

**BYLAW NO. 2/2010**

**RURAL MUNICIPALITY OF SALTCOATS NO. 213**

**A BYLAW TO AMEND BYLAW NO. 3 – 86  
KNOWN AS THE ZONING BYLAW.**

The Council of the Rural Municipality of Saltcoats No. 213 in the Province of Saskatchewan, enacts to amend the Zoning Bylaw No. 3 – 86 as follows:

**Text Change**

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Inserting a new district to be known as Part 5(b) **L – Lakeshore District**, by adding the following sections:

**A. Permitted Uses:**

1. Residential uses:
  - (a) single detached dwelling
  - (b) RTM or modular home on a permanent foundation
2. Recreational uses:
  - (a) public sports facilities
  - (b) parks and picnic areas
  - (c) beaches and beach facilities
  - (d) trails, walkways and natural interpretive areas
  - (e) boat launches and marinas.
3. Institutional uses:
  - (a) community halls
  - (b) places of worship
  - (c) public museums, libraries, and historical sites.
4. Uses and buildings customarily accessory and subordinate to the principal use on the site.

**B. Discretionary Uses**

1. Residential uses:
  - (a) permanent RV parks which may include mobile homes
  - (b) dwelling groups.
2. Commercial principal uses:
  - (a) beach concessions, general merchandise stores
  - (b) water craft or beach equipment rental operations
  - (c) hotels, motels, and resort developments with or without restaurants
  - (d) beverage room, restaurants, and lounges
  - (e) seasonal campgrounds
  - (f) golf courses
  - (g) commercial recreation facilities
  - (h) confectionaries
  - (i) service stations and gas bars.
3. Institutional uses:
  - (a) private clubs
  - (b) church, sports, educational, or service club institutional camps.
4. The following ancillary uses:
  - (a) bed-and-breakfast homes, where ancillary to a residence on the same site
  - (b) home based businesses, where ancillary to a residence on the same site, including personal care homes.

### C. Regulations

#### 1. Site requirements:

##### (a) Site Area:

- public utilities and municipal facilities .....no requirements
- all other uses .....minimum 1,000 square metres( 0.10 hectare)

##### (b) Site frontage:

- service stations, gas bars .....minimum 30 m
- public utilities and municipal facilities .....no regulation
- all other uses .....minimum 20 m
- The minimum frontage specified in Clause (b) may be reduced to 15 m provided the parcel is at least 20 m in average width over the first 30 m of parcel depth

##### (c) Required yards - residential uses (excluding dwelling groups).

- For the purposes of this Section a lakeside lot is a parcel that abuts the bank of the lake or abuts an environmental or municipal reserve that abuts a lake, and a backshore lot is a parcel that has a street between it and any other parcel of land and the lake.

- lakeside lot - front yard .....minimum ~~15~~<sup>7m</sup> m  
    - front yard - accessory building .....minimum 3 m  
    - front yard coverage .....maximum 30%  
    - rear yard - any building .....minimum 3 for any building wall and 2m for any open deck
- side yard minimum 1.5 m

*Amended by  
By-law No 2/2019*

##### (d) Yard requirements – other uses

- public utilities and municipal facilities .....no requirements
- dwelling groups all yards .....minimum 4.5 m
- other uses - all buildings and all yards .....minimum 6 m

#### 2 Residential development:

- (a) all permitted residential uses shall be places on permanent foundations
- (b) Minimum floor area: Principal use - 90 square metres (1,000 square feet)
- (c) Maximum floor area: Accessory uses - 55 square metres (600) square feet)
- (d) one travel trailer or recreational vehicle may be used as temporary accommodation for guests of a principal residential dwelling, for periods not exceeding 30 days.

### D. Development Standards and Criteria for Discretionary Uses

#### 1 Permanent RV parks:

- (a) all campgrounds and RV parks that allow the sitting of trailers and other forms of recreational vehicles year round will be defined as Permanent RV Parks and will be assessed for taxation both for land and residential structures.
- (b) Council will apply the following criteria in considering dwelling groups:
  - the size of the parcel shall be sufficient to maintain a 7.5 m landscaped buffer containing no development on the inside of the parcel boundary. Each site must have access from an internal roadway on the parcel
  - the parcel shall not be located within a residential subdivision or the area for any proposed expansion
  - the proposal will provide for adequate sewer and water supply services.

#### 2 Dwelling Groups:

- (a) all parking areas, private garages, or vehicular access to units or sites within a dwelling group shall be from a roadway which is common property internal to the parcel
- (b) all dwelling groups shall have vehicular access to a public street from at least two points which are sufficiently separated to provide separate access and egress in case of fire or other emergencies

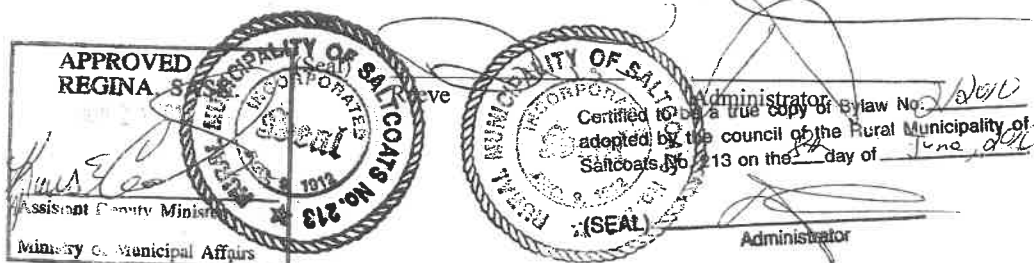
- (c) Council will apply the following criteria in considering dwelling groups:
- the size and location will be such that the access system has sufficient capacity to handle the added development and that the development will not cause excessive traffic through existing residential areas
  - there will be adequate access to the lake for the development
  - the proposal will provide for adequate sewer and water supply services.
- 3 Commercial uses:
- (a) Commercial uses on dedicated lands must:
- obtain a permit or lease document from the Municipality
  - serve to enhance the use of the dedicated lands as a public recreation area
  - be temporary and removable, and not exceed 20 m<sup>2</sup> in size unless located in a municipal facility
- (b) Commercial uses on private parcels shall be located adjacent to the roads providing access to the resort as a whole
- (c) a golf course shall be located on a separate parcel to any associated residential developments
- (d) Council will apply the following criteria in considering dwelling groups:
- the commercial development will serve tourists and residents of the resort area
  - the parcel shall not be located within a residential subdivision or area for any proposed expansion
  - the parcel shall not cause additional traffic in the residential areas, except where it is associated with a golf course
  - the proposal will provide for adequate sewer and water supply services.
- 4 Institutional uses:
- (a) in approving an institutional use, Council may specifically limit any residential component based upon the application. Any expansion or change of form of the residential component will require a new discretionary use approval
- (b) Council will apply the following criteria in considering institutional uses:
- the use will be separate from the residential subdivision areas
  - the use will not disrupt the quiet enjoyment of the resort area
  - the proposal will provide for adequate sewer and water supply services.
- 5 Ancillary Uses:
- (a) bed-and-breakfast and personal care homes are considered compatible with residential development provided the sites are large enough to provide adequate parking and separation to adjacent dwellings
- (b) home based businesses which are personal services are generally considered compatible with residential development if the services are provided within the dwelling.

#### E Map Change

1. To zone certain lands within the NE-1-24-2-2 to L – Lakeshore District, more specifically described as ISC Parcel's No. 143660617, 143660606 and 143660594 as shown on the map attached hereto and forming a part of this bylaw referred to as Schedule "A".

#### G Effective Date

This bylaw shall come into force and take effect when approved by the Minister.

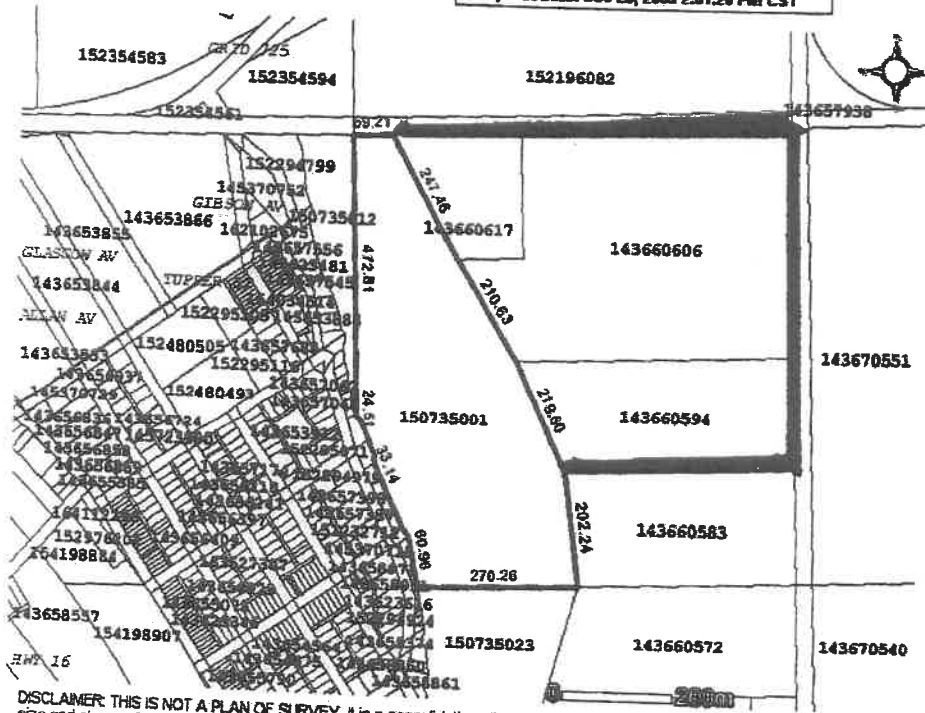


Schedule "A" as referred to in Bylaw No. 2/2010



**Information  
Services  
Corporation**  
*of Saskatchewan*

Surface Parcel Number: 150735001  
LLD: NE 01-24-02-2 Ext 5  
Parcel Class Code: Water Body  
Area: 28.232 hectares (49.99 acres)  
Request Date: Dec 29, 2009 2:01:26 PM CST



DISCLAIMER: THIS IS NOT A PLAN OF SURVEY. It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions, or area of any parcel, refer to the plan, or consult a surveyor.

**RM of Saltcoats No. 213  
Bylaw No. 2/2019**

A Bylaw to amend Bylaw No. 3-86 known as the Zoning Bylaw of the RM of Saltcoats No. 213.


The Council of the RM of Saltcoats No. 213, in the Province of Saskatchewan, enacts to amend Bylaw No. 3-86 as follows:


**1. Part 5(b) L – Lakeshore District, Section C Subsection (c) is repealed and replaced with the following:**

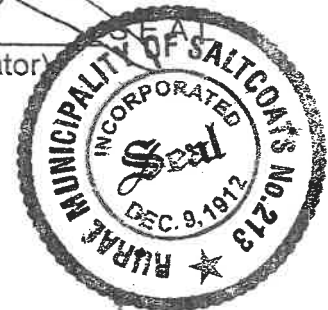
(c) Required yards - residential uses (excluding dwelling groups).

- For the purposes of this Section a lakeside lot is a parcel that abuts the bank of the lake or abuts an environmental or municipal reserve that abuts a lake, and a backshore lot is a parcel that has a street between it and any other parcel of land and the lake.
- lakeside lot - front yard ..... minimum 7 m
  - front yard - accessory building .. minimum 3 m
  - front yard coverage ..... maximum 30%
  - rear yard - any building..... minimum 3 m for any building wall and 2 m for any open deck
- side yard minimum 1.5 m

**2. This bylaw shall come into force and take effect when it has been approved by the Minister of Government Relations**

  
(Reeve)

  
(Administrator)



Certified to be a true copy of Bylaw No. 2/2019  
adopted by the council of the Rural Municipality of  
Saltcoats No. 213 on the 11 day of June 11, 2019

