



RESORT VILLAGE OF TOBIN LAKE BYLAW NO. 2025.03

A BYLAW TO AMEND BYLAW No. 05/2013, BEING A ZONING BYLAW FOR THE RESORT VILLAGE OF TOBIN LAKE

Section 46(3) of *The Planning and Development Act*

The council of the Resort Village of Tobin Lake in the Province of Saskatchewan enacts as follows:

Zoning bylaw 5/2013 is hereby amended:

1. In section 2 Definitions:

- a. Before the definition of Sign, adding the following definition:
Short-term Rental means a temporary accommodation in the whole or part of a residential unit for a period of less than thirty (30) consecutive nights, and/or:
 - a. Is marketed or brokered by a short-term rental platform;
 - b. Is not a rooming house or hotel; and
 - c. Includes a bed and breakfast and a cottage rental.

2. In section 3.2 development permit:

- a. By deleting subsection 3.2.2 and replacing it with "Where development or use of a property for which a development permit is required, had commenced prior to issuance of such development permit, an additional application fee shall be paid in an amount equal to 100% of the development permit application fee."
- b. In subsection 3.2.4, by deleting the words "Form A as attached to and forming part of this Zoning Bylaw" and replacing it with "the development permit application provided by the municipality."
- c. By deleting subsection 3.2.6 and replacing it with "A building permit shall not be issued unless a development permit, where required, has also been issued."
- d. By adding subsection 3.2.8 'when an application has been made for a development permit and prior to making a decision, the development officer may refer the application to whichever government departments or agencies considered appropriate. The development officer may also require the application to be reviewed by planning, engineering, legal or other professionals, with the cost of this review to be borne by the applicant. The development officer shall communicate with the developer if the application will be reviewed by other parties.'

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3. In subsection 3.4 Issue of Permit:
 - a. Adding subsection 3.4.5 A new development permit approval is required when:
 - a) The approved use ceases and is replaced with another use;
 - b) The approved use ceases for a 12-month period; and
 - c) The intensity of the use increases.
4. In section 3.10 minor variances:
 - a. Subsection 3.10.1 item e is deleted and replaced with "No minor variance shall be granted if it would be inconsistent with any provincial land use, policies, or statement of provincial interest and a form of development in connection with an agreement to rezone pursuant to the Act."
5. In section 4.4 Number of Principal Buildings permitted on a lot:
 - a. Change the title to read "NUMBER OF PRINCIPAL BUILDINGS AND USES PERMITTED ON A LOT".
6. In section 4.7:
 - a. In the last sentence, replace the word 'and' with 'as'; to read as "Remedial measures may be specified as conditions in the development permit."
 - b. Add the words "the cost of the report and any remedial measures shall be borne by the developer."
7. In section 4.8 Required yards and open space:
 - a. Section 4.8.1 – is replaced with the following "All building and uses on a site must comply with all front, side and rear yard requirements for that site."
8. In section 4.9 Accessory Buildings and Structures:
 - a. Subsection 4.9.3 – be replaced with the following "Accessory buildings or structures may include a storage shed, detached private garage, recreation room, preconstructed greenhouses, fabric storage shelters, steel buildings; but does not include shipping containers."
9. Adding Section 4.12 Lighting: All outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any nearby sites; interfere with the use and enjoyment of neighbouring lands; or interfere with the effectiveness of any traffic control devices or the vision or safety of motorists.
10. Table 5-1 Zoning District Map Symbols:
 - a. Change R to R1
 - b. Add R2 – Tobin Place Residential Subdivision

11. In section 5.3.3 Campgrounds (short term) and Campgrounds (long term):
 - a. Subsection v. a. by adding the words "in Urban Holding District"
12. In Section 5.3 URBAN HOLDINGS DISTRICT
 - a. Adding the following table 5-2 to section 5.3.4 Site development regulations:

Table 5-2 Urban Holding District Site Development Regulations

Minimums	Campgrounds (short term) Campgrounds (long term)	All Other Uses
Site Area (ha)	2.0	No requirement
Site Frontage (m)	30.0	No requirement
Yard, Front (m)	6.0	No requirement
Yard, Rear (m)	4.5	No requirement
Yard, Side (m)	1.5	No requirement
Maximum Lot Coverage	35%	No requirement

13. By updating the table numbering system to be in chronological order
14. In Section 5.4 R-RESIDENTIAL DISTRICT:
 - a. Changing the title to R1-RESIDENTIAL DISTRICT
15. In section 5.4.2 Discretionary Uses:
 - a. Deleting C. tourist cabins subject to 5.4.9 and replacing it with short-term rentals
16. Removing subsection 5.4.9 tourist cabins and updating the numbering system to be in chronological order.
17. Table 5-2 Residential District Site Development Regulations:
 - a. That the following note be added under table 5-2
Note: Lakeshore site shall have a minimum of 1.5m for front yard and 6m for the rear yard.
18. In section 5.5.1 d. permitted Uses:
 - a. Removing the words 5.4.9 and replacing them with 5.5.7

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19. Adding section 5.5.7 as follows:

Tourist cabins

- a. There shall be a minimum of 200m² in area for each rental unit or other dwelling unit on the site.
- b. One (1) parking space shall be located and maintained adjacent to each unit on the site.
- c. There shall be a maximum of two (2) units in any building.
- d. Each building shall be located a minimum of 1.0 m from any other building on the site.

20. In section 5.6.2 Discretionary uses

- a. Adding b. short-term rentals

21. Changing 5.6 R-2 Tobin Place Residential Subdivision to 5.7 R-2 Tobin Place Residential and updating all numbers to follow in chronological order.

22. In section 5.7.2 discretionary uses in R-2:

- a. By deleting a. mobile homes subject to section 5.4.6
- b. In subsection b. by removing the words 5.4.8 and replacing them with 5.7.8
- c. By deleting c. tourist cabins subject to 5.4.9 and replacing it with short-term rentals
- d. By updating the numbering in chronological order
- e. By deleting section 5.7.6 mobile homes
- f. By deleting section 5.7.9 tourist cabins



Mayor

CAO

Read a first time this 06 day of February, 2025

Read a second time this 11 day of March, 2025

Read a third time and adopted this 11 day of March, 2025



CERTIFIED TRUE COPY

Certified to be a true copy of Bylaw # 2025.03
Adopted by the council of the Resort Village of Tobin Lake
on the 11 day of MARCH, 2025
Nathalie Hopkins
CAO