10) Within the RP - Recreation and Park District the cutting or removal of live trees may only take place for the purposes of constructing authorized public works, authorized hiking trails and other structures or for the purpose of public safety.
- 11) For all land abutting Highway #2 and Highway #102, the following requirements also apply:
- a) All industrial uses shall have a landscape buffer 100 metres (328 feet) wide, interrupted only for access.
  - b) All other uses, regardless of the Zoning District, shall have a landscape buffer a minimum 25 metres (82 feet) wide; a landscape buffer up to 100 metres (328 feet) wide may be required as determined by the District; and interrupted only for access.
- 12) In the C – Commercial, subject to Clause (13), and M - Industrial Districts, the following requirements also apply:
- a) All areas of the lot not used for a building, parking or loading are to be landscaped.
  - b) Existing landscaping or natural vegetation should be conserved and will be used to meet the requirements of this section unless removal is necessary to efficiently accommodate the proposed development, where practical, vegetation will be relocated on site.
  - c) A landscaping plan is to be submitted along with the application for a development permit showing:
    - i. Site grading and leveling;
    - ii. Location of existing and proposed vegetation, including any proposed to be removed; and
    - iii. Location of proposed hard landscaping such as walls, walks, fences, curbs.
- 13) In the ER - Estate Residential District and Lot 1 Block 1, Lots 1 and 2 Block 9, Lot 13 Block 8, Lot 9 Block 3, all on Plan 92PA03448 and Lot 2 Block 1 on Plan 101814544 the following requirements also apply:
- a) Subject to Clause (8), trees shall be retained in a strip 10 metres (32.8 feet) deep along the front of a lot, 10 metres



(32.8 feet) along rear lot lines, and 10 metres (32.8 feet) along side lot lines, except where removal is required for construction of driveways or installation of utilities.

### 3.12 OUTSIDE STORAGE AND GARBAGE STORAGE

- 1) In any Residential, FDR - Future Development and Recreation or C - Commercial District only outdoor storage incidental to the principal use shall be permitted.
- 2) Garbage and waste material shall be stored in weatherproof and animal-proof containers and shall be visually screened from all adjacent sites.
- 3) No outside storage shall be located in the front yard, except for the neatly arranged display of items for sale where permitted in this Bylaw.

### 3.13 SATELLITE DISH, RADIO TOWER, SOLAR COLLECTOR, OR TELEVISION ANTENNA FOR PERSONAL USE

- 1) The installation and operation of free standing satellite dishes, radio towers, solar collectors and television antennas for personal use will be permitted in all Zoning Districts, subject to the following:
  - a) Structures, if freestanding, shall not exceed a height of 10 metres (32.8 feet) above grade level;
  - b) Structures, if attached to a principal building, shall not exceed a height of 10 metres (32.8 feet) above the lowest elevation of the roof; and
  - c) Structures, if attached to an accessory building, shall not exceed the maximum permitted height of the accessory building.

### 3.14 PERMITTED YARD ENCROACHMENTS

- 1) Subject to Clauses (2) and (3), the following projections in yards shall be permitted:
  - a) In all yards:
    - i. Bay windows, bow windows, chimneys, gutters, window sills, canopies, eaves, fire escapes and similar non-structural alterations a distance of 0.6 metres (2 feet) from the building, but not closer than 0.5 metres (1.6 feet) to a site line;
    - ii. Light fixtures and lamp posts;
    - iii. Uncovered driveways;
    - iv. Trees, shrubs, trellises or flag poles, provided these fixtures do not extend into or over public land; and
    - v. Wheel chair ramps.

b) In rear yards:

- i. Unenclosed patios, decks, cantilevered balconies, porches and sidewalks not more than 0.4 metres (1.3 feet) above grade level, a distance of 1.8 metres (5.9 feet) from the building, but not closer than 1 metre (3.3 feet) to a site line; and
  - ii. Steps, 1.6 metres (5.2 feet) or less above grade level, as measured at the highest point of the steps, which are necessary for access to a permitted building or for access to a site from a street or lane.
- 2) No projections shall be permitted within a front yard required for parking where any portion of the said projection would be at an elevation lower than 2.5 metres (8.2 feet) above the finished grade elevation measured at the corresponding front wall of the building; and
  - 3) No projections shall be any closer than 0.15 metres (0.5 feet) to any lot line.

### 3.15 ANIMAL KEEPING

- 1) All livestock, poultry, cats, dogs and other pets kept shall be properly harbored and cared for.
- 2) No person shall keep, own, possess, harbor, or have custody of any swine or animals for fur ranching.
- 3) No exotic pets such as boa constrictors, pythons, venomous snakes, spiders, crocodiles, scorpions, bees or animals that may create a health hazard as defined by *The Public Health Act, 1994*, shall be permitted.
- 4) Where horses are kept in accordance with these provisions, the following requirements also apply:
  - a) The horses must be kept entirely on the owner's or occupants property within a fence, pen or on a tether when left unattended.
  - b) Horse manure shall not be permitted to accumulate so as to become a nuisance.

- c) A rodent control program must be maintained.
  - d) No shelter for horses may be closer than 75 metres (246 feet) from any abutting residences.
  - e) On its own initiative or after being petitioned or requested by neighbouring residents, the Ministry of Health or any other government agency, the District may revoke the privilege of any person(s) to keep horses.
- 5) In the A - Agriculture District, **RR – Resort Residential**, ER - Estate Residential District and Lot 1 Block 1, Lots 1 and 2 Block 9, Lot 13 Block 8, Lot 9 Block 3, all on Plan 92PA03448 and Lot 2 Block 1 on Plan 101814544 the following requirements also apply:
- a) Buildings or structures intended to contain livestock, poultry or pets shall not be located within 10 metres (32.8 feet) of any property line.
  - b) Animals shall not be kept within 15 metres (49.2 feet) of any dwelling not owned by the owner or keeper of the animals.
  - c) The keeping area of all animals shall only occupy a maximum of 30% of the area of the lot.
- 6) Subject to Table 2 and Table 2.1, no person shall be permitted to possess livestock or poultry.

**Commented [TEG5]:** Added by Bylaw NSAD 5/2019

Table 2 – Animal Keeping					
	<del>Dogs and Cats</del>	Working Dog Kennel	Livestock (not including horses)	Horses	Poultry
Agriculture	<del>10 with a maximum 4 dogs</del>	Discretionary	2 per 0.4 ha (1 acre) to a maximum 10 animals	2 per 0.4 ha (1 acre) to a maximum 10 horses	1000
Resort Residential	<del>5 with a maximum 3 dogs</del>	0	0	0	<del>10 hens on a site of at least 2 ha (5 acres)</del>
Acreage Residential	<del>5 with a maximum 3 dogs</del>	Discretionary	1 per 0.4 ha (1 acre) to a maximum 3 animals	2 per 0.4 ha (1 acre) to a maximum 5 horses	50
Commercial <sup>1</sup>	<del>5 with a maximum 3 dogs</del>	Discretionary	0	0	100
Industrial	<del>5 with a maximum 3 dogs</del>	Permitted	0	0	50
Future Development and Recreation	<del>5 with a maximum 3 dogs</del>	0	0	2 per 0.4 ha (1 acre) to a maximum 10 horses	50
Resource Land	<del>10 with a maximum 4 dogs</del>	Discretionary	1 per 0.4 ha (1 acre) to a maximum 3 animals	2 per 0.4 ha (1 acre) to a maximum 5 horses	50

<sup>1</sup> Lot 1 Block 1, Lots 1 and 2 Block 9, Lot 13 Block 8, Lot 9 Block 3, all on Plan 92PA03448 and Lot 2 Block 1 on Plan 101814544 shall comply with the requirements found in the Estate Residential District.

Table 2.1 – Animal Keeping			
	<del>Pets (combined)</del>	Livestock (combined)	Poultry
Estate Residential			
0.0-0.74ha	<del>3</del>	0	50
0.75-0.99ha	<del>5</del>	0	50
1.0-1.49ha	<del>7</del>	1	50
1.5-1.99ha	<del>10</del>	2	50
2.0-3.99ha	<del>25</del>	2	50
>4ha	<del>30</del>	4	50

Commented [TEG6]: Added by Bylaw NSAD 5/2019

Commented [TEG7]: "Dogs and Cats" column from Table 2 and "Pets (combined)" column from Table 2.1 removed by Bylaw NSAD 5/2019

### 3.16 HOME OCCUPATIONS\*

- 1) Home occupations, where allowed in a specific Zoning District, are subject to the following:
  - a) Home occupations are clearly secondary and shall not create any conflict with any residential area in terms of emission of noise, glare, dust or odour which would be disruptive to any surrounding residential uses.
  - b) Home occupations shall not result in undue traffic or parking requirements in any residential area.
  - c) The operator of the home occupation is a resident of the dwelling unit and only one part-time employee, who is not a resident of the dwelling unit, may be employed at any one time.
  - d) Home occupations shall not have any exterior display or storage of materials and no exterior variation from the residential character of the building other than permitted signs.
  - e) No home occupation shall occupy more than a maximum of 25% of the gross building floor area of the principal building except:
    - i. The area used for retail sales shall not exceed 10% of the building floor area of the building.
  - f) Home occupations shall be conducted and contained entirely within the dwelling unit or accessory building not in both.
- 2) The application to operate a home occupation shall be made to the Development Officer, in the “Form C”, a form approved by the Clerk of the District.

### 3.17 BED AND BREAKFAST FACILITIES\*

- 1) Bed and Breakfast facilities, where allowed in a specific Zoning District shall be subject to the following development standards:
  - a) No more than 4 guest bedrooms or lodging shall be provided in each dwelling unit.
  - b) The guest bedrooms shall be located within the principal building.

- c) No Bed and Breakfast facility shall occupy more than 25% of the gross building floor area of the principal building.
  - d) 2 off-street parking spaces shall be provided on site.
  - e) Bed and Breakfast facilities are clearly secondary and shall not create any conflict with the residential area in terms of emission of noise, dust or odour which would be disruptive to the surrounding residential uses.
  - f) Bed and Breakfast facilities shall not result in undue traffic or parking requirements in the residential area.
  - g) Bed and Breakfast facilities shall be licensed pursuant to *The Public Health Act*.
- 2) The application to operate a Bed and Breakfast facility shall be made to the Development Officer, in the “Form C”, a form approved by the Clerk of the District.

**\*NOTE:**

All Crown Land lessees must adhere to the terms of their lease agreement as administered by the Minister of Environment.

**3.18 CAMPGROUNDS AND TOURIST CAMPS**

- 1) The applicant for a Development Permit for a campground or tourist camp shall provide the Development Officer with a plan of the site, identifying any buildings, uses of land and the location of all roadways and recreation vehicle or tent campsites with dimensions. The addition or rearrangement of sites, the construction or moving of buildings, the material change in use of portions of land, or the filling or clearing of land shall require a Development Permit, and the applicant shall submit, for approval, an amended plan incorporating the proposed development.
- 2) A campground or tourist camp shall have, within its boundaries, a buffer area abutting the boundary of not less than 4.5 metres (14.7 feet) in width, which shall contain no buildings.
- 3) A site for each recreation vehicle and campsite permitted in the campground or tourist camp shall be designated and clearly marked on the ground.

- 4) Each site shall have a minimum area of 150 square metres (1614 square feet).
- 5) No portion of any campsite shall be located within an internal roadway or required buffer area.
- 6) Each site shall have direct and convenient access to a developed internal roadway, which shall not be located in any required buffer area.
- 7) Each recreation vehicle shall be located at least 4.5 metres (14.7 feet) from any other recreation vehicle and each site shall have dimensions, location and orientation sufficient to allow for such location of recreation vehicles.
- 8) The space provided for roadways within a campground or tourist camp shall be at least 7.5 metres (24.6 feet) in width. No portion of any site, other use or structure shall be located in any roadway.
- 9) A campground or tourist camp may include, as an accessory use, a laundromat or a confectionary designed to meet the needs of occupants of the sites and a one unit dwelling for the accommodation of the operator.
- 10) No recreation vehicle shall be stored on any campsite when the campground is not open.
- 11) *The Public Health Act* and regulations passed there under shall be complied with in respect of all operations and development of campgrounds.



### 3.19 GRADING AND LEVELING

- 1) The Development Officer may require, as a condition of approval for a development permit, that an applicant submit a lot grading and drainage plan to the Municipality for approval.
- 2) Drainage works shall be constructed at the owner's expense to provide for adequate surface water drainage that does not adversely affect adjacent properties, or the stability of the land.
- 3) All excavations or filling shall be re-vegetated immediately after construction activities conclude, with a suitable ground cover as may be necessary to prevent erosion.
- 4) Grading, leveling or placement of fill shall be located entirely within the boundaries of the lot. Any proposed development along the bank of a water body or water course must comply with all requirements of municipal, provincial and federal agencies.
- 5) Except for construction of an authorized public dock, grading, leveling or excavation shall not break or weaken ice push ridges along the bank of the lake.
- 6) Fill must be placed so that natural drainages are not blocked or diverted.
- 7) Fill placed on a site must be compacted sufficiently to ensure that the finished grade level does not sink below the required building elevation and that erosion of fill material into water bodies or water courses does not occur.

### 3.20 ACCESSORY USES AND BUILDINGS

- 1) Accessory uses and buildings shall be subordinate to, and located on the same site as the principal building or use, and used in conjunction with that principal use.
- 2) An accessory building must not contain a dwelling unit or be used for the purposes of habitation; except for a caretaker's unit in a Zoning District that permits such use.
- 3) Private garages, carports, and accessory buildings attached to a principal building by a substantial roof structure shall be considered as part of the principal building and subject to the regulations of the principal building.
- 4) Accessory buildings located in a required rear yard shall not occupy more than 30% of the required rear yard.
- 5) Detached accessory buildings shall be located at least 1 metre (3.3 feet) from the principal building and meet the requirements of the National Fire Code.
- 6) Time of Construction: Accessory buildings shall not be constructed or placed on any site prior to the construction of the principal building except in the following instance:
  - a) Where a Development Permit has been issued for a principal building, the District may, at its discretion, allow prior development of an accessory building where such building is required for the storage of construction material or equipment. If the principal building is not completed in the time period required, the accessory building is to be removed.

7) Area of Accessory Buildings:

- a) The combined building floor area of all accessory buildings, including garages, on any site in a RR - Resort Residential or RL - Resource Land District shall not exceed 100 square metres (1076 square feet).
- b) The combined building floor area of all accessory buildings, including garages, on any site in an AR - Acreage Residential, FDR – Future Development and Recreation or ER - Estate Residential District shall not exceed 140 square metres (1507 square feet).
- c) Detached accessory buildings in any A - Agricultural, C - Commercial or M - Industrial District - no area restrictions.

3.21 **SHIP CONTAINERS (SEACANS)**

- 1) Ship containers are prohibited in all districts, subject to Clause (2).
- 2) Ship containers may be used as storage or as an accessory building in the M – Industrial District.

3.22 **TEMPORARY USES**

- 1) The temporary use of a building or part thereof as a polling station for government elections, referenda, or census for a time period not to extend 60 days is permitted in all districts.
- 2) The temporary use of a building or part thereof for campaign headquarters for political candidates for a time period not to exceed 60 days is permitted in all districts.
- 3) Temporary structures of buildings which are erected for the purpose of providing temporary office space or storage of materials for the construction or maintenance of any private or public utility, or building or structure for which a required Development Permit has been obtained, shall be permitted provided such structure or building is removed within 30 days of completion of such utility, building or structure.

- 4) Other temporary uses are at the discretion of the District.

### 3.23 **SIGHT TRIANGLES**

- 1) Subject to Clause (2), the following uses are prohibited in a sight triangle:
  - a) A building, structure or use which would obstruct the vision of drivers of motor vehicles;
  - b) A fence or tree, hedge, bush or other vegetation, the top of which exceeds 1.0 m (3.3 ft) in height above the elevation of the centre lines of abutting streets; and
  - c) Parking areas.
- 2) The following are allowed in any sight triangle:
  - a) Government signage and government sign posts;
  - b) Fire hydrants, benches and traffic control devices; and
  - c) Utility poles and one utility transmission or control device.

### 3.24 **PORTABLE GARAGES**

- 1) Portable garages are prohibited in the RP - Recreation and Park District.

- 2) A portable garage shall be subject to Section 3.20 - Accessory Uses and Buildings, and the following:
  - a) the portable garage shall not be located in the front or side yards;
  - b) the portable garage shall not negatively impact surrounding uses;
  - c) the portable garage is adequately anchored; and
  - d) the portable garage shall not be electrically wired or heated.
- 3) In any Residential District, Lot 1 Block 1, Lots 1 and 2 Block 9, Lot 13 Block 8, Lot 9 Block 3, all on Plan 92PA03448 and Lot 2 Block 1 on Plan 101814544 the following requirements also apply:
  - a) the portable garage shall not exceed 4.5 metres (14.8 feet) in height; and
  - b) the portable garage shall be limited to a maximum 27 square metres (290.6 square feet) in size.
- 4) In any Agriculture, Commercial, Industrial, Resource Land or Future Development and Recreation District, the following requirements also apply:
  - a) the portable garage shall not exceed 6.4 metres (21 feet) in height; and
  - b) the portable garage shall be limited to a maximum 66.9 square metres (720.1 square feet) in size.

### 3.25 FORESHORE DEVELOPMENT

- 1) Subject to Clause (6), all applications for foreshore development shall be made in conformance with Section 2.2 of this Bylaw.

2) All applications shall include approvals, where applicable, from federal and provincial agencies including the Ministry of Environment and the Department of Fisheries and Oceans.

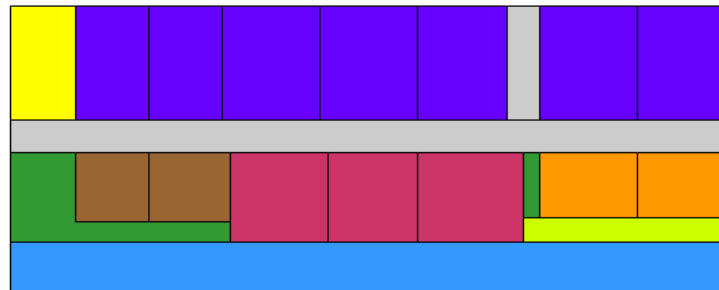
3) In any District, boat houses shall be prohibited.

4) In any Residential District:

- a) 1 floating dock is permitted, per Lakefront Parcel;
- b) Storage of hazardous or explosive materials is prohibited within 30 metres (100 feet) of the high water mark; and
- c) Docks shall not have a roof or covered structure.

5) In the RL - Resource Land District and the RP - Recreation and Park District:

- a) ~~Subject to Clause (e) and (f), 1 floating dock is permitted per adjacent Semi-Lakefront Parcel;~~
- b) ~~Subject to Clause (e) and (f) and the requirements of the PDA, 1 floating dock is permitted per adjacent Lakeview Parcel;~~
- c) All foreshore developments shall be temporary;
- d) Developments on dedicated foreshore will remain accessible to the general public;
- e) The following foreshore uses and buildings are prohibited on any Crown foreshore or Dedicated foreshore:
  - i. Decks exceeding 12'x12' in size;



- Upland** - has another property between it and the lake.
- Lakeview** - has dedicated shoreline between it and the lake.
- Semi-Lakeview** - has a road and/or dedicated shoreline between it and the lake.
- Lakefront** - parcel boundary is in common with the lake.
- Semi-Lakefront** - has crown foreshore between it and the lake.
- Crown Shoreline** - the first 30 metres of Crown lands.
- Dedicated Shoreline** - lands dedicated pursuant to *The Planning and Development Act, 2007*.
- Water** - the lake.

- ii. Storage of hazardous or explosive materials;
- iii. Permanent structures; and
- iv. Private structures.

f) ~~Docks will be prohibited in McGibbon Bay except:~~

- i. ~~+community dock is permitted;~~
- ii. ~~+floating dock is permitted per Lakefront Parcel or adjacent Semi Lakefront Parcel; and~~
- iii. ~~+floating dock is permitted per approved use that is not road accessible.~~

g) ~~Docks will be prohibited at Nemeiben Lake except:~~

- i. ~~+floating dock is permitted per approved use that is not road accessible; and~~
- ii. ~~+community dock is permitted.~~

**Commented [d8]:** Removal of clauses (a),(b),(f),(g) NSAD  
BYLAW 1/2014

6) The following foreshore developments, where approved by the landowner, do not require a Development Permit in the Resource Land District:

- a) Temporary Structures;
- b) Docks; and
- c) Steps to provide public access to a waterway.

7) In the Commercial District:

- a) Storage of hazardous or explosive materials will comply with all applicable legislation; and
- b) Marina construction and maintenance will comply with all applicable legislation and this Bylaw.

### 3.26 DAYCARE CENTRES

- 1) The use shall comply with all Provincial requirements governing child care facilities including but not limited to *The Child Care Act* and *The Child Care Regulations, 2001*;
- 2) The length of time that care shall be provided shall not be more than 24 consecutive hours;
- 3) Outdoor play areas shall be fenced; and
- 4) Offsite parking shall not be allowed.

### 3.27 HOMES

- 1) General regulations for community residential, personal care, residential service and special-care homes:
  - a) All homes must be licensed and approved under Provincial statutes;
  - b) Any changes resulting in the increase in the area devoted to any home or alterations or additions to the structure used as any home shall require a new development permit in the case of a discretionary use; and
  - c) All homes must be inspected and approved by a Fire or Building Inspector to ensure compliance with the National Building Code, or equivalencies, and are subject to re-inspection at any reasonable time thereafter.
- 2) Community Residential Homes, where allowed in a District are also subject to the following:
  - a) required parking spaces shall not be located in a required front yard;
  - b) appropriate measures are provided for the security and safety of clients; and
  - c) no building or structure shall be used for the purpose of keeping boarders or lodgers.
- 3) Personal Care Homes, where allowed in a District are also subject to the following:



- a) the operator of the personal care home shall be a permanent resident of the dwelling;
- b) the operator shall ensure that adequate supervision and care is available at the home at all times;
- c) in approving a personal care home, Council may specify the maximum number of clients that may be cared for in a personal care home but in no case shall the number exceed 10 persons;
- d) the structures shall be suitable and comfortable for the proposed development, and provide for the appropriate level of supervision;
- e) the personal care home shall maintain the single detached residential character of the property consistent with the neighbourhood;
- f) the personal care home shall meet all of the regulations for a single detached dwelling as prescribed for the District in which it is located; and
- g) a maximum of two special-care homes will be allowed in a block and may be located on the same side of the street or on opposite sides of the street.

4) Residential Service Homes, where allowed in a District are also subject to the following:

- a) required parking spaces shall not be located in a required front yard;
- b) appropriate measures shall provide for the security and safety of clients; and
- c) no building or structure shall be used for the purpose of keeping boarders or lodgers.

5) Special-Care Homes, where allowed in a District are also subject to the following:

- a) the special-care home shall maintain the single detached residential character of the property consistent with the neighbourhood;
- b) a special-care care home shall meet all of the regulations for a single detached dwelling as prescribed for the District in which it is located; and
- c) a maximum of two special-care homes will be allowed in a block and may be located on the same side of the street or on opposite sides of the street.

### 3.28 DEVELOPMENT OPERATING STANDARDS

- 1) All operations and developments shall comply with all regulations of the Ministry of Environment and the Ministry of Labour Relations and Workplace Safety and any other regulation that may apply which govern the operation and development of industry and business.

### 3.29 MIXED USE DEVELOPMENTS

- 1) Where “mixed use developments” are listed as a permitted or discretionary use within a district, multiple uses may be permitted on a single site or within a single building, provided:
  - d) each use is listed as a permitted or discretionary use within the District;
  - e) each use has a separate main entrance;
  - f) setbacks and yard requirements are met for each use;
  - g) each use is separated from the adjoining uses by a fire resistant wall;
  - h) setbacks between buildings must comply with the National Fire Code of Canada; and
  - i) parking adheres to Table 1 – Parking Requirements.
- 2) The Clerk of the District will apply the following criteria in assessing the suitability of the mixed use development:
  - a) must not be a conflicting use with other uses in the building or on the site; and
  - b) in cases where the entrance to the use is not directly outside, accessibility must be deemed adequate to the use.

### 3.30 GARAGE AND GARDEN SUITES

- 1) Garage Suites

**Commented [TEG9]:** Added Subection 3.29 NSAD Bylaw  
2/2016

**Commented [TEG10]:** Added Subection 3.30 Bylaw NSAD  
7/2016

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;~~
- d) garden suites are not permitted in the form of a mobile home;
- e) a minimum area of 30 m<sup>2</sup> (323 ft<sup>2</sup>) 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;
- f) gross floor area of garden suites shall not be more than 65% of the principal dwelling on site or not more than 60 m<sup>2</sup> (645.84 ft<sup>2</sup>), whichever is less; and
- g) garden suites will comply with the residential district maximum building height and minimum yard requirements.

**Commented [TEG11]:** Removed d) and e) by Bylaw 5/2019, renumbering the rest

## 4 ZONING DISTRICTS

### 4.1 CLASSIFICATION OF ZONING DISTRICTS

- 1) For the purpose of this Bylaw, the Lac La Ronge Planning Area is hereby divided into ~~nine (9)~~ <sup>11</sup> Zoning Districts, the boundaries and regulations of which are shown on the attached Zoning District Maps 3A – 3J. Such Districts may be referred to by the appropriate symbol, as shown in Table 3.
- 2) For the purpose of this Bylaw, the Lac La Ronge Planning Area is hereby divided into the below Zoning Districts.

Table 3 Zoning Districts	
DISTRICT	SYMBOL
Agriculture	A
Resort Residential	RR
<b>Tiny Homes Residential</b>	<b>RR1</b>
Acreage Residential	AR
Estate Residential	ER
Industrial	M
Commercial	C
<b>Service Commercial</b>	<b>C2</b>
Resource Land	RL
Recreation and Park	RP
Future Development and Recreation	FDR

Commented [TEG12]: Bylaw NSAD 5/2019

Commented [TEG13]: RR1 and C2 added Bylaw NSAD 5/2019

#### 4.2 BOUNDARIES

- 1) The boundaries of the Districts referred to in this Bylaw, together with an explanatory legend, notations and reference to this Bylaw, are shown on the attached maps entitled, Zoning District Map 3A – Zoning District Map 3J.
- 2) Unless otherwise shown, the boundaries of Zoning Districts are site lines, centre lines of streets, lanes, road allowances, or such lines extended and the boundaries of the municipality.
- 3) Where a boundary of a District crosses a parcel, the boundaries of the Districts shall be determined by the use of the scale shown on the map.
- 4) Where the boundary of a District is also a parcel boundary and the parcel boundary moves by the process of subdivision, the District boundary shall move with that parcel boundary, unless the boundary is otherwise located by amendment to the Bylaw.

#### 4.3 REGULATIONS

- 1) The uses of forms of development allowed within a Zoning District, along with regulations or standards which apply are contained in the Zoning District Schedules in Section 5 through Section 15 inclusive.

#### 4.4 PROPERTIES WITH MORE THAN ONE ZONING DISTRICT

- 1) Where a site or lot is divided into more than one Zoning District, each portion of the site or lot shall be developed and used in accordance with the provisions of the applicable Zoning District.

## **6 A – AGRICULTURE DISTRICT**

### **6.1 INTENT**

- 1) The objective of this District is to provide for the primary use of land in the form of agricultural development, associated residences, location-dependant resource development and other uses compatible with agricultural development.

### **6.2 PERMITTED USES**

- 1) Agriculture
- 2) Aquaculture
- 3) Greenhouses
- 4) Parks
- 5) Single Detached Dwelling
- 6) Woodlots

### **6.3 DISCRETIONARY USES**

- 1) Bed and Breakfast Facilities
- 2) Campgrounds
- 3) Golf Courses
- 4) Gravel Pits
- 5) Home Occupations
- 6) Manufactured Homes
- 7) Outfitter Base Camps
- 8) Tourist Camps
- 9) Working Dog Kennels

#### 6.4 DISCRETIONARY USES STANDARDS AND EVALUATION CRITERIA

- 1) Applications are subject to Section 2.7 and Section 3;
- 2) The Clerk shall include conditions on approvals that include direction for any applicable fuel wood or timber salvage;
- 3) Manufactured homes shall only be considered at the Rabbit Creek area as shown on Rabbit Creek Zoning Map 3J; and
- 4) The Clerk may require a performance bond and site restoration agreement with the District for all gravel pit applications.

#### 6.5 ACCESSORY USES

- 1) Buildings, structures or uses secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use, are allowed. Accessory buildings and structures are subject to Section 3.20.

#### 6.6 REGULATIONS

- 1) Site Requirements;

Parcel	Frontage		Minimum Lot Size	Maximum Lot Size	Minimum Building Floor Area	Maximum Building Height
	Rectangular	Non-Rectangular				
Permitted Uses¹						
Agriculture Aquaculture Greenhouses	50 metres (164 feet)	35 metres (114.8 feet) *mean width must be a minimum 50 metres (164 feet)	8100 square metres (2 acres)	--	--	--
Single Detached Dwelling (as a principal use)	50 metres (164 feet)	35 metres (114.8 ft) *mean width must be a minimum 50 metres (164 feet)	8100 square metres (2 acres)	16100 square metres (4 acres)²	--	12 metres (39.4 feet)
All Other Permitted Uses	--	--	--	--	--	--
Discretionary Uses¹						
Outfitter Base Camps	50 metres (164 feet)	35 metres (114.8 ft)	8100 square metres	40500 square metres	93 square metres	12 metres (39.4 feet)

		*mean width must be a minimum 50 metres (164 feet)	(2 acres)	(10 acres) <sup>2</sup>	(1000 square feet)	
Campgrounds Tourist Camps	100 metres (328 feet)	100 metres (328 feet)	8100 square metres (2 acres)	--	--	12 metres (39.4 feet)
Manufactured Homes (as a principal use) Working Dog Kennel	50 metres (164 feet)	35 metres (114.8 ft) *mean width must be a minimum 50 metres (164 feet)	8100 square metres (2 acres)	16100 square metres (4 acres) <sup>2</sup>	--	12 metres (39.4 feet)
Gravel Pits Golf Courses	50 metres (164 feet)	35 metres (114.8 ft) *mean width must be a minimum 50 metres (164 feet)	8100 square metres (2 acres)	--	--	12 metres (39.4 feet)
<b>Accessory Uses<sup>1</sup></b>	--	--	--	--	--	--

<sup>1</sup>Lot 9 Block 3, Plan 92PA03448 shall comply with the site requirements found in the Estate Residential District or whichever is greater.

<sup>2</sup> Shall not apply to Lot 9 Block 3, Plan 92PA03448.



2) Minimum Yard Requirements;

Use	Front Yard	Side Yard	Rear Yard
<b>Permitted Uses<sup>1</sup></b>			
Agriculture Aquaculture Greenhouses Single Detached Dwelling (as a principal use)	10 metres (32.8 feet)	8 metres (26.2 feet)	8 metres (26.2 feet)
All Other Permitted Uses	--	--	--
<b>Discretionary Uses<sup>1</sup></b>			
Outfitter Base Camps	15 metres (49.2 feet)	8 metres (26.2 feet)	8 metres (26.2 feet)
Manufactured Homes (as a principal use) Working Dog Kennels	10 metres (32.8 feet)	8 metres (26.2 feet)	8 metres (26.2 feet)
Gravel Pits Golf Courses	15 metres (49.2 feet)	15 metres (49.2 feet)	15 metres (49.2 feet)
Campgrounds Tourist Camps	4.5 metres ( 14.7 feet)	4.5 metres ( 14.7 feet)	4.5 metres ( 14.7 feet)
<b>Accessory Uses<sup>1</sup></b>	7.5 metres (24.6 feet)	4.5 metres ( 14.7 feet)	4.5 metres (14.7 feet)

<sup>1</sup> Lot 9 Block 3, Plan 92PA03448 shall comply with the yard requirements found in the Estate Residential District or whichever is greater.

3) In addition to the regulations listed above, the district is subject to all applicable General Regulations.

## **7 RR – RESORT RESIDENTIAL DISTRICT**

### **7.1 INTENT**

- 1) The objective of this District is to provide for high density, multiple-lot residential development and other compatible development.

### **7.2 PERMITTED USES**

- 1) Daycare Centres
- 2) Single Detached Dwelling
- 3) Parks
- 4) Places of Worship
- 5) Special-care Home
- 6) Garage Suite
- 7) Garden Suite

Commented [TEG14]: Added by Bylaw NSAD 7/2016

### **7.3 DISCRETIONARY USES**

- 1) Bed and Breakfast Facilities
- 2) Community Halls
- 3) Convenience Stores
- 4) Home Occupations
- 5) Recreation Facilities
- 6) Residential Service Home

#### 7.4 DISCRETIONARY USES STANDARDS AND EVALUATION CRITERIA

- 1) Applications are subject to Section 2.7 and Section 3.

#### 7.5 ACCESSORY USES

- 1) Buildings, structures or uses secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use, are allowed. Accessory buildings and structures are subject to Section 3.20.

#### 7.6 REGULATIONS

- 1) No exterior storage of waste products is permitted except within a waste disposal bin for collection;
- 2) Places of Worship shall be located on a corner lot to facilitate access;

### 3) Site Requirements;

Parcel	Frontage		Minimum Lot Size	Maximum Lot Size	Minimum Building Floor Area	Maximum Building Height
	Rectangular	Non-Rectangular				
Permitted Uses						
Daycare Centres Places of Worship Single Detached Dwelling Special-care Home	18 metres (59.0 feet)	15 metres (49.2 feet) *mean width must be a minimum 18 metres	540 square metres (0.13 acres)	--	74.3 square metres (800 square feet)	7.5 metres (24.6 feet)
All Other Permitted Uses	--	--	--	--	--	--
Discretionary Uses						
Convenience Stores	18 metres (59.0 feet)	15 metres (49.2 feet) *mean width must be a minimum 18 metres	540 square metres (0.13 acres)	--	--	12 metres (39.4 feet)
Community Halls Recreation Facilities	--	--	--	--	--	12 metres (39.4 feet)
Residential Service Home	18 metres (59.0 feet)	15 metres (49.2 feet) *mean width must be a minimum 18 metres	540 square metres (0.13 acres)	--	74.3 square metres (800 square feet)	7.5 metres (24.6 feet)
Accessory Uses	--	--	--	--	--	7.5 metres (24.6 feet)

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

Commented [TEG15]: Added by Bylaw NSAD 7/2016

4) Minimum Yard Requirements;

Use	Front Yard	Side Yard	Rear Yard
<b>Permitted Uses</b>			
Daycare Centres	6 metres (19.6 feet)	<del>2 metres (6.5 feet)</del>	4.5 metres (14.7 feet)
Places of Worship		<del>1.5 metres (4.9 feet)</del>	
Single Detached Dwelling			
Special-care Home			
All Other Permitted Uses	--	--	--
<b>Discretionary Uses</b>			
Convenience Stores	6 metres (19.6 feet)	3 metres (9.8 feet)	4.5 metres (14.7 feet)
Residential Service Home			
Community Halls	6 metres (19.6 feet)	3 metres (9.8 feet)	4.5 metres (14.7 feet)
Recreation Facilities			
<b>Accessory Uses</b>	6 metres (19.6 feet)	1.5 metres (4.9 feet)	1 metres (3.3 feet)

**Commented [TEG16]:** Changed by Bylaw NSAD 7/2016

5) In addition to the regulations listed above, the district is subject to all applicable General Regulations.

**7A RR1 – Tiny Homes Residential District**

**Commented [TEG17]:** Section 7A added by Bylaw NSAD 3/2018

7A.1 Intent

- 1) The intent of this District is to provide for high density, multiple-lot residential development and other compatible development that is suitable for smaller sized houses.

7A.2 Permitted Uses

- 1) Single Detached Dwelling
- 2) Parks

7A.3 Discretionary Uses

- 1) Home Occupations

7A.4 Discretionary Uses Standards and Evaluation Criteria

- 1) Applications are subject to subsection 2.7 and section 3.

7A.5 Accessory Uses

- 1) Buildings or structures secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use, are allowed. Accessory buildings and structures are subject to subsection 3.20.

**Commented [TEG18]:** Subsection 7A.5 Added by Bylaw NSAD 5/2019, and 7A.6 renumbered.

7A.6 Regulations

- 1) No exterior storage of waste products is permitted within a waste disposal bin for collection.
- 2) Site Requirements

Parcel	Frontage		Minimum Lot Size	Maximum Building Floor Area	Maximum Building Height
	Rectangular	Non-Rectangular			
Permitted Uses					
Single Detached Dwelling	18 metres (59.0 feet)	15 metres (49.2 feet) *mean width must be a minimum of 18 metres	540 square metres (0.13 acres)	74.3 square metres (800 square feet)	6 metres (19.6 feet)
Park	-	-	-	-	-
Discretionary Uses					
Home Occupations	18 metres (59.0 feet)	15 metres (49.2 feet) *mean width must be a minimum of 18 metres	540 square metres (0.13 acres)	74.3 square metres (800 square feet)	6 metres (19.6 feet)
Accessory Uses	-	-	-	-	6 metres (19.6 feet)

3) Minimum Yard Requirements

Use	Front Yard	Side Yard	Rear Yard
Permitted Uses			
Single Detached Dwelling	6 metres (19.6 feet)	1.5 metres (4.9 feet)	4.5 metres (14.7 feet)
Park	-	-	-
Discretionary Uses			
Home Occupations	6 metres (19.6 feet)	1.5 metres (4.9 feet)	4.5 metres (14.7 feet)
Accessory Uses	6 metres (19.6 feet)	1.5 metres (4.9 feet)	1 metre (3.3 feet)

## 8 AR – ACREAGE RESIDENTIAL DISTRICT

### 8.1 INTENT

- 1) The objective of this District is to provide for medium density, multiple-lot residential development and other compatible development.

### 8.2 PERMITTED USES

- 1) Daycare Centres
- 2) Single Detached Dwelling
- 3) Parks
- 4) Personal Care Home
- 5) Places of Worship
- 6) Special-care Home
- 7) Garage Suite
- 8) Garden Suite

Commented [TEG19]: Added by Bylaw NSAD 7/2016

### 8.3 DISCRETIONARY USES

- 1) Bed and Breakfast Facilities
- 2) Community Halls
- 3) Convenience Stores
- 4) Home Occupations
- 5) Recreation Facilities
- 6) Residential Service Home
- 7) Working Dog Kennel



#### 8.4 DISCRETIONARY USES STANDARDS AND EVALUATION CRITERIA

- 1) Applications are subject to Section 2.7 and Section 3.

#### 8.5 ACCESSORY USES

- 1) Buildings, structures or uses secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use, are allowed. Accessory buildings and structures are subject to Section 3.20.

#### 8.6 REGULATIONS

- 1) No exterior storage of waste products is permitted except within a waste disposal bin for collection;

2) Site Requirements;

Parcel	Frontage		Minimum Lot Size	Maximum Lot Size	Minimum Building Floor Area	Maximum Building Height
	Rectangular	Non-Rectangular				
Permitted Uses						
Daycare Centres Places of Worship Single Detached Dwelling Special-care Home Residential Service Home	50 metres (164 feet)	35 metres (114.8 feet) *mean width must be a minimum 50 metres	8100 square metres (2 acres)	40500 square metres (10 acres)	93 square metres (1000 square feet)	12 metres (39.4 feet)
All Other Permitted Uses	--	--	--	--	--	--
Discretionary Uses						
Convenience Stores Community Halls Recreation Facilities	50 metres (164 feet)	35 metres (114.8 feet) *mean width must be a minimum 50 metres	8100 square metres (2 acres)	40500 square metres (10 acres)	--	12 metres (39.4 feet)
Accessory Uses	--	--	--	--	--	10 metres (32.8 feet)

3) Minimum Yard Requirements;

Use	Front Yard	Side Yard	Rear Yard
<b>Permitted Uses</b>			
Daycare Centres Places of Worship Residential Service Home Single Detached Dwelling Special-care Home	10 metres (32.8 feet)	4.5 metres (14.7 feet)	6 metres (19.6 feet)
All Other Permitted Uses	--	--	--
<b>Discretionary Uses</b>			
Community Halls Convenience Stores Recreation Facilities	10 metres (32.8 feet)	4.5 metres (14.7 feet)	6 metres (19.6 feet)
<b>Accessory Uses</b>	6 metres (19.6 feet)	3 metres (9.8 feet)	4.5 metres (14.7 feet)

- 4) In addition to the regulations listed above, the district is subject to all applicable General Regulations.
- 5) Acreage residential clusters should incorporate substantial open space area, so that the gross density of developments is not greater than 25 lots in 40 hectares (25 lots in 99 acres) or there is a ratio of 1 lot for every 1.6 hectares (1 lot for every 4 acres) of area.

## 9 **ER - ESTATE RESIDENTIAL DISTRICT**

### 9.1 **INTENT**

- 1) The objective of this District is to provide for low density, multiple-lot residential development and other compatible development.

### 9.2 **PERMITTED USES**

- 1) Daycare Centres
- 2) Parks
- 3) Personal Care Home
- 4) Places of Worship
- 5) Single Detached Dwelling
- 6) Special-care Home
- 7) Garage Suite
- 8) Garden Suite

Commented [TEG20]: Added by Bylaw NSAD 7/2016

### 9.3 **DISCRETIONARY USES**

- 1) Bed and Breakfast Facilities
- 2) Community Halls
- 3) Convenience Stores
- 4) Home Occupations
- 5) Recreation Facilities
- 6) Residential Service Home

#### 9.4 DISCRETIONARY USES STANDARDS AND EVALUATION CRITERIA

- 1) Applications are subject to Section 2.7 and Section 3.

#### 9.5 ACCESSORY USES

- 1) Buildings, structures or uses secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use, are allowed. Accessory buildings and structures are subject to Section 3.20.
- 2) On any lot one detached garage, not exceeding 110 square metres (1184 square feet) is allowed.

## 9.6 REGULATIONS

- 1) No exterior storage of waste products is permitted except within a waste disposal bin for collection;
- 2) Site Requirements;

Parcel	Frontage		Minimum Lot Size	Maximum Lot Size	Minimum Building Floor Area	Maximum Building Height
	Rectangular	Non-Rectangular				
Permitted Uses						
Daycare Centres Personal Care Home Places of Worship Single Detached Dwelling Special-care Home	100 metres (328 feet)	50 metres (164 feet) *mean width must be a minimum 100 metres (328 feet)	65000 square metres (16 acres)	65000 square metres (16 acres)	93 square metres (1000 square feet)	12 metres (39.4 feet)
All Other Permitted Uses	--	--	--	--	--	--
Discretionary Uses						
Community Halls Convenience Stores Recreation Facilities Residential Service Home	100 metres (328 feet)	50 metres (164 feet) *mean width must be a minimum 100 metres (328 feet)	65000 square metres (16 acres)	65000 square metres (16 acres)	--	12 metres (39.4 feet)
Accessory Uses	--	--	--	--	--	10 metres (32.8 feet)

3) Minimum Yard Requirements;

Use	Front Yard	Side Yard	Rear Yard
<b>Permitted Uses</b>			
Single Detached Dwelling	10 metres (32.8 feet)	10 metres (32.8 feet)	10 metres (32.8 feet)
All Other Permitted Uses	--	--	--
<b>Discretionary Uses</b>			
Daycare Centres	10 metres (32.8 feet)	10 metres (32.8 feet)	10 metres (32.8 feet)
Community Halls Convenience Stores Places of Worship Recreation Facilities Residential Service Home Special-care Home	10 metres (32.8 feet)	10 metres (32.8 feet)	10 metres (32.8 feet)
<b>Accessory Uses</b>	10 metres (32.8 feet)	10 metres (32.8 feet)	10 metres (32.8 feet)

- 4) In addition to the regulations listed above, the district is subject to all applicable General Regulations.
- 5) Each estate residential cluster will include a variety of lot sizes which reflect the terrain and natural features of the site. Estate residential clusters should incorporate substantial open space area, so that the gross density of developments is not greater than 6 lots in 40 hectares (6 lots in 99 acres) or there is a ratio of 1 lot for every 6.67 hectares (1 lot for every 16.5 acres) of area.

## **10 M – INDUSTRIAL**

### **10.1 INTENT**

- 1) The objective of this District is to provide for light industrial, heavy industrial and other compatible development in specific areas, with standards for such development.

### **10.2 PERMITTED USES**

- 1) Animal Hospitals or Shelters
- 2) Cement Plants
- 3) Community / Billboard Signs
- 4) Manufacturing or Processing Facilities
- 5) Mineral Exploration Product Storage
- 6) Mineral Resource Processing
- 7) Sawmills
- 8) Working Dog Kennels



### 10.3 DISCRETIONARY USES

- 1) Asphalt Plants
- 2) Community Residential Home
- 3) Explosive Materials Storage
- 4) Gravel Yards
- 5) Hazardous Materials Storage
- 6) Mine Development
- 7) Residential Service Home
- 8) Wood Treatment Plants

### 10.4 DISCRETIONARY USES STANDARDS AND EVALUATION CRITERIA

- 1) Applications are subject to Section 2.7 and Section 3; and
- 2) The Clerk may require a performance bond and site restoration agreement with the District for mine development, gravel yard, hazardous materials storage or explosive materials storage applications.

### 10.5 ACCESSORY USES

- 1) Buildings, structures or uses, secondary and subordinate to, and located on the same site with the principal permitted or discretionary use, are allowed. Accessory buildings and structures are subject to Section 3.20.
- 2) One caretaker's unit shall be allowed per principal use.

## 10.6 REGULATIONS

- 1) Caretaker's unit;
  - a) Units should be located in an area that will not create conflict with adjoining uses.
  - b) Maximum Size:
    - a. Shall not exceed a maximum floor area of 111 square metres (1194 square feet); or
    - b. Where there is an existing principal building, shall not exceed the floor area of that principal building.
- 2) Site Requirements;

Parcel	Frontage		Minimum Lot Size	Maximum Lot Size	Maximum Building Height
	Rectangular	Non-Rectangular			
Permitted Uses					
Animal Hospitals or Shelters Working Dog Kennels	18 metres (59.0 feet)	15 metres (49.2 feet) *mean width must be a minimum 18 metres	540 square metres (0.13 acres)	--	12 metres (39.4 feet)
Cement Plants Manufacturing or Processing Facilities Mineral Exploration Product Storage Mineral Resource Processing Sawmills	35 metres (114.8 feet)	25 metres (82 feet) *mean width must be a minimum 35 metres (114.8 feet)	8100 square metres (2 acres)	Determined by Demonstrated Space Requirements	15 metres (49.2 feet) Or Determined by Demonstrated Space Requirements
Discretionary Uses					
Asphalt Plants Community Residential Home Explosive Materials Storage Hazardous Materials Storage Gravel Yards Residential Service Home Wood Treatment Plants	35 metres (114.8 feet)	25 metres (82 feet) *mean width must be a minimum 35 metres (114.8 feet)	8100 square metres (2 acres)	Determined by Demonstrated Space Requirements	15 metres (49.2 feet) Or Determined by Demonstrated Space Requirements
Accessory Uses	--	--	--	--	12 metres (39.4 feet)

3) Minimum Yard Requirements;

Use	Front Yard	Side Yard	Rear Yard
<b>Permitted Uses</b>			
Animal Hospitals or Shelters Cement Plants Manufacturing or Processing Facilities Mineral Exploration Product Storage Mineral Resource Processing Sawmills Working Dog Kennels	10 metres (32.8 feet)	5 metres (16.4 feet)	5 metres (16.4 feet)
<b>Discretionary Uses</b>			
Asphalt Plants Community Residential Home Explosive Materials Storage Hazardous Materials Storage Gravel Yards Residential Service Home Wood Treatment Plants	10 metres (32.8 feet)	5 metres (16.4 feet)	5 metres (16.4 feet)
<b>Accessory Uses</b>	7.5 metres (24.6 feet)	4.5 metres (14.7 feet)	4.5 metres (14.7 feet)

4) In addition to the regulations listed above, the district is subject to all applicable General Regulations.

## **11 C – COMMERCIAL**

### **11.1 INTENT**

- 1) The objective of this District is to provide for general commercial and other compatible development in specific areas, with standards for such development.

### **11.2 PERMITTED USES**

- 1) Community / Billboard Signs
- 2) Convenience Stores
- 3) Daycare Centres
- 4) Greenhouses / Market Garden
- 5) Hotels and Motels
- 6) Lounges
- 7) Offices
- 8) Recreational Facilities
- 9) Restaurants
- 10) Tourist Camps

### 11.3 DISCRETIONARY USES

- 1) Bed and Breakfast Facilities
- 2) Lumber Yards and Building Supply Establishments
- 3) Parking Lots
- 4) Marinas and Other Establishments for the Launching, Storage, or Servicing of Water Craft, including Fuel Sales
- 5) Motor Vehicle Sales, Rental or Repair, excluding Auto-Body Shops
- 6) Septic Hauling Operations
- 7) Working Dog Kennel

### 11.4 DISCRETIONARY USES STANDARDS AND EVALUATION CRITERIA

- 1) Applications are subject to Section 2.7 and Section 3; and
- 2) The Clerk may require a performance bond and site restoration agreement with the District for marina applications that include fuel sales.

### 11.5 ACCESSORY USES

- 1) Buildings, structures or uses secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use, are allowed. Accessory buildings and structures are subject to Section 3.20.
- 2) One caretaker's unit shall be allowed per principal use.

## 11.6 REGULATIONS

- 1) Caretaker's unit;
  - a) Units should be located in an area that will not create conflict with adjoining uses.
  - b) Maximum Size:
    - a. Shall not exceed a maximum floor area of 111 square metres (1194 square feet); or
    - b. Where there is an existing principal building, shall not exceed the floor area of that principal building.
- 2) Marinas and Barge Landings;
  - a) there shall be no discharge of water and/or contaminants into water from boat maintenance or hull cleaning within the marina;
  - b) marina structures shall be maintained in a structurally sound and safe condition at all times;
  - c) there shall be no discharge of sewage or solid wastes into the water body; and
  - d) the applicant shall supply to the Development Officer a plan which includes as a minimum:
    - i. a description of operations, facilities and maintenance;
    - ii. an oil or gas spill plan; and
    - iii. a waste disposal and litter management plan.

3) Site Requirements;

Parcel	Frontage		Minimum Lot Size	Maximum Lot Size	Minimum Building Floor Area	Maximum Building Height
	Rectangular	Non-Rectangular				
Permitted Uses¹						
Tourist Camps	100 metres (328 feet)	100 metres (328 feet)	5000 square metres (1.23 acre)	--	--	12 metres (39.4 feet)
All other Permitted Uses	20 metres (65.6 feet)	15 metres (49.2 feet) *mean width must be a minimum 20 m	600 square metres (1.48 acre)	--	--	15 metres (49.2 feet)
Discretionary Uses ¹						
Septic Hauling Operations Parking Lots	20 metres (65.6 feet)	15 metres (49.2 feet) *mean width must be a minimum 20 m	600 square metres (1.48 acre)	--	--	--
All other Discretionary Uses	20 metres (65.6 feet)	15 metres (49.2 feet) *mean width must be a minimum 20 m	600 square metres (1.48 acre)	--	74.3 square metres (800 square feet)	12 metres (39.4 feet)
Accessory Uses ¹	--	--	--	--	--	12 metres (39.4 feet)

<sup>1</sup> Lot 1 Block 1, Lots 1 and 2 Block 9, Lot 13 Block 8, all on Plan 92PA03448 and Lot 2 Block 1 on Plan 101814544 shall comply with the site requirements found in the Estate Residential District or whichever is greater.

4) Minimum Yard Requirements;

Use	Front Yard	Side Yard	Rear Yard
<b>Permitted Uses<sup>1</sup></b>			
Tourist Camps	4.5 metres ( 14.7 feet)	4.5 metres ( 14.7 feet)	4.5 metres ( 14.7 feet)
All other Permitted Uses	7.5 metres (24.6 feet)	1.5 metres (4.9 feet)	4.5 metres ( 14.7 feet)
<b>Discretionary Uses<sup>1</sup></b>			
Septic Hauling Operations	7.5 metres (24.6 feet)	7.5 metres (24.6 feet)	7.5 metres (24.6 feet)
Marinas and Other Establishments for the Launching, Storage, or Servicing of Water Craft, including Fuel Sales	7.5 metres (24.6 feet)	1.5 metres (4.9 feet)	No Requirement
All other Discretionary Uses	7.5 metres (24.6 feet)	1.5 metres (4.9 feet)	4.5 metres ( 14.7 feet)
<b>Accessory Uses<sup>1</sup></b>	6 metres (19.6 ft)	3 metres (9.8 ft)	3 metres (9.8 ft)

<sup>1</sup> Lot 1 Block 1, Lots 1 and 2 Block 9, Lot 13 Block 8, all on Plan 92PA03448 and Lot 2 Block 1 on Plan 101814544 shall comply with the yard requirements found in the Estate Residential District or whichever is greater.

5) In addition to the regulations listed above, the district is subject to all applicable General Regulations.

## 11A C2 – SERVICE COMMERCIAL DISTRICT

### 11A.1 INTENT

- 1) The objective of this District is to provide for a range of business and commercial enterprises that require accessibility and location near highway 102 or 2. The District will balance the need for local-serving businesses, while ensuring minimal disruption to any nearby residential areas. The District could include light industrial uses which require small sites, but exclude those uses which may be offensive by reason of noise, smell or other forms of pollutions.

Commented [d21]: Added NSAD BYLAW 2/2016



#### 11A.1.1 MAP 3D EAGLE POINT ZONING LOCATION RESTRICTION

- 1) Within Map 3D Eagle Point Zoning, the Service Commercial District will be restricted to an area as illustrated on Map A and described as commencing at the most north easterly corner of proposed Parcel XX thence southerly along the east property line of proposed Parcel XX a distance of 93.60 metres to the southeast corner pin of proposed Parcel XX and thereby commencing along an arc which has a radius of 260 metres from the northwest corner of Parcel CC Plan 91PA06340, following it in a southwesterly direction until it intersects with the Town of La Ronge municipal boundary; thence northwesterly along the Town of La Ronge municipal boundary line to the intersection with the northwest corner of Parcel CC Plan 91PA06340, thence north easterly along the property line of Parcel CC until the point of commencement.

Commented [d22]: Added NSAD BYLAW 6/2016

MAP A



## 11A.2 PERMITTED USES

- ~~1) Automotive and Equipment Repair Shop~~
- ~~2) Automotive and Recreation Vehicle Sale and Rental~~
- ~~3) Commercial Service~~
- 4) Community/Billboard Sign
- ~~5) Convenience Store~~
- 6) Education Services
- 7) Equipment Rental
- 8) Greenhouses/Market Garden
- ~~9) Hotel and Motel~~
- 10) Mixed Use Developments
- 11) Offices
- 12) Outdoor Storage
- 13) Parking Lot
- ~~14) Personal Service Shop~~
- 15) Protective and Emergency Service
- 16) Public Park and Green Space
- 17) Recreational Facilities
- ~~18) Restaurant~~
- 19) Retail Store
- ~~20) Service or Repair Shop~~
- 21) Small Engine Repair
- ~~22) Tourist Camp~~
- 23) Training Facilities
- 24) Warehouse

**Commented [d23]:** Removed subsections 1,2,3,5,9,14,18,20,22  
NSAD BYLAW 6/2016

**Commented [d24]:** 11A.2 Added NSAD BYLAW 2/2016

### 11A.3 ACCESSORY USES

- 1) Buildings, structures or uses secondary and subordinate to, and located on the same lot with, the principal permitted are allowed. Accessory buildings and structures are subject to Section 3.20.
- 2) One caretaker's unit shall be allowed per site.

Commented [d25]: 11A.3 Added NSAD BYLAW 2/2016

### 11A.4 REGULATIONS

- 1) Caretaker's unit
  - a. units shall be located in an area that will not create conflict with adjoining uses;
  - b. units shall be mobile, temporary and the use discontinued when the principal use ceases;
  - c. the maximum size for a caretaker's unit is 100 m<sup>2</sup> (1076ft<sup>2</sup>); and
  - d. caretaker's units will be subject to Section 3.20.
- 2) Mixed Use Developments are subject to Section 3.29;
- 3) No exterior storage of waste products is permitted except within a waste disposal bin for collection;
- 4) Outdoor Storage
  - a. storage of partially dismantled or inoperative motor vehicles is prohibited;
  - b. outdoor storage shall be back 25 metres from a front lot line; and
  - c. all outside storage shall be screened with a solid fence or hedge at least 1.83 m (6 ft) in height.
- 5) Site Requirements;

Parcel	Frontage		Minimum Lot Size	Minimum Building Floor Area	Maximum Building Height
	Rectangular	Non-Rectangular			
Permitted Uses					
Tourist Camps	100 metres (328 feet)	100 metres (328 feet)	5000 square metres (1.23 acre)	--	12 metres (39.4 feet)
All other Permitted Uses	20 metres (65.6 feet)	15 metres (49.2 feet) *mean width must be a minimum 20 m	600 square metres (1.48 acre)	--	15 metres (49.2 feet)
Accessory Uses	--	--	--	--	12 metres (39.4 feet)

6) Minimum Yard Requirements;

Use	Front Yard	Side Yard	Rear Yard
<b>Permitted Uses</b>			
Tourist Camps	4.5 metres (14.7 feet)	4.5 metres ( 14.7 feet)	4.5 metres ( 14.7 feet)
Warehouses	20 metres (65.6 feet)	7.5 metres (24.6 feet)	7.5 metres (24.6 feet)
All other Permitted Uses	7.5 metres (24.6 feet)	1.5 metres (4.9 feet)	4.5 metres ( 14.7 feet)
<b>Accessory Uses</b>	6 metres (19.6 ft)	3 metres (9.8 ft)	3 metres (9.8 ft)

7) In addition to the regulations listed above, the district is subject to all applicable General Regulations.

Commented [d26]: 11A.4 Added NSAD BYLAW 2/2016

## 12 RL - RESOURCE LAND

### 12.1 INTENT

- 1) The objective of this District is to provide for the use of surveyed and unsurveyed Crown land, remote public works and utilities and manage isolated titled or leased parcels of land. Overall the intent of this District is to retain the land in a natural state. This District will also limit development of unsubdivided and undeveloped lands adjacent to the surrounding municipalities and First Nations to allow for future expansion. All development proposals in the Resource Land District that result in the intensification of use will generally require rezoning.

### 12.2 PERMITTED USES

- 1) Beaches
- 2) Boat Docks
- 3) Boat Launches
- 4) Community / Billboard Signs
- 5) Forest Nurseries
- 6) Gravel Pits
- 7) Hiking, Bicycling, Skiing, and Horseback Riding Trails
- 8) Mineral Exploration
- 9) Natural and Heritage Resource Interpretation
- 10) Picnic Grounds and Day Use Areas
- 11) Uses which assist in conserving, protecting and managing; Water Supplies, Wildlife, Vegetation and other Natural Features
- 12) Woodlots
- 13) Parking Lot

Commented [TEG27]: Added by Bylaw NSAD 4/2019

### 12.3 DISCRETIONARY USES

- 1) Campgrounds
- 2) Cemeteries
- 3) Liquid Waste Disposal Sites
- 4) Motorized Trail Development
- 5) Rifle Ranges
- 6) Salvage Yard
- 7) Solid Waste Disposal Sites
- 8) Tourist Camps
- 9) Traditional Resource Use Cabins
- 10) Working Dog Kennels
- 11) Recreation Cabin

Commented [TEG28]: Added by Bylaw NSAD 7/2016

### 12.4 DISCRETIONARY USES STANDARDS AND EVALUATION CRITERIA

- 1) Applications are subject to Section 2.7 and Section 3;
- 2) The Clerk may require a performance bond and site restoration agreement with the District for salvage yard applications;
- 3) Council may limit the validity of any approval to a maximum of five years where the site is in the path of future development;
- 4) Motorized Trail Development shall not create conflict with any active trappers; and

5) Traditional Resource Use (TRU) Cabins:

a) The following developments will not be permitted within 1.6km (1 mile) of an existing TRU:

- i. Cottage subdivisions;
- ii. Subdivision and municipalities;
- iii. Campground or outfitting camps;
- iv. Recreational and residential cabins; or
- v. Subject to Clause (b), other TRU cabins.

b) With the consent of the first or existing TRU disposition holders, clustering of up to 3 cabins for other eligible individuals, subject to the following conditions:

- i. The first cabin must conform to Clause (a);
- ii. Additional cabins must be located within 50 metres (164 feet) of the first cabin;
- iii. All additional cabins must meet the location and size criteria established in this Official Community Plan and this Bylaw.

6) Recreation Cabins are only allowed on an approved Ministry of Environment lease site where an existing recreation cabin was located within the previous 36 months.

Commented [TEG29]: Added by Bylaw NSAD 7/2016

12.5 **ACCESSORY USES**

- 1) Buildings, structures or uses, secondary and subordinate to, and located on the same site with the principal permitted or discretionary use, are allowed. Accessory buildings and structures are subject to Section 3.20.
- 2) One caretaker's unit shall be allowed per principal use.

#### 12.6 DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

- 1) Uses which are established on Crown lands as dispositions, in conformance with the Ministry of Environment policies do not require a development permit, provided they comply with the requirements of all provisions in this Bylaw.
  - a) Permitted Uses; and
  - b) Temporary Uses including:
    - i. Sustainable hunting, trapping, fishing non permanent facilities and structures
    - i. Active and passive recreational uses non permanent facilities and structures
    - ii. Cultural and spiritual uses non permanent facilities and structures
    - iii. Temporary work camps, as defined by the Ministry of Environment, non permanent facilities and structures

#### 12.7 REGULATIONS

- 1) Caretaker's unit;
  - a) Units should be located in an area that will not create conflict with adjoining uses.
  - b) All units shall be temporary and be discontinued upon expiration of the principal use.
  - c) Maximum Size:
    - a. Shall not exceed a maximum floor area of 111 square metres (1194 square feet); or
    - b. Where there is an existing principal building, shall not exceed the floor area of that principal building.
- 2) Site Requirements;



Parcel	Frontage	Depth	Minimum Lot Size	Maximum Lot Size	Maximum Building Floor Area	Maximum Building Height
<b>Permitted Uses</b>	--	--	--	--	--	--
<b>Discretionary Uses</b>						
Traditional Resource Use Cabins	23 metres (75.4 ft.)	46 metres (150.9 ft.)	1058 square metres (0.26 acres)	1058 square metres (0.26 acres)	65 square metres (700 square feet)	7.5 metres (24.6 feet)
Campgrounds Rifle Ranges Tourist Camps	100 metres (328 feet)	--	5000 square metres (1.23 acre)	--	--	12 metres (39.4 feet)
Liquid Waste Disposal Sites Solid Waste Disposal Sites	30 metres (98.4 feet)	--	40500 square metres (10 acres)	--	--	12 metres (39.4 feet)
All Other Discretionary Uses	--	--	--	--	--	--
<b>Accessory Uses</b>	--	--	--	--	--	7.5 m (24.6 ft)

### 3) Minimum Yard Requirements

Use	Front Yard	Side Yard	Rear Yard
<b>Permitted Uses</b>	--	--	--
<b>Discretionary Uses</b>	--	--	--
Campgrounds Rifle Ranges Tourist Camps	4.5 metres ( 14.7 feet)	4.5 metres ( 14.7 feet)	4.5 metres ( 14.7 feet)
Traditional Resource Use Cabins	6 metres (19.6 feet)	2 metres (6.5 feet)	4.5 metres (14.7 feet)
Liquid Waste Disposal Sites Solid Waste Disposal Sites	30 metres (98.4 feet)	30 metres (98.4 feet)	30 metres (98.4 feet)
All other Discretionary Uses	--	--	--
<b>Accessory Uses</b>	3 metres (9.8 ft)	3 metres (9.8 ft)	3 metres (9.8 ft)
<b>Temporary Uses</b>	--	--	--

### 4) In addition to the regulations listed above, the district is subject to all applicable General Regulations.

## **13 RP - RECREATION AND PARK**

### **13.1 INTENT**

- 1) The objective of this District is to provide for the primary use of land is to provide for the preservation and enhancement of open space while supporting limited, compatible uses.

### **13.2 PERMITTED USES**

- 1) Boat Docks
- 2) Boat Launches
- 3) Cultural Facilities
- 4) Golf Courses
- 5) Hiking, Bicycling, Skiing, and Horseback Riding Trails
- 6) Natural and Heritage Resource Interpretation
- 7) Outdoor Rinks
- 8) Parks, Picnic Grounds, Day Use Areas, Playgrounds and Beaches
- 9) Schools, and Educational Institutions
- 10) Sports Fields
- 11) Tennis Courts

### **13.3 DISCRETIONARY USES**

- 1) Campgrounds
- 2) Motorized Trail Development
- 3) Tourist Camps

#### 13.4 DISCRETIONARY USES STANDARDS AND EVALUATION CRITERIA

- 1) Applications are subject to Section 2.7 and Section 3; and
- 2) The Clerk shall include conditions on approvals that include direction for any applicable fuel wood or timber salvage.

#### 13.5 ACCESSORY USES

- 1) Buildings, structures or uses secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use, may be allowed where approved by the District, and are subject to Section 3.20.

#### 13.6 REGULATIONS

- 1) Site Requirements;

Parcel	Minimum Frontage	Minimum Depth	Minimum Lot Size	Maximum Lot Size	Minimum Building Floor Area	Maximum Building Height
<b>Permitted Uses</b>	--	--	--	--	--	--
<b>Discretionary Uses</b>	--	--	--	--	--	--
Campgrounds Tourist Camps	100 metres (328 feet)	100 metres (328 feet)	5000 square metres (1.23 acre)	--	--	12 metres (39.4 feet)
<b>Accessory Uses</b>	--	--	--	--	--	7.5 metres (24.6 feet)

2) Minimum Yard Requirements;

Use	Front Yard	Side Yard	Rear Yard
<b>Permitted Uses</b>	--	--	--
<b>Discretionary Uses</b>	--	--	--
Campgrounds Tourist Camps	4.5 metres ( 14.7 feet)	4.5 metres ( 14.7 feet)	4.5 metres ( 14.7 feet)
<b>Accessory Uses</b>	1.5 metres (4.9 feet)	1.5 metres (4.9 feet)	1.5 metres (4.9 feet)
<b>Temporary Uses</b>	--	--	--

3) In addition to the regulations listed above, the district is subject to all applicable General Regulations.

## 14 FDR – FUTURE DEVELOPMENT AND RECREATION

### 14.1 INTENT

- 1) The objective of this District is to ensure the orderly planned development of lands where the future of the land or the timing of development is uncertain. It is intended that the local community as a whole benefit by providing for the orderly and aesthetic development of land, while providing for a blending of residential, commercial and recreation uses.

### 14.2 PERMITTED USES

- 1) Boat Docks
- 2) Boat Launches
- ~~3) Campgrounds~~
- 4) Community / Billboard Signs
- 5) Cultural Facilities
- 6) Golf Courses
- 7) Natural and Heritage Resource Interpretation
- 8) Natural Open Spaces
- 9) Outdoor Rinks
- 10) Parks, Picnic Grounds, Day Use Areas, Playgrounds and Beaches
- 11) Schools and Educational Institutions
- 12) Sports Fields
- 13) Tennis Courts
- ~~14) Tourist Camps~~

**Commented [TEG30]:** Clause 3) removed by Bylaw NSAD 2/2018

**Commented [TEG31]:** Clause 14) removed by Bylaw NSAD 2/2018

#### 14.3 DISCRETIONARY USES

- 1) Bed and Breakfast Facilities
- 2) Gravel Pits
- 3) Home Occupations
- 4) Motorized Vehicle Trails
- 5) Single Detached Dwelling
- 6) Campgrounds
- 7) Tourist Camps

**Commented [TEG32]:** Clauses 6) and 7) were added by Bylaw NSAD 2/2018

#### 14.4 DISCRETIONARY USES STANDARDS AND EVALUATION CRITERIA

- 1) Applications are subject to Section 2.7 and Section 3;
- 2) The Clerk shall include conditions on approvals that include direction for any applicable fuel wood or timber salvage;
- 3) Single Detached Dwelling applications shall include a concept plan for the larger area associated with the development; and
- 4) The Clerk may require a performance bond and site restoration agreement with the District for all gravel pit applications.

#### 14.5 ACCESSORY USES

- 1) Buildings, structures or uses, secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use, are allowed. Accessory buildings and structures are subject to Section 3.20.
- 2) Caretaker's Units
  - a. One caretaker's unit shall be allowed per principal use, excepting golf courses;
  - b. Two caretaker's units shall be allowed per golf course.

## 14.6 REGULATIONS

### 1) Caretaker's unit:

- a) Units should be located in an area that will not create conflict with adjoining uses.
- b) Maximum Size:
  - a. Shall not exceed a maximum floor area of 111 square metres (1194 square feet); or
  - b. Where there is an existing principal building, shall not exceed the floor area of that principal building.

### 2) Site Requirements;

Parcel	Frontage		Minimum Lot Size	Maximum Lot Size	Minimum Building Floor Area	Maximum Building Height
	Rectangular	Non-Rectangular				
Permitted Uses						
All Permitted Uses	--	--	--	--	--	10 m (32.8 ft)
Campgrounds Tourist Camps	100 metres (328 feet)	100 metres (328 feet)	5000 square metres (1.23 acre)	--	--	12 metres (39.4 feet)
Cultural Facilities Schools and Educational Institutions	18 metres (59.0 feet)	15 metres (49.2 feet) *mean width must be a minimum 18 metres	540 square metres (0.13 acres)	--	74.3 square metres (800 square feet)	7.5 metres (24.6 feet)
Discretionary Uses						
Single Detached Dwelling	18 metres (59.0 feet)	15 metres (49.2 feet) *mean width must be a minimum 18 metres	540 square metres (0.13 acres)	--	74.3 square metres (800 square feet)	7.5 metres (24.6 feet)
All other Discretionary Uses	--	--	--	--	--	--
Accessory Uses	--	--	--	--	--	10 m (32.8 ft)

3) Minimum Yard Requirements

Use	Front Yard	Side Yard	Rear Yard
<b>Permitted Uses</b>	--	--	--
<b>Discretionary Uses</b>	--	--	--
Campgrounds Tourist Camps	4.5 metres ( 14.7 feet)	4.5 metres ( 14.7 feet)	4.5 metres ( 14.7 feet)
<b>Accessory Uses</b>	--	--	--
<b>Temporary Uses</b>	--	--	--

4) In addition to the regulations listed above, the district is subject to all applicable General Regulations.



## 15 INTERPRETATION

Whenever 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 Building or Use:** means a building or use which:

- 1) is subordinate to and serves the principal building or principal use;
- 2) is subordinate in area, extent and purpose to the principal building or principal use served; contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served; and,
- 3) is located on the same site as the principal building or principal use served.

**Agriculture:** means:

- 1) growing, producing, raising or keeping animals or plants, or the primary products of those plants or animals;
- 2) land cultivation;
- 3) storage, packing, product preparation or processing agricultural products, if at least 50% of the agricultural product being stored, packed, prepared or processed is produced on the same site, or if feed required for agriculture production purposes on that site;
- 4) agricultural retail sales if all of the agricultural product offered for sale is produced on the site on which the retail sales are taking place, or at least 50% of the retail sales area is limited to the sale of agricultural products produced on the same site, on which the retail sales are taking place and the total area, both indoors and outdoors, used for retail sales of all products does not exceed 300 m<sup>2</sup>; and
- 5) may include accessory:
  - a) land development works including clearing, berming, leveling, draining, irrigating and construction of reservoirs and other works;
  - b) use of agricultural machinery, equipment, devices, materials and structures; and
  - c) storage and application of fertilizers, pesticides, soil conditioners, and biological control agents.

**Alteration:** means any structural change or addition made to any building or structure.

**Applicant:** means a developer or person applying for a Development Permit under this Bylaw.

**Aquaculture:** means growing, cultivating, harvesting, and the accessory storage of fish, mollusks, crustaceans, aquatic plants, and other aquatic organisms for commercial purposes, but excludes the processing of such products.

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**Bed and Breakfast Facility:** means a dwelling unit in which the occupants thereof use a portion of the dwelling unit for the purpose of providing, for remuneration, sleeping accommodation and one meal per day to members of the general public, for periods of one week or less, and in which:

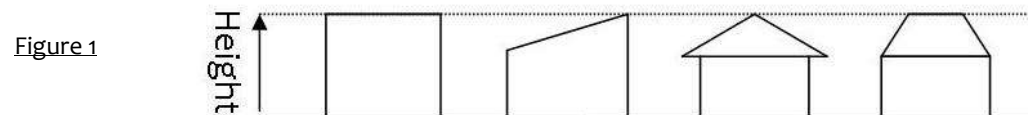
- 1) the dwelling unit is the principal residence of the persons receiving the remuneration and providing the sleeping accommodation and one meal per day; and,
- 2) the meal which is provided is served before noon each day.

**Building:** means a structure used for the shelter or accommodation of persons, animals, or chattels.

**Building Bylaw:** means any bylaw of the Lac La Ronge Planning Area regulating the erection, alteration, repair, occupancy or maintenance of buildings or structures.

**Building Floor Area:** means the maximum habitable area contained within the outside walls of a building, excluding in the case of a dwelling unit any private garage, porch, sunroom, unfinished attic or unfinished basement.

**Building Height:** means the vertical distance of a building measured from the average grade level to the highest point of the building or structure (see Figure 1).



**Building Permit:** means a permit issued under a building bylaw of the District authorizing the construction of all or part of any building.

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**Campground:** means the seasonal operation of an area of land managed as a unit, providing temporary short term accommodation for tents, tent trailers, travel trailers, recreational vehicles and campers, used by travellers and tourists.

**Campsite:** means a designated and delineated area within a campground or tourist camp that is intended to accommodate a single tent, tent party or recreational vehicle.

**Caretaker's Unit:** means a residential dwelling unit, accessory to a non-residential building or structure, for the purposes of providing security and maintenance for the principal building or use.

**Carport:** means a roofed enclosure for the parking of a motor vehicle or motor vehicles which has less than 60% of the total perimeter enclosed by walls, doors or windows and is attached to a principal building.

**Cemetery:** means property used for the internment of the dead and may include facilities for the storage of ashes or human remains that have been cremated.

**Commercial Services** – establishment that provides services for individuals and businesses, including banks, post offices; travel agencies, insurance providers and other similar uses.

**Community Hall:** means a building or 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.

**Convenience Store:** means 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

Commented [d33]: Added NSAD BYLAW 2/2016

**Cultural Facility:** means an establishment such as a museum, art gallery, library and similar facilities of historical, educational or cultural interest.

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**Daycare Centre:** means 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:** means a raised open platform, with or without rails, attached to a principal building.

**Development:** means 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:** means a document authorizing a development issued pursuant to this Bylaw.

**Discretionary Use:** means a use or form of development specified in this Bylaw, which may be allowed following application to, and approval of, the District; and which complies with the development standards, as required by District, contained in this Bylaw.

**District Facility:** means land and / or structures owned by the District that are used for:

- 1) office and meeting space;
- 2) storage of District equipment and supplies;
- 3) recreation; and/or,
- 4) other institutional purposes.

**Dwelling, Single Detached:** means a detached building consisting of one dwelling unit as herein defined, but shall not include a manufactured home, as herein defined. "Mobile home" is a separate use.

**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.

Commented [TEG34]: Added by Bylaw NSAD 7/2016

**Dwelling Unit:** means a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

**Education Services** - publically supported or subsidized development involving public assembly for educational, training or instruction purposes, and includes the administration offices required for the provision of such services on the same site. This includes public and separate schools; community colleges, universities, technical and vocational schools, and their administrative offices.

Commented [d35]: Added NSAD BYLAW 2/2016

**Educational Institution:** means post-secondary college, university or technical institution, but shall not include a private school.

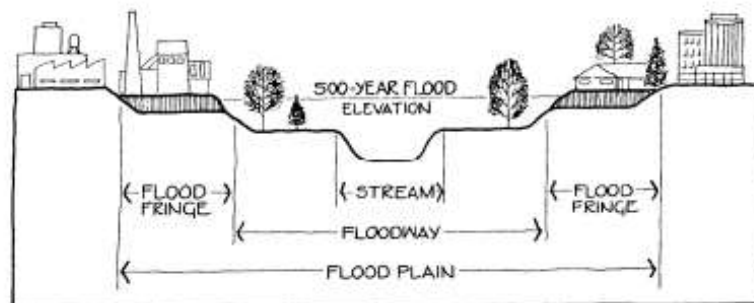
**Equipment Rental** - development used for the rental of tools, appliances, recreation craft, office machines, furniture, light construction, or similar items. This does not include the rental of motor vehicles or industrial equipment.

Commented [d36]: Added NSAD BYLAW 2/2016

**Fence:** means an artificially constructed barrier erected to enclose or screen areas of land.

**Flood Risk Area:** for the purposes of this Bylaw, a portion of the flood plain outside of the floodway, that is covered by floodwater during the 500-year discharge. The 500 flood is calculated to be the level of flood water expected to be equaled or exceeded every 500 years on average. (see "Flood Fringe" in Figure 2).

Figure 2



**Frontage:** the side of a lot abutting on a street; the front lot line. In the case of a corner lot, the shorter of the sides is the frontage, and in the case of a nonrectangular lot, the frontage will be considered as the width of the lot measured at the required front yard setback.

**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.

Commented [TEG37]: Added by Bylaw NSAD 7/2016

**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.

Commented [TEG38]: Added by Bylaw NSAD 7/2016

**Grade Level:** means the average elevation of the finished surface of the ground adjacent to the exterior walls of the building or structure.

**Greenhouse:** means cultivating, harvesting, storing and selling vegetables, fruits, grains, flowers, trees, bushes, bedding plants, sod and similar products, and may include the accessory retail of landscaping and gardening products and materials, such as soil, bedding, plant food, plant pest and disease control products, and gardening tools

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**Hazard Land:** means land which may be prone to flooding, slumping, subsidence, landslides, erosion, any other instability, or is located within a flood plain or watercourse.

**Hazardous Material:** means any product, substance or organism which, because of its quantity, concentration or risk of spill, or its physical, chemical or infectious characteristics, either individually or in combination with other substances, is an existing or potential threat to the physical environment, to human health or to living organisms, including but not limited to:

- 1) Corrosives;
- 2) Explosives;
- 3) Flammable and combustible liquids;
- 4) Flammable solids - substances liable to spontaneous combustion, substances that on contact with water emit flammable gases;
- 5) Gases, compressed, deeply refrigerated, liquified or dissolved under pressure;
- 6) Oxidizing substances; organic peroxides;
- 7) Poisonous (toxic) and infectious substances;
- 8) Radioactive materials;
- 9) Waste Dangerous Materials; and,
- 10) Any other environmentally hazardous substance.

**Highway Sign Corridor:** means a strip of land parallel and adjacent to a provincial highway where private signs may be permitted to advertise goods and services of local area businesses and attractions, as provided by regulations of The Ministry of Highways and Infrastructure entitled "*The Erection of Signs Adjacent to Provincial Highway Regulations, 1986*", as may be amended from time to time.

**Home Occupation:** means a trade or profession conducted for gain in a dwelling unit or a conforming accessory building by the resident or residents and which is incidental and secondary to the residence and does not change the building's exterior character.

**Home, Community Residential:** means a residential facility, licensed under *The Corrections and Conditional Release Act* or *The Correctional Services Act* for offenders who are reintegrating into the community after having been sentenced to a term of incarceration, and are now serving a portion of their sentence while reintegrating under supervision into the community. It may also include rehabilitation facilities for the accommodation and supervision or treatment of persons who are receiving supervision or treatment for alcohol or other drug addiction. It may also include homes approved under *The Mental Health Services Act*. It may include:

- 1) Halfway house;
- 2) Community training residence;
- 3) Adult custodial care facility; or
- 4) Mental health center, psychiatric ward, treatment of mental disorders.

**Home, Personal Care:** means a care home outside of the publicly funded system, licensed under *The Personal Care Homes Act* that provides adults with an assessed need accommodation, meals, and guidance or assistance with personal care. This may include: eating, bathing, dressing, grooming, taking oral medications, using the washroom, mobility and participating in social and recreational activities.

**Home, Residential Service** means a facility which provides lodging, supervision, personal care or individual programming in family-like setting, licensed under *The Residential Services Act*, who:

- 1) By reason of need, age or disability or for any other reason are unable to care fully for themselves;
- 2) Require safe shelter and counselling appropriate to their circumstances.

It may include:

- 1) Maternity home, which is to provide lodging and pre-natal and post-natal care to women;
- 2) Transition house, which is to provide safe shelter and counselling to families in crisis;
- 3) Custodial residence of a young offender.



**Home, Special-care (Nursing Home)** means a home or facility, licensed under *The Housing and Special-care Homes Act*, used for the purpose of providing supervisory, personal or constant nursing care for persons who:

- 1) are unable to fully care for themselves and who require prolonged care; and
- 2) are not related by blood or marriage to the person conducting or operating the home or facility.

Residents include the elderly and younger adults with physical or mental disabilities. Residents may also receive physical, occupational, and other rehabilitative therapies following an accident or illness. Special-care homes may also provide support to family care providers through respite care and adult day programs.

**Hotel:** means a building or part of a building used as a place for sleeping accommodation with or without meals, and which may have a licensed beverage room, but does not include a motel.

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**Intersection:** means an area where two or more streets or lanes meet or cross at grade.

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**Kennel:** means an outbuilding or shelter at which dogs are reared or boarded.

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**Landscaping** – means the provision of horticultural and other related compatible features or materials designed to enhance the visual amenity of a site or to provide a visual screen consisting of any combination of the following elements:

- 1) Soft landscaping consisting of vegetation such as trees, shrubs, vines, hedges, flowers, grass and ground cover; or
- 2) Hard landscaping consisting of non-vegetative materials such as concrete, unit pavers, brick pavers or quarry tile, but does not include gravel, shale, or asphalt.

**Lane:** means a public road registered by plan of survey which affords a secondary means of access to abutting properties, but should not include a street.

**Livestock:** means any animal belonging to a species of animal, other than canine or feline, that is usually raised in captivity for the purpose of the production of offspring, the production of animal products as defined by *The Animal Products Act* or for the commercial sale of the animal or any part of it whether it is edible or inedible including fertilized ova, fish and bees; whether or not that animal is actually being raised in captivity for any of those purposes.

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

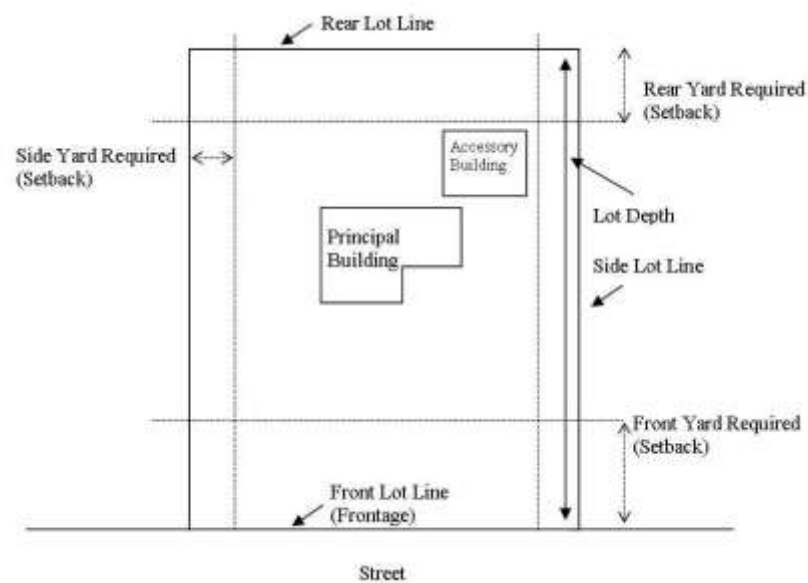
**Lot Area:** means the total area within the lot lines of a lot, excluding any street rights-of-way.

**Lot Depth:** means the distance measured from the front lot line to the rear lot line.

**Lot Line:** means a line or record bounding a lot which divides one lot from another lot or from a public or private street or any other public space (Figure 3).

**Lot Line, Front:** means the lot line separating a lot from a street right-of-way (Figure 3).

Figure 3



**Lot Line, Rear:** mean the lot line opposite and most distant from the front lot line; or in the case of triangular or otherwise irregularly shaped lots, a line ten feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line (Figure 3).

**Lounge:** means an establishment, licensed by the Province of Saskatchewan, in which alcoholic beverages are served for a fee for consumption. Food preparation or serving of food may be an accessory use to the drinking establishment but is subject to all applicable provincial regulations.

**Marina:** means a facility, accessible by boat from a water body for the purpose of storing, servicing, fueling, docking or tying up watercraft. It may also include retail facilities for owners, crews and guests.

**Mobile home:** means a manufactured home, certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-Z240 MH series standards and which:

- 1) May be attached to a permanent foundation or be anchored to the ground and skirted;
- 2) Is typically built on a steel frame; and
- 3) Is typically finished with vinyl covered gyproc interior walls.

**Modular home:** means a manufactured home, certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-A277 and which:

- 1) Shall be built on a web truss floor system;
- 2) Shall be finished with painted drywall; and
- 3) Shall be attached to a permanent foundation.

**Motel:** means an establishment consisting of a group of attached or detached living or sleeping accommodations each with a bathroom, located on a lot or site and designed for use by the public, and may include a restaurant or licensed dining room.

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**Non-Conforming Building:** means a building:

- 1) that is lawfully constructed or lawfully under construction, or in respect of which all required permits have been issued, at the date a *Zoning Bylaw* or any amendment to this Bylaw affecting the building or land on which the building is situated or will be situated becomes effective; and,
- 2) that on the date this Bylaw or any amendment to this Bylaw becomes effective does not, or when constructed will not, comply with this Bylaw.

**Non-Conforming Site:** means 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:** means a lawful specific use:

- 1) being made of land or a building or intended to be made of land or a building lawfully under construction, or in respect to which all required permits have been issued, on the date of this Bylaw or any amendment hereto becomes effective; and,
- 2) 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:** means 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 trade are stored, transshipped, sold or processed.

**Outfitter Base Camp:** means a commercial recreation facility that provides outfitting services by a licensed outfitter and which may include accommodation licensed under *The Public Accommodation Regulations* and the storage and provision of related outfitting equipment, or the dressing, butchering, cleaning or freezing of game or fish, as part of the service.

**Outfitting Equipment:** means equipment and supplies, including boats, canoes and other water vessels, aircraft, motor vehicles, motors, fuel, fishing and hunting gear and any other equipment for use in:

- 1) hunting, taking or catching wildlife;
- 2) angling, taking or catching fish; and/or,
- 3) ecotourism, including the viewing and photographing of natural areas, flora and fauna.

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**Park:** means any outdoor land specifically for passive or active recreation including playgrounds, walkways, trails, environmentally significant areas, greenbelts, conservation areas, allotment gardens, buffers, nature and cultural interpretation areas, and similar land uses. It includes all landscaping, facilities, sports fields, accesses, trails, buildings and structures consistent with the general purpose of parkland. It does not include a campground or manufactured home park.

**Parking Lot:** means an open area of land, other than a street, used for the temporary parking of more than four vehicles and available for public use whether cost-free, for a fee or for accommodation of clients or customers.

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

**Passive Recreation Use:** means a recreational land use that does not require significant development upon the site and does not lessen the natural character of the area.

**PDA:** means *The Planning and Development Act, 2007*, as amended.

**Permitted Use:** means a use or form of development allowed as of right in a Zoning District, subject to the regulations contained in this Bylaw.

**Personal Service Shop** - a development used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects, including barber shops, hairdresser, beauty salons, tanning salons, tailors, dressmakers, laundromats, shoe repair shops, photographers, but excluding any adult or sexually explicit services.

Commented [d39]: Added NSAD BYLAW 2/2016

**Pet:** means a domestic animal which is tamed and commonly kept in a dwelling unit either with free movement or confined in an appropriate container but shall not include a domesticated animal which is commonly kept, bred, raised or grazed as an agricultural use, an animal requiring unusual care beyond normal feeding or grooming, or an animal, representing a hazard or danger to the health, safety or well being of the occupants of the dwelling unit.

**Place of Worship:** means 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.

**Portable Garage / Shelter:** means a moveable tent-like structure designed to provide storage and protection.

**Poultry:** means any bird raised in captivity for the purpose of:

- 1) the production of offspring;
- 2) the production of any animal products as defined by *The Animal Products Act*; or

- 3) commercial resale of the bird or any part of it whether edible or inedible, any by-product of the bird including fertilized or unfertilized ova.

**Principal Building:** means the main building in which the principal use of the site is conducted.

**Principal Use:** means the main activities conducted on a site.

**Protective and Emergency Services** - development which is required for the public protection of persons and property from injury, harm or damage together with the incidental storage of equipment and vehicles, which is necessary for the local distribution of protection and emergency services. Typical uses include: police stations; fire stations; emergency medical services; provincial helicopter facilities, and ancillary training facilities.

Commented [d40]: Added NSAD BYLAW 2/2016

**Public Park and Green Space** - development of public land specifically designed or reserved for the general public for active or passive recreational use and includes all natural and man-made landscaping, facilities, playing fields, buildings and other structures that are consistent with the general purposes of public park land, whether or not such recreational facilities are publically operated or operated by other organizations pursuant to arrangements with the District. Typical uses include picnic grounds, pedestrian trails and paths, landscaped buffers, playgrounds, and water features such as a public beach.

Commented [d41]: Added NSAD BYLAW 2/2016

**Public Utility:** means a government, municipality or corporation under Federal or Provincial statute which operates a public work.

**Public Work:** includes:

- 1) systems for the production, distribution or transmission of electricity;
- 2) systems for the distribution, storage or transmission of natural gas or oil;
- 3) facilities for the storage, transmission, treatment, distribution or supply of water;
- 4) facilities for the collection, treatment, movement or disposal of sanitary sewage;
- 5) telephone, internet, cable television or light distribution or transmission lines; and,
- 6) facilities for the collection, storage, movement and disposal of storm drainage.

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**Recreational Facility:** means a place designed and equipped for the conduct of sports, leisure time activities, and other customary and usual recreational activities, but does not include accommodations for sleeping.

**Recreation Vehicle:** means 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.

**Restaurant:** means a place where food and beverages are prepared and served to patrons seated at tables or counters, in a motor vehicle on the premises, or for off-site consumption, and may include a drive-through service window.

**Retail Store** - establishment engaged in selling goods or merchandise to the general public for personal or household use; and rendering services incidental to the sale of goods such as groceries, hardware, dry goods, sporting goods, novelties, jewellery, household appliances, books and magazines.

Commented [d42]: Added NSAD BYLAW 2/2016

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**Salvage Yard:** means a site where property or goods is collected and stored for resale.

**School:** means a body of pupils that is organized as a unit for educational purposes, that comprises one or more instructional groups or classes, together with the principal and teaching staff and other employees assigned to such body of pupils, and includes the land, buildings or other premises and permanent improvements used by and in connection with that body of pupils.

**Screening:** means a fence, wall, berm or planted vegetation located so as to visually shield or obscure one abutting area of use from another.

**Service or Repair Shop** - a shop specializing in repairs and maintenance, excluding automobiles, recreational vehicles, machinery etc, but may include household goods and appliances, electronics, bicycles etc.

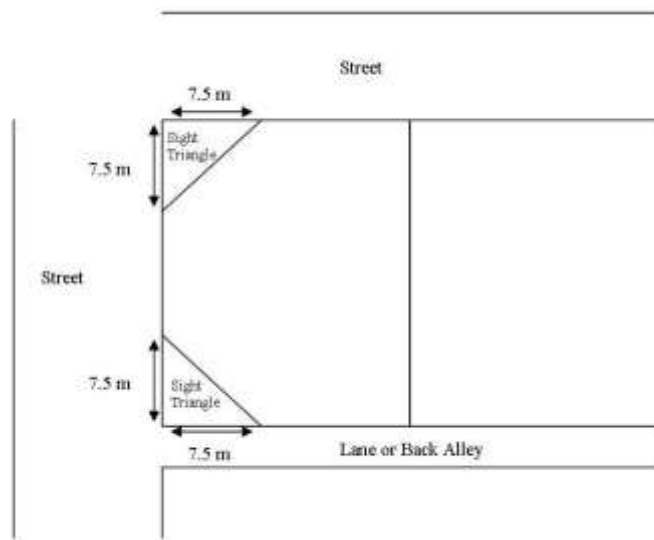
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**Setback:** means the distance between the street right-of-way and the front line of a building or any projection thereof (Figure 3).

**Setback Line:** means that line that is the required minimum distance from the street right-of-way line or any other lot line that establishes the area within which the principal structure must be erected or placed (Figure 3).

**Ship Containers:** means a marine transportation storage container, also used for highway and rail transport used as a land storage container, often referred to as a “sea-can”.

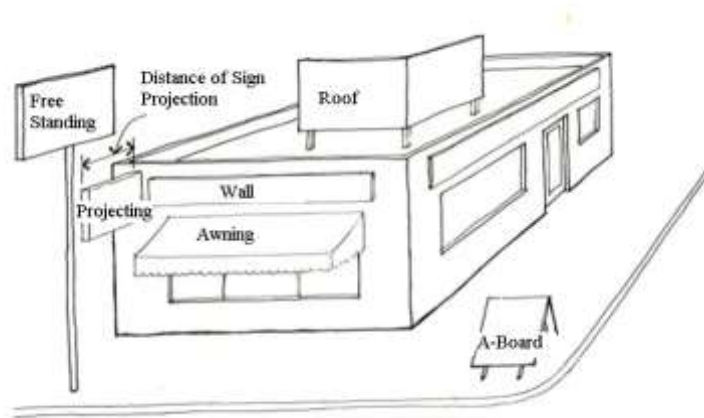


**Sight Triangle:** means the triangular area formed, on corner sites, by the intersecting front and side site lines at a street intersection and the straight line joining said site lines. The sight triangle, if there are two intersecting streets, is determined as a triangle 7.5m (24.7ft) x 7.5m (24.7ft). (Figure 4)

**Sign:** means any writing (including letter or word), billboard, pictorial representation (including illustration or decoration), emblem (including devise, symbol or trademark), flag (including banner or pennant), or any other figure of similar character which:

- 1) is a structure or any part thereof, or is attached to, painted on, or in any manner represented on a building;
- 2) is used to announce, direct attention to, or advertise a use or building; or,
- 3) is visible from outside the building (Figure 5).

**Sign, Billboard:** means a large poster panel or a painted bulletin and includes any structure, panel, board or object designed exclusively to support such poster, panel, or a painted bulletin.



**Sign Face Area:** means the area of the single face of any sign.

**Sign, Temporary/Portable:** means a removable sign erected for a period of time not exceeding six months.

**Site Coverage:** means that portion of the site that is covered by principal and accessory buildings.

**Site:** means one or more contiguous surface parcels as defined under *The Land Titles Act, 2000* and used as a unit for the purpose of regulations under this Bylaw.

**Site Drainage Plan:** means a plan which shows the existing and proposed topography of a site, with contour intervals and drawn to scale, with appropriate dimensions and sufficient spot elevations to adequately demonstrate to the Development Officer that the proposed drainage pattern will not have an adverse affect on neighbouring properties and streets.

**Small Engine Repair** – establishment which involves the maintenance and repair of low-power internal combustion engines or electric engines. Equipment repaired includes uses such as, but not limited to, chain saws, trimmers, leaf blowers, snow blowers, lawn mowers, wood chippers, snowmobiles, all-terrain vehicles, boats and motorcycles but does not include automobiles/passenger vehicles.

**Solid Screen:** means a solid fence or wall used as an enclosure and a visual barrier about all or part of a parcel and includes gates on all access points made of materials comparable to the fence or wall. A solid screen may consist of wood or vinyl or similar materials but does not include plywood, corrugated metal or chain link fencing.

Commented [d44]: Added NSAD BYLAW 2/2016

**Street:** means a public road registered by plan of survey which affords the principal means of access to abutting properties, but shall not include an easement or lane.

**Structure:** means anything that is built, constructed, or erected, located in, on, or over the ground, or attached to something located in or over the ground.

**Subdivision:** means a division of land as described in the regulations pursuant to *The Land Surveys Act, 2000*.

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**Temporary Building:** means a building without a foundation or footing, and that is to be removed upon expiration of a designated time period.

**Temporary Use:** means a use established for a fixed period of time and that is to be discontinued upon the expiration of the time period specified for that use.

**Tourist Camp:** means a facility for the accommodation of the traveling public and may also have provision for the accommodation of trailers, tent trailers, tents and recreational vehicles.

**Trapping:** means the taking of fur animals by a trapper licensed under *The Wildlife Act, 1998* and associated regulations, by means of traps, where the trapper has several traps operating at one time and checks them in a planned and regular manner, and may include temporary accessory buildings secondary and accessory to the use.

**Tree Nursery:** means the use of land for raising shrubs, trees and bedding plants.

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**Use:** means the purpose or activity for which a piece of land or its buildings is designed, arranged or intended, occupied or maintained.

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**Warehouse:** means a building used primarily for the storage of goods and materials.

**Wildlife Management Activities:** means activities involved in the proper management of an area or region for the continuous production of wildlife there from.

**Woodlot:** means a segment of a woodland or forest capable of small-scale production of forest products such as wood fuel, sap for syrup, saw logs, as well as recreational uses like bird watching, bushwalking, and wildflower appreciation.

**Working Dog:** means any dog trained specifically for and acting as a sled dog, guard dog, or hunting dog.

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**Yard:** means an unoccupied space open to the sky on the same site with a building or structure (Figure 3).

**Yard, Front:** means 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 (Figure 3).

**Yard, Rear:** means 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 (Figure 3).

**Yard, Required:** means the minimum yard required by this Bylaw and within which, unless specifically permitted, no building or structure, or part of a building or structure shall be erected (Figure 3).

**Yard, Side:** means 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 (Figure 3).

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**Zoning District:** A specifically delineated area of the municipality within which certain uniform requirements and regulations or various combinations thereof govern the use, placement, spacing and size of land and structures.

[103]

