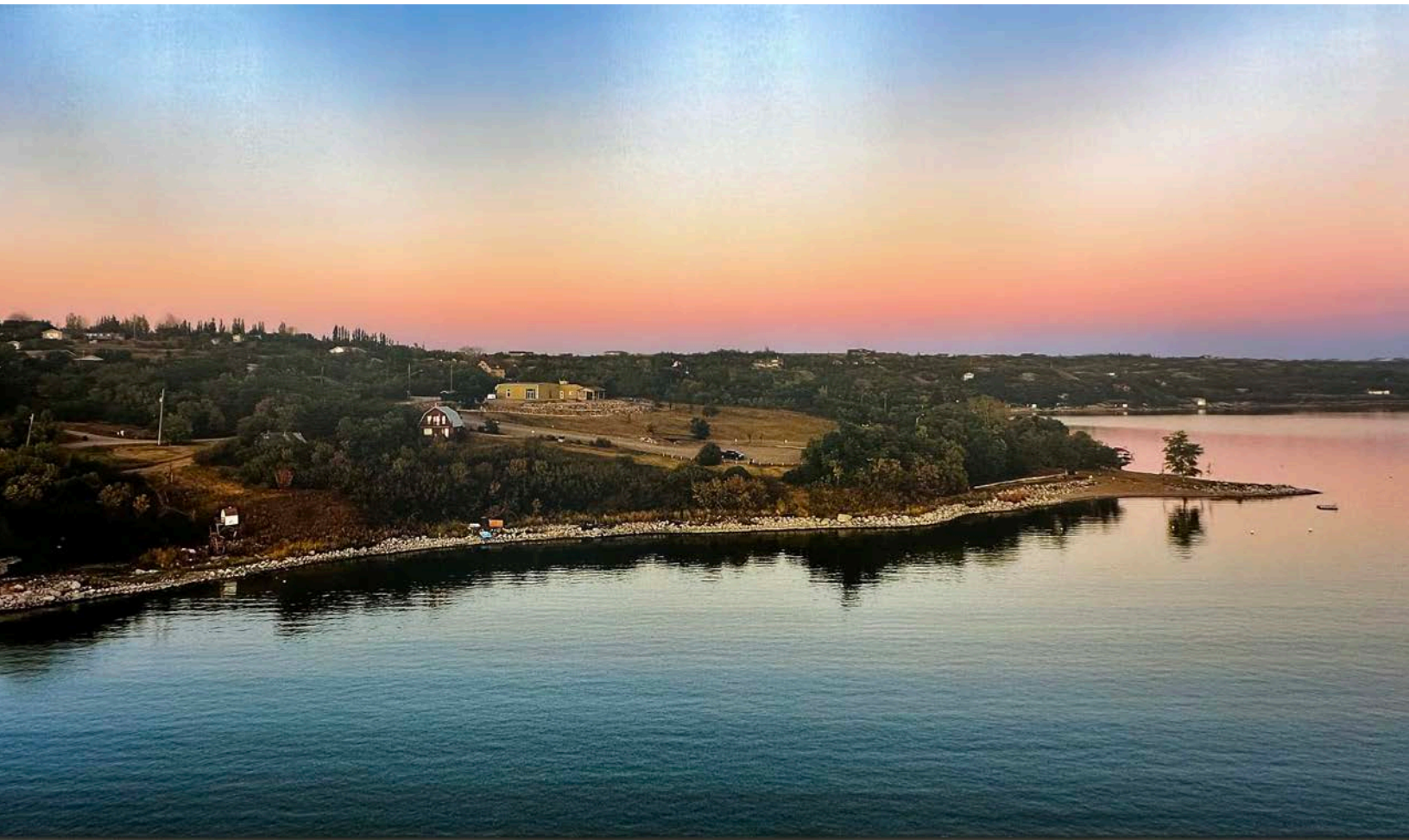




# **RESORT VILLAGE OF SASKATCHEWAN BEACH ZONING BYLAW**

**Bylaw No. 9-2023**





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## 1.0 INTRODUCTION

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### 1.1 AUTHORITY AND MANDATE

Under the authority granted by *The Planning and Development Act, 2007*, the Mayor and Council of the Resort Village of Saskatchewan Beach in the Province of Saskatchewan, in open meeting, hereby enact as follows:

### 1.2 TITLE

This Bylaw shall be known and may be cited as the “Zoning Bylaw” of the Resort Village of Saskatchewan Beach.

### 1.3 PURPOSE

**1.3.1** The purpose of this Bylaw is to regulate development and to control the use of land in the Resort Village of Saskatchewan Beach in accordance with the Resort Village of Saskatchewan Beach Official Community Plan Bylaw 8-2023.

**1.3.2** The intent of this Zoning Bylaw is to provide for the management of land use, growth and development within the Resort Village of Saskatchewan Beach (hereinafter referred to as RVSb) and for the health, safety, and general welfare of the inhabitants of Saskatchewan Beach and area:

- a) To minimize land use conflicts;
- b) To establish minimum standards to maintain the amenity of the RVSb;
- c) To ensure development is consistent with the physical limitations of the land;
- d) To restrict development that places undue demand on the RVSb for services; and
- e) To provide for land-use and development that is consistent with the goals and objectives of the RVSb.

### 1.4 SCOPE

This Bylaw applies to all land included within the boundaries of the RVSb. All development within the limits of the RVSb shall hereafter conform to the provisions of this Bylaw.

### 1.5 SEVERABILITY

A decision of a Court that one or more of the provisions of this Bylaw are invalid in whole or in part does not affect the validity, effectiveness, or enforceability of the other provisions or parts of the provisions of this Bylaw.



## 2.0 ADMINISTRATION AND INTERPRETATION

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### 2.1 DEVELOPMENT OFFICER

**2.1.1** The RVSB Administrator or official appointed by the RVSB shall be the Development Officer responsible for the administration of this Bylaw and in their absence by such other employee of the Municipality as the Council designates from time to time.

**2.1.2** The Development Officer shall:

- a) Receive, record, and review development permit applications and issue decisions in consultation with Council, particularly those decisions involving subdivision, discretionary uses, development permit conditions, and development and servicing agreements;
- b) Maintain, for inspection by the public during office hours, a copy of this Bylaw, zoning maps and amendments, and ensure that copies are available to the public at a reasonable cost;
- c) Perform other duties as determined by Council; and
- d) Be empowered to make a decision regarding a development permit application for a permitted use.

### 2.2 COUNCIL

**2.2.1** Council shall act on discretionary use, rezoning, and subdivision applications in accordance with the procedures established by *The Planning and Development Act, 2007* and in accordance with the RVSB Official Community Plan.

**2.2.2** Council shall make a recommendation regarding all subdivision applications circulated to it by Saskatchewan Ministry of Government Relations, subject to subdivision approval.

### 2.3 APPLICATION FOR A DEVELOPMENT PERMIT

**2.3.1** Except where a particular development is specifically exempted by this Bylaw, no development or use shall commence without a valid development permit. A Development Permit shall not be issued for any use in contravention of any of the provisions of this Bylaw and the Official Community Plan.

**2.3.2** A development permit shall not be issued unless the site abuts or has frontage on a public road.



## 2.4 DEVELOPMENT NOT REQUIRING A PERMIT

The following developments shall be exempt from development permit requirements, but shall conform to all other Bylaw requirements (e.g., building permits, building bylaws, setbacks, environmental and development standards and Provincial/Federal Legislation):

**2.4.1** Maintenance or repair of a building, excluding structural alterations

**2.4.2** Accessory Uses

- a) Any storage buildings or structures which are accessory to a principal residential use under 9.3 m<sup>2</sup> (100 ft<sup>2</sup>), the construction of which involves no excavation, filling or land clearing.

- b) A maximum of three (3) accessory buildings and structures under 9.3 m<sup>2</sup> (100 ft<sup>2</sup>) which are accessory to a principal residence are permitted. Any additional accessory buildings and structures shall require a development permit.

**2.4.3** Official Uses

- a) Uses and buildings undertaken, erected or operated by the RVSB.
- b) Maintenance of public infrastructure, installation of signs and other works by the RVSB or other provincial authority.

**2.4.4** Landscaping and Fences

- a) Landscaped areas, driveways and parking areas, provided the natural or designed drainage pattern of the site and adjacent sites are not adversely impacted.
- b) Retaining walls under 0.61 m (2 ft) in height and which will not negatively impact neighboring properties.
- c) Any fence under 1.8 metres (6 ft) in height, provide that the excavation required for any one post or supporting leg is 2 m<sup>3</sup> (70.6 ft<sup>3</sup>) or less, and provide that the fence will not be a visual obstruction to traffic on streets that border a corner lot or site.
- d) Any gate, television antennae, or radio antennae under 9.1 m (30 ft).



## **2.5 PERMITTED USE APPLICATION PROCEDURE**

Where an application for a Development Permit is made for a permitted use in conformity with this Bylaw, *The Planning and Development Act, 2007*, and all other RVSB Bylaws, the Development Officer shall hereby issue a Development Permit.

## **2.6 DISCRETIONARY USE APPLICATION PROCEDURE**

Where an application for a Development Permit is made for a discretionary use subject to this Bylaw, the Development Officer shall:

- 2.6.1** Review the application for completeness and conformance with the Official Community Plan and this Bylaw and any other applicable policies and regulations.
- 2.6.2** Review the application for completeness and conformity with Official Community Plan and this Bylaw, and as soon as practicable advise Council that an application has been made for a Development Permit for a discretionary use.
- 2.6.3** Council shall consider the application. Prior to making a decision, Council may refer the application to whichever Government Agencies or interested groups, as Council may consider appropriate. Council also may 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.
- 2.6.4** The Development Officer shall direct the applicant of a discretionary use,

or carry out on behalf of the applicant, the advertisement of the proposed use by posting a notice of the application at the entrance to the property in question and by mailing a copy of the notice to the assessed owner of each abutting property and each assessed owner of property within a 75.0 metre radius of the proposed development.

The Development Officer shall publish a notice of the application in accordance with the provisions of *The Planning and Development Act, 2007*, or in accordance with an approved municipal public notice bylaw, whereby the applicant shall pay to the municipality a fee equal to the costs associated with the public advertisement.

Upon approval of a discretionary use by resolution of Council, the Development Officer shall issue a Development Permit for the discretionary use at the location and under such terms and development standards specified by Council in its resolution.



## **2.7 DEVELOPMENT PERMIT DECISION**

**2.7.1** The applicant shall be notified in writing of the decision of their application within 30 days of all required information being submitted to the Development Officer. The applicant shall be advised of their right to appeal a decision on a permitted use application and any terms and conditions attached to a discretionary use application to the Development Appeals Board subject to the provisions of *The Planning and Development Act, 2007*.

**2.7.2** If the proposal conforms to the provisions of this Bylaw, a Development Permit shall be issued, subject to any development standards, special regulations, or performance standards that may be required.

## **2.8 DEVELOPMENT PERMIT VALIDITY**

**2.8.1** A Development Permit is valid for a period of two (2) years unless otherwise stipulated when the permit is issued.

**2.8.2** Where the Development Officer determines that a development is being carried out in contravention of any condition of a Development Permit or any provision of this Bylaw, the Development Officer shall suspend or revoke the Development Permit and notify the permit holder that the permit is no longer in force.

**2.8.3** Where the Council is satisfied that a development, the permit for which has been suspended or revoked, will be carried out in conformity with the conditions of the Permit and the requirements of this Bylaw

the Council may reinstate the Development Permit and notify the permit holder that the permit is valid and in force.

**2.8.4** A development permit shall be automatically invalid and development shall cease, as the case may be:

- a) If the proposed development is not commenced within the period for which the Permit is valid;
- b) If the proposed development is legally suspended, or discontinued, for a period of six or more months, unless otherwise indicated by Council or the Development Officer, or
- c) When development is undertaken in contravention of this bylaw, the development permit and specified development standards.

**2.8.5** Council or the Development Officer may cancel a Development Permit, and when cancelled, development shall cease:

- a) Where the Development Officer or Council is satisfied that a development permit was issued based on false or mistaken information; and/or
- b) Where new information is identified pertaining to environmental protection, flood potential, or slope instability.

**2.8.6** The Development Officer may authorize action to stop (Stop-Work Order) any development, which does not conform to this Bylaw, a development or servicing agreement, a development permit or condition, or a caveat under this Bylaw. In addition, Stop Work Orders may be issued under the provisions of the Building Bylaw.

## **2.9 DEVELOPMENT PERMIT APPLICATION FEES**

An applicant seeking the approval of a development permit application shall pay the current fee as set out by the RVSB.

## **2.10 FEE FOR ZONING AMENDMENT APPLICATION**

When an application is made to Council for an amendment to this Bylaw, the applicant making the request shall bear the actual cost of advertising such zoning amendment as set out by the RVSB. Council also may require the applicant to pay all costs incurred in professional review of the application and in carrying out a public hearing.

## **2.11 CONCURRENT PROCESSING OF DEVELOPMENT PERMITS, BUILDING PERMITS AND ANY OTHER LICENSES**

A building permit, where required, shall not be issued unless a development permit has been issued, or is issued concurrently. However, in accordance with Section 2.4, when a development permit is not required, nothing in this Bylaw shall exempt any person from complying with a Building Bylaw, or any other bylaw in force within the municipality, or from obtaining any permission required by this, or any other bylaw of the Municipality, the Province or the Federal Government.

## **2.12 DEVELOPMENT APPEALS BOARD**

Council shall appoint a Development Appeals Board or contract the service to a firm to act as the Development Appeal Board, to hear and determine appeals in accordance with *The Planning and Development Act, 2007*.

## **2.13 RIGHT OF APPEAL**

**2.13.1** Where an application for a permitted use has been denied, the applicant shall be advised of the right of appeal to the Development Appeals Board.

**2.13.2** Appellants also may appeal where they are of the opinion that development standards prescribed by Council with respect to a discretionary use exceed those necessary to secure the objectives of the Zoning Bylaw.

**2.13.3** The Development Officer shall make available to all interested persons copies of the provisions of *The Planning and Development Act, 2007*, respecting decisions of the Development Officer and the right of appeal.

## **2.14 MINOR VARIANCES**

**2.14.1** The Development Officer may vary the requirements of this Bylaw subject to the following requirements:

- a) A minor variance may be granted for the following only:
  - i. Minimum required distance of a building from a lot line; and
  - ii. The minimum required distance of a building from any other building on the lot.
- b) The maximum amount of a minor variance shall be 10% variation from the requirements of this Bylaw.
- c) The development must conform to all other requirements of this Bylaw.
- d) The relaxation of the Bylaw requirement must not injuriously affect a neighbouring property.
- e) No minor variance shall be granted for a discretionary use or form of development, or in connection with an agreement to rezone pursuant to Section 60 of *The Planning and Development Act, 2007*.

**2.14.2** An application form for a minor variance shall be in a form prescribed by the Development Officer and shall be accompanied by the current fee as prescribed by the RVSB.

**2.14.3** Upon receipt of a minor variance application the Development Officer may:

- a) Approve the minor variance;
- b) Approve the minor variance and impose terms and conditions on the approval; or

c) Deny the minor variance.

**2.14.4** Terms and conditions imposed by the Development Officer shall be consistent with the general development standards in this Bylaw.

**2.14.5** Where a minor variance is refused, the Development Officer shall notify the applicant in writing, providing reasons for the refusal.

**2.14.6** Where a minor variance is approved, with or without terms, the Development Officer shall provide written notice to the applicant and to the assessed owners of the property having a common boundary with the applicant's land that is the subject of the approval.

**2.14.7** The written notice shall contain:

- a) A summary of the application;
- b) Reasons for and an effective date of the decision; and
- c) Notice that an adjoining assessed owner has 20 days to file a written objection with the Development Officer, which, if received, will result in the approval of the minor variance being revoked.

**2.14.8** If an assessed owner of a property having an adjoining property with the applicant's lands objects to the minor variance in writing to the Development Officer within the prescribed 20 day time period, the approval is deemed to be revoked and the Development officer shall notify the applicant in writing:

- a) Of the revocation of the approval; and
- b) Of the applicant's right to appeal

the revocation to the Development Appeals Board within 30 days of receiving the notice.

- c) If an application for a minor variance is refused or approved with terms or conditions, the applicant may appeal to the Development Appeals Board within 30 days of the date of that decision.

**2.14.9** A decision to approve a minor variance, with or without terms and conditions, does not take effect until 23 days from the date the notice was provided.

## **2.15 NON-CONFORMING BUILDINGS USES AND SITES**

**2.15.1** Any use of land or any building or structure lawfully existing at the time of passing this Bylaw that does not meet the requirements and development standards as per prescribed by this Bylaw and by the enactment of this Bylaw or any subsequent amendments, is deemed non-conforming, and may be continued, transferred, or sold in accordance with the provisions of *The Planning and Development Act, 2007*.

**2.15.2** No enlargement, additions, or reconstruction of a non-conforming use, building or structure shall be undertaken, except in conformance with the above provisions, and except in conformance with the provisions of this Bylaw.

**2.15.3** No existing use, building or structure shall be deemed to be non-conforming by reason only of the conversion of this Bylaw from the Metric System of Measurement to the Imperial System of Measurement where such non-

conformity is resultant solely from such change and is reasonably equivalent to the metric standard herein established.

**2.15.4** No existing site shall be deemed to be non-conforming by reason only of its dimensions or area failing to at least equal the standards prescribed for proposed sites in the zoning district in which the site is located.

**2.15.5** No Recreational Vehicles shall be used as a residence on a residential lot, unless permitted by council with a development permit.

## **2.16 INTERPRETATION**

Where any provision of this Bylaw appears unclear, Council shall make the final Bylaw interpretation. All Bylaw requirements shall be based on the stated metric units. The imperial units shown in this Bylaw shall be approximate guidelines only.

## **2.17 OFFENCES AND PENALTIES**

Any person who violates this Bylaw may be charged and liable on summary conviction to the penalties in *The Planning and Development Act, 2007*.

## **2.18 INSPECTION OF PREMISES**

The Development Officer, or any official or employee of the Municipality acting under their direction, is hereby authorized to enter, at all reasonable hours, upon any property or premises in or about which there is reason to believe that provisions of this Bylaw are not being complied with, and for the purpose of carrying out their duties under this Bylaw.

## 2.19 BYLAW COMPLIANCE

Errors and/or omissions by any person administering or required to comply with the provisions of this Bylaw do not relieve any person from liability for failure to comply with the provisions of this Bylaw.

## 2.20 MOVING OF BUILDINGS

No building shall be moved within or into the area covered by this Bylaw without obtaining a Development Permit from the Development Officer, unless such building is exempt under provisions of this Bylaw.

## 2.21 DEMOLITION OF BUILDINGS

No building shall be demolished without first obtaining a Development Permit from the Development Officer. Such Permit shall not be issued unless a proposal for the interim or long-term use or redevelopment of the site is also submitted, and the proposed use is in conformity with this Bylaw. A separate Development Permit is required for any redevelopment of the site.

## 2.22 TEMPORARY DEVELOPMENT PERMITS

The Development Officer may issue a temporary Development Permit, with specified conditions for a specific fee and period of time, to accommodate developments incidental to approved construction or temporary accommodation.

Nothing in this Bylaw shall prevent the use of land, or the erection or use of any building or structure for a portable storage unit, tool shed, scaffold, temporary accommodation in the form of a trailer incidental to and necessary for construction work on the premises, but only for so long as such use, building, or structure is necessary for such construction work has not been finished or abandoned.



### **3.0 GENERAL REGULATIONS**

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The following regulations shall apply to all Zoning Districts in this Bylaw.

#### **3.1 LICENSES, PERMITS AND COMPLIANCE WITH OTHER BYLAWS AND LEGISLATION**

In their interpretation and application, the provisions of this Bylaw shall be held to be the minimum requirements adopted for the promotion of the public health, safety, and general welfare.

Nothing in this Bylaw shall exempt any person from complying with the requirements of a building regulation Bylaw or any other Bylaw in force within the RVSB or law within the Province of Saskatchewan or Canada; or from obtaining any license, permission, permit, authority, or approval required by this or any other Bylaw of the RVSB or any law of the Province of Saskatchewan or Canada.

Where requirements in this Bylaw conflict with those of any other municipal, provincial, or federal requirements, the more stringent regulations shall prevail.

#### **3.2 PRINCIPAL USE ESTABLISHED**

In any Zoning District in this Bylaw, the principal use of the land must be established prior to any accessory buildings, structures, or uses being permitted.

#### **3.3 MULTIPLE USES**

Notwithstanding anything contained in this Bylaw, where any land, building, or structure is used for more than one purpose, all

provisions of this Bylaw relating to each use shall be complied with, but no dwelling shall be located within 3.0 m (9.85 ft) of any other building on the site except to a building accessory to such dwelling.

#### **3.4 NUMBER OF PRINCIPAL BUILDINGS ON A SITE**

Only one principal building shall be permitted on any one site except for the following: parks, schools, hospitals, recreation facilities, special care homes, senior citizen homes, and approved dwelling groups and condominium developments.

Multiple unit residential buildings (e.g., duplex, fourplex) are considered to be one principal building under this Bylaw, and all other uses and buildings on the site must be accessory.

#### **3.5 FRONT YARD REDUCTION**

Notwithstanding the minimum depth of front yard required by this Bylaw, where a site is situated between two sites each of which contains a principal building which projects beyond the standard required front yard depth, the front yard required on said site may be reduced to an average site line of the two established front yards on the adjacent sites; but not be less than 5 m (16.4 ft) in a residential district unless otherwise permitted in this Bylaw.

#### **3.6 FRONTAGE FOR IRREGULAR SITES**

Where the site frontage is along a cul-de-sac, curve or is irregular, the minimum site frontage shall be 10.0 m (34 ft) and the

mean site width shall not be less than the minimum frontage for regular sites in the same district, e.g., in Residential 1 District the mean is 20 m (64 ft).

### **3.7 PERMITTED YARD ENCROACHMENTS**

Where minimum front, side or rear yards are required in any zoning district, the following yard encroachments shall be permitted:

**3.7.1** Access ramps for the physically disabled, uncovered and open balconies, terraces, verandas, decks, and patios having a maximum projection from the main wall of 1.8 m (5.9 ft) into any required front or rear yard.

**3.7.2** Window sills, roof overhangs, eaves, gutters, bay windows, chimneys, and similar alterations projecting a distance of 0.6 m (2 ft) into any required yard.

**3.7.3** All buildings, structures and landscaping elements are to be located wholly within the boundaries of the lot except for fences or landscaping along common property lines that are jointly constructed or maintained by the abutting property owners.

### **3.8 RESTORATION TO A SAFE CONDITION**

Nothing in this Bylaw shall prevent the structural improvement or restoration to a safe condition of any building or structure, provided that such structural improvement or restoration shall not increase the height, area or volume so as to contravene the provisions of this Bylaw.

### **3.9 GRADING AND LEVELING OF SITES**

**3.9.1** Every development shall be graded and leveled at the owner's expense to provide for adequate surface drainage that does not adversely affect adjacent property, or the stability of the land.

**3.9.2** All excavations or filling shall be re-vegetated immediately after other construction activities conclude, with a suitable ground cover as may be necessary to prevent erosion.

**3.9.3** All vegetation and debris in an area to be re-graded or filled must be removed from the site prior to site grading and leveling.

**3.9.4** All topsoil from an area that is to be re-graded must be stripped, stockpiled, and replaced on the re-graded area, or re-located to a site approved by Council.

**3.9.5** Where excavation or filling is proposed for any development that may affect drainage, Council may require the comments of Saskatchewan Water Security Agency or the appropriate Provincial/ Federal agency prior to making a decision on a Development Permit Application.



**3.10 RESTRICTIONS ON CHANGES**

**3.10.1** The purpose for which any land or building is used shall not be changed, no new building or addition to any existing building shall be erected, and no land shall be severed from any site without a proper development permit subject to the provision of this Bylaw or the required approving authorities.

**3.10.2** Notwithstanding the provisions of clause 3.10.1 of this subsection, no person shall be deemed to have contravened any provision of this Bylaw if only part or parts of any site or lot has, or have, been conveyed to, or acquired by, the Municipality or the Province of Saskatchewan for a public work.

**3.11 USES PERMITTED IN ALL ZONING DISTRICTS**

**3.11.1** Nothing in this Bylaw shall prevent the use of any land as a public street or public park.

**3.11.2** Nothing in this Bylaw shall prevent the erection of any properly authorized traffic sign or signal, or any sign or notice of any local or other government department or authority.

**3.11.3** Nothing in this Bylaw shall prevent the use of any land for the erection of buildings or structures, or the installation of other facilities, essential to the operation of public works provided that such use, building, or structure shall be in substantial compliance with the relevant provisions of this Bylaw and shall not adversely affect the character or amenity of the neighbourhood in which the same is located.

**3.11.4** Adequate off street parking is needed for all trailers. This includes: camper trailer, cargo trailer, water trailer, snowmobile trailer, water craft, ice fishing shacks and boat trailers.

**3.12 LANDSCAPE BUFFERS**

**3.12.1** Landscape buffers are intended to improve land use compatibility and environmental quality by reducing noise, lighting glare and other nuisances, or facilitating natural drainage. Primary entrances into the RVSB and parking lots abutting major roads may require a landscape buffer.

**3.12.2** Notwithstanding any other provisions in this Bylaw, where buffers are required for trails, parks and landscaped areas, they shall be required to reflect the character and intent of the Official Community Plan.



**3.13 BUILDING SIZE AND HEIGHT**

**3.13.1** Where a maximum height of buildings is specified in any District, the maximum height shall be measured from the highest grade level to the highest point on the

building exclusive of any chimney or antenna.

**3.13.2** The maximum building size and height is as follows:

Building/Structure	Minimum square footage	Maximum square footage	Maximum Height from highest grade	Maximum Lot Development Coverage
Single family Dwelling	625 ft <sup>2</sup>	Setbacks must be adhered to	30 ft	50%
Multi family Dwelling	N/A	Setbacks must be adhered to	30 ft	
Utility Shed	N/A	150 ft <sup>2</sup>	21 ft – not higher than primary residence	
Attached Garage	N/A	Not larger than principal building	30 ft highest elevation of finished grade to highest roof peak	
Detached Garage	N/A	Not larger than primary residence	25 ft – not higher than primary residence	
Garden/Granny suite	N/A	400 ft <sup>2</sup>	21 ft – not higher than primary residence	
Guest Cottage	N/A	300 ft <sup>2</sup>	21 ft – not higher than primary residence	

**3.14 PROHIBITED AND NOXIOUS USES**

**3.14.1** The keeping of livestock shall not be allowed except for permitted agricultural uses in the FUD – Future Urban Development District.

**3.14.2** Any use is prohibited which, by its nature or the materials used therein, is declared by *The Public Health Act and Regulations* to be a noxious trade, business, or manufacture.

**3.14.3** Noxious Uses: Notwithstanding any use contained within a building, no land shall be used and no building or structure shall be erected, altered or used for any purpose that is noxious and, without limiting the generality of this subsection, for any purpose that creates or is likely to

become a nuisance or offence, or both:

- a) by the creation of noise or vibration;
- b) by the emission of light and glare;
- c) by reason of the emission of gas, fumes, smoke, dust or objectionable odour;
- d) by reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, motor vehicles, trailers or parts of vehicles or trailers, machinery, or other such material; or
- e) by any combination of things in this subsection.

### **3.15 SATELLITE DISHES AND COMMUNICATIONS TOWERS**

**3.15.1** Satellite dishes in excess of 1.0 m (3.29 ft) in diameter shall not be located in any front yard, side yard and shall not be permitted to be erected on the roof of any principal building that is located within a residential district that is less than three (3) stories in height.

**3.15.2** Satellite dishes located in residential districts, which exceed 1.0 m (3.29 ft) in diameter, shall only be erected on the roof of an accessory building if said accessory building is located entirely within a rear yard.

**3.15.3** The erection of cellular telephone transmission towers are subject to provincial communications regulatory requirements.

### **3.16 SOLAR PANELS AND SOLAR ENERGY DEVICES**

**3.16.1** Solar energy devices and all components associated with the devices shall meet the setback and height requirements of the District in which they are placed.

**3.16.2** Solar energy devices attached to a principal or accessory building should be integrated with the roof or wall/structure. The mounted panel:

- a) should not project more than 0.15 m (0.4 ft) from the surface of the building;
- b) should not project vertically more than 1.0 m (3.2 ft) above the roof line in residential districts, and not more than 1.8 m (5.9 ft) above the roof line in all other districts, where located on buildings with flat roofs; and

- c) should not extend beyond the outermost edge of the roof or wall to which it is mounted.

**3.16.3** Solar energy devices not attached to a building shall:

- a) be located in a side or rear yard only;
- b) not exceed 2.5 m (8.2 ft) in height above the ground; and
- c) be screened from adjacent properties with a fence or landscaping, to the satisfaction of Council.

### **3.17 PRIVATE GARAGES, SUNROOMS, SOLARIUMS, AND GREENHOUSES**

Private garages, carports, sunrooms, solariums, and greenhouses attached to main buildings by a substantial roof structure shall be considered as part of the main building and shall be subject to the regulations for the main building.

### **3.18 SWIMMING POOLS**

**3.18.1** Notwithstanding anything contained in this Bylaw, an above ground swimming pool is permitted as an accessory use to permitted uses in the residential districts subject to the following:

- a) no part of such pool is located closer to any lot or street line than the minimum distance required for the principal building located on such lot;
- b) the maximum height of such pool is 1.22 m (4 ft) above the average finished grade level of the ground adjoining the pool and to within 4.58 m (15 ft) of such pool;

- c) every swimming pool shall be enclosed by a non-climbable fence of at least 1.83 m (6 ft) in height, with a lockable gate, equal in height to the fence and not more than 10.16 cm (4 in) from the ground, and located at a distance of not less than 1.53 m (5 ft) from the pool or a certified lockable hard cover;
- d) any deck attached to or abutting a swimming pool shall be considered as part of the swimming pool;
- e) any building or structure, other than a dwelling, required for changing clothing or for pumping or filtering facilities, or other similar accessory uses, complies with the provisions in the applicable Zoning Districts in this Bylaw, respecting accessory buildings.

### **3.19 DISPOSAL OF WASTES**

**3.19.1** Subject to all Acts and Regulations pertaining in any way to the storage, handling, and disposal of any waste material or used item, and except as permitted by these Acts and Regulations, no liquid, solid, or gaseous wastes shall be allowed to be discharged into any stream, creek, river, lake, pond, slough, intermittent drainage channel or other body of water, onto or beneath the surface of any land, or into the air.

**3.19.2** No development or use of land, which requires solid or liquid waste disposal facilities, shall be permitted unless Saskatchewan Health and the Saskatchewan Watershed Authority approve those facilities. Acts administered by the appropriate Provincial/Federal agency shall govern disposal of liquid, solid, or gaseous waste. A regulated hauler must

haul all liquid waste and the RVSB shall be given copies of all septic tank approvals.

### **3.20 DEVELOPMENT STANDARDS FOR DISCRETIONARY USES**

This section addresses special provisions and specific development standards that apply to the following developments. These standards apply in addition to any standards of the District.

**3.20.1** General Discretionary use Evaluation Criteria is as follows:

- a) The proposal must be in conformance with all relevant sections of the OCP, this Bylaw and any applicable Village policies and regulations.
- b) The proposal must demonstrate that it will maintain the character, density and purpose of the applicable zoning district and surrounding area, where necessary through the provision of buffer areas and or mandatory screening.
- c) The proposal must be capable of being economically serviced by community infrastructure, including roadways, water and waste water services, solid waste disposal, parks, schools, other community facilities and utilities.
- d) The proposal must be suitable for the proposed site and shall not be detrimental to the health, safety, convenience or general welfare of Village residents, workers or visitors.
- e) The proposal shall provide sufficient landscaping and screening and wherever possible preserving existing vegetation.

- f) The proposal must demonstrate that any additional traffic generated by the use can be adequately provided for in the existing parking and access arrangements. Where this is not possible further appropriate provisions shall be made so as to ensure no adverse parking or access effects occur.
- g) Consideration will be given to traffic, noise of the proposed use related activities on the surrounding area.
- h) Consideration will be given to addressing pedestrian safety and convenience both within the site and in terms of its connectivity to the surrounding area.
- i) The proposal shall not unduly interfere with planned future growth and development of the community and shall not create an undue burden on Village finances.
- j) All operations must comply with all provincial regulations including those related to Public Health, Environment, Labour Relations and Worker Safety, etc.

### 3.20.2 Modular and RTM Homes

- a) Modular and RTM homes shall be placed on a permanent foundation at a standard comparable to a single detached dwelling;
- b) Modular and RTM homes shall have architectural features similar or complementary to adjacent and nearby homes;

- c) Modular and RTM homes shall be permanently connected to water and sewer services and permanently connected as available to other public utilities.
- d) All other requirements of this Bylaw apply.



### 3.20.3 Home Occupations (Home-Based Businesses)

- a) Home-based occupations and businesses will be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, compatible with the surrounding residential area, and not of a size or that provide services or products that would detrimentally affect the viability of the neighborhood.
- b) One (1) home occupation shall be allowed per dwelling unit. Home occupations shall be conducted entirely within the dwelling or accessory building.

- c) One advertising display sign shall be allowed on the site or premise from which the home occupation is conducted. No neon or LED signs shall be permitted.
- d) The storage of any merchandise or material relating to the home occupation be stored and displayed provided the storage and display of such goods shall not be exposed to the public view from the street and adjoining properties, nor shall such storage involve a change in appearance of the residence or its accessory buildings.
- e) No equipment or process used in the home occupation shall create dust, noise, vibration, glare, fumes, odour or air pollution that is detectable at or beyond the property lines of the lot where the home occupation is located.
- f) Only one person other than a resident of the dwelling unit may be engaged in any home occupation as an employee or a volunteer.
- g) Parking:
  - i. The home occupation shall not cause or add to on-street parking congestion or cause an increase in traffic through residential zones.
  - ii. No more than one business vehicle, for which off-street parking shall be provided, shall be operated in connection with the home occupation and that vehicle must be less than 3500 kg (7716 lbs) net weight.

- iii. Parking of vehicles of employees hired for off-site jobs shall not be allowed at or in the vicinity of the dwelling unit.

#### **3.20.4 Solid and Liquid Waste Disposal Facilities**

- a) Solid and Liquid Waste Disposal Facilities are not permitted within the village boundaries.

#### **3.20.5 Bed and Breakfast Homes**

- a) A bed and breakfast home may be located in a detached one unit dwelling or in a semi-detached dwelling. No exterior alterations shall be undertaken which would be inconsistent with the residential character of the building or property.
- b) Bed and breakfast homes shall be located in a single detached dwelling used as the operator's principal residence and shall be licensed by the Ministry of Health.
- c) Required parking spaces may be permitted in a required front yard.
- d) One advertising display sign located on the site or premise advertising the bed and breakfast home is permitted. The facial area of a sign shall not exceed 0.5 m<sup>2</sup> (5.39 ft<sup>2</sup>). Compared to existing bylaw, home occupations allow for 0.2 m<sup>2</sup> (1.7 ft<sup>2</sup>).

### **3.20.6 Temporary Portable Storage Unit Regulations**

- a)** The storage unit, incidental to construction of a building or structure with an active building permit are allowed, provided such storage unit shall be removed following completion or abandonment of such construction.
- b)** One portable storage unit may be placed on a residential lot with an active building permit subject to the following conditions with a 1 year renewable option:
- c)** Prior to placement of the portable storage unit on the lot, the property owner shall apply for a temporary development permit from the Development Officer;
  - i.** The permit for the portable storage unit shall be a temporary permit and each residential lot is limited to a period of time set by Council;
  - ii.** The portable Storage Unit shall not exceed 36.24 m<sup>3</sup> (1,280 ft<sup>3</sup>);
  - iii.** The portable Storage Unit shall be set back a minimum of 3 m (9.85 ft) from the front property line and 1.5 m (4.92 ft) from the side or rear property lines and all other structures on the property.
  - iv.** Council may consider Intermodal Storage Containers on a case-by-case basis under this section and any other section of this Bylaw to accommodate storage while constructing a building as per Section 3.20.8.

- v.** Council may require a Security Deposit to insure storage is removed as per permit requirements.

### **3.20.7 Temporary Garages (Fabric Covered Structures)**

- a)** One (1) temporary garage may be placed on a residential lot.
- b)** The structure must be kept in good shape and tidy as determined through inspection by the RVSB representatives. Any structures that are tattered, torn or in disrepair must either be removed or replaced.
- c)** The temporary garage must be located in the side or rear yard only, and must have adequate access.
- d)** Must adhere to all setback requirements and not obscure view of the lake.

### **3.20.8 Intermodal Freight Containers (Trailers, Sea and Rail)**

- a)** No person shall park or store on any part of a site, any unlicensed rail or sea container, truck, bus or coach body for the purpose of advertising within any Zoning District.
- b)** Intermodal storage containers may be accommodated as a Temporary Use as per Portable Storage Unit Regulations in Section 3.20.6, and at Council's Discretion under the following conditions:
  - i.** Permits from the RVSB are required by the property owner before containers are parked or stored;

- ii. The permit for the intermodal storage container shall be a temporary permit limited to a period of time set by Council. A deposit will be required at the time of application;
- iii. Containers shall be located a minimum of 3.0 metres from the primary building and behind the rear wall of the primary building, within the rear yard of the property;
- iv. Containers determined by Council to be unsightly, misused, unsafe, or inappropriate in any way, must be removed at the owner's expense within a time period specified by the RVSB.

### 3.20.9 Recreational Vehicle Parking

- a) Must have adequate off street parking for all recreational vehicles. These include: motor homes, camper trailers, truck campers, 5th wheels, tent trailers, ATVs, UTVs, golf carts and ice fishing shacks.

### 3.21 DEVELOPMENT OF HAZARD LANDS

- a) Notwithstanding any other section within this bylaw, where development of a building is proposed within an area identified as potential hazard land, Council may require that, before a permit is issued for development, the applicant submit a report prepared by a professional that is competent to assess the suitability of a proposed development site with respect to the

Official Community Plan regulations and with respect to:

- i. The potential for flooding up to 1:50-year flood elevation;
  - ii. The potential for slope instability before and after the development and any proposed improvement;
  - iii. The suitability of the location for the proposed use or building given the site constraints, and
  - iv. The required mitigation measures for development on areas with a high-water table.
- b) Any development of a building proposed for habitable/living space located within an area identified as flood plain of a river or stream shall be assessed with respect to the Official Community Plan regulations and shall be adequately flood-proofed to a minimum building elevation of 0.5m (freeboard) above the 1:500-year flood elevation.
  - c) Sanitary landfills and lagoons shall not be located on hazard lands.
  - d) Actions to avoid, prevent, mitigate or remedy hazards may be incorporated as conditions of any development permit. The Development Officer and/or Council shall refuse a permit for any development where, in their opinion, the proposed actions are inadequate to address the adverse conditions or will result in excessive municipal costs.

## 4.0 ZONING DISTRICTS DESIGNATIONS

### 4.1 ZONING DISTRICTS AND OVERLAYS

For the purpose of this Bylaw, the RVSB is divided into several Zoning Districts that may be referred to by the appropriate symbols.

Districts and Overlays	Symbols
Residential 1 District	R1
Community Service District	CS
Future Urban Development District	FUD
Natural Hazard Overlay	NH

### 4.2 THE ZONING DISTRICT MAP

The map, bearing the statement “This is the Zoning District Map referred to in Bylaw No. 9-2023 adopted by the Resort Village of Saskatchewan Beach and signed by the Mayor and Administrator, and under the seal of the Resort Village of Saskatchewan Beach” shall be known as the “Zoning District Map” and such map is declared to be an integral part of this Bylaw.

### 4.3 BOUNDARIES OF ZONING DISTRICTS

The boundaries of such districts referred to, together with explanatory legend, notation and reference, are shown on the map entitled “Zoning District Map”. Unless otherwise shown, the boundaries of such districts are lot lines, centre lines of streets, lanes, road allowances, and the boundaries of the RVSB.

### 4.4 HOLDING DESIGNATION

**4.4.1** Where on the Zoning District Map the symbol for a zoning district has suffixed to it the holding symbol “H”; any lands so designated on the map shall be subject to a holding provision in accordance with *The Planning and Development Act, 2007*.

- a) Any lands subject to a holding provision shall only be used for those uses existing on the land when the “H” is applied; and any other public works related activity as authorized by the RVSB.



## 5.0 ZONING DISTRICTS SCHEDULES

### 5.1 RESIDENTIAL 1 DISTRICT – R1

No person shall within any Residential 1 District – R1 use any land or erect, alter or use any building or structure, except in accordance with the following provisions:

#### 5.1.1 Permitted Uses

Uses	Minimum Requirements				
	Parcel Size	Frontage	Front Yard	Side Yard	Rear Yard
Single Detached Dwellings	464 m <sup>2</sup> (4,994 ft <sup>2</sup> )	15 m (50 ft)	6 m (20 ft)	2.5 m (8 ft)	6 m (20 ft)
Accessory Uses	No Requirements/Subject General Regulations				
Recreational uses such as public parks, picnic sites, playgrounds, boat launch and walking trails					
Public works and accessory structures (excluding offices, warehouses and storage yards), museums and boat slips					

#### 5.1.2 Discretionary Uses

Uses	Minimum Requirements				
	Parcel Size	Frontage	Front Yard	Side Yard	Rear Yard
Modular homes and Duplexes	464 m <sup>2</sup> (4,994 ft <sup>2</sup> )	15 m (50 ft)	6 m (20 ft)	2.5 m (8 ft) (Duplexes Outside Walls only)	6 m (20 ft)
Garden (Granny) Suites, Guest Cottages and Vacation Rentals	83.6 m <sup>2</sup> /Unit (900 ft <sup>2</sup> /Unit)	15 m (50 ft)	6 m (20 ft)	2.5 m (8 ft)	6 m (20 ft)
Apartments (including senior citizens' housing and nursing homes with a maximum of six (6) dwelling units)	1,700 m <sup>2</sup> (18,299 ft <sup>2</sup> )	15 m (50 ft)	6 m (20 ft)	3 m (10 ft) (Outside Walls only)	6 m (20 ft)
Condominiums (maximum of ten (10) dwelling units)	275 m <sup>2</sup> /Unit (2,960 ft <sup>2</sup> )	15 m (50 ft)	6 m (20 ft)		6 m (20 ft)
Recreational Vehicles only when used as a temporary dwelling in association with an active building permit for permanent structures	360 m <sup>2</sup> (3,875 ft <sup>2</sup> )	15 m (50 ft)	6 m (20 ft)	2.5 m (8 ft)	6 m (20 ft)
Home-based Businesses such as small engine repairs, home offices, landscaping home business, etc.	As per General Regulations				
Places of worship, community halls, government offices, including structures and storage yards, schools, hospitals and medical clinics, libraries, firehalls and police stations	N/A	N/A	6 m (20 ft)	2.5 m (8 ft)	6 m (20 ft)
Accessory Uses	No Requirements/Subject General Regulations				

### 5.1.3 Standards for Discretionary Uses

- a) In addition to other applicable regulations or standards contained in this bylaw, the following shall apply to discretionary uses in the Residential 1 District – R1:
  - i. Discretionary uses shall maintain the residential character of the area as much as possible.
  - ii. Off street parking spaces for multiple-unit dwellings, special care homes, hospital and similar uses, should be located in a side or rear yard and be screened if they are adjacent to a lot used for residential purposes.
  - iii. Multiple-unit dwellings, places of worship and other similar uses that required ample parking areas should be located on corner lots to facilitate access.
  - iv. Modular homes shall be permanently attached to a perimeter foundation wall or basement or shall be securely attached to anchors or pilings embedded in the ground and shall be skirted with a material compatible with the finish of the modular home, prior to occupancy.
  - v. Modular homes shall be connected to municipal sewer and water systems, if available to the site. All connections shall be protected from frost damage.
  - vi. In a discretionary approval for a modular home council may specify a specific make and model as applied for and a specific form of foundation. Any change in the make or model or the foundation form will require a new discretionary approval.
  - vii. Home based businesses shall not create any conflict with the residential area in terms of emission of noise, glare, dust, odour, or electromagnetic static which would be disruptive to the surrounding residential uses.
  - viii. Home based businesses should not result in undue traffic or parking requirements in the residential area.
  - ix. Home based businesses shall not have any exterior display or storage of materials and no exterior variation from the residential character of the building other than a sign, not exceeding 1 m<sup>2</sup> (11 ft<sup>2</sup>) in area.
  - x. Only residents of the dwelling may be engaged in the home based businesses.

## 5.2 COMMUNITY SERVICE DISTRICT – CS

No person shall, within any Community Service District – CS, use any land, or erect, alter or use any building or structure except in accordance with the following provisions:

### 5.2.1 Permitted Uses

Uses	Minimum Requirements				
	Parcel Size	Frontage	Front Yard	Side Yard	Rear Yard
Recreational uses such as sport fields, public parks, picnic sites, playgrounds, public pool sites, disc golf, provincial and regional parks, boat launch, marina, boat docks and walking trails	No Requirements				
Public works and accessory structures (excluding offices, warehouses and storage yards)	No Requirements/Subject General Regulations				

### 5.2.2 Discretionary Uses

Uses	Minimum Requirements				
	Parcel Size	Frontage	Front Yard	Side Yard	Rear Yard
Confectionery Stores, Restaurants, Bars, Lounges and Private Clubhouses	N/A	N/A	6 m (20 ft)	2.5 m (8 ft)	6 m (20 ft)
Cultural Institutions					
Schools and Educational Institutions					
Hospitals and Community Medical Clinics					
Public Communication and Transmission Towers					
Places of Worship					
Single detached dwellings accessory to an institutional use, camp or park, or for an owner or caretaker of a permitted use					
Recreational uses such as public parks, picnic sites, playgrounds, boat launch and walking trails	No Requirements				
Public works and accessory structures (excluding offices, warehouses and storage yards), museums and boat slips	No Requirements / Subject General Regulations				

**5.3 FUTURE URBAN DEVELOPMENT DISTRICT – FUD**

No person shall within the Future Urban Development District – FUD use any land, or erect, alter or use any building or structure, except in accordance with the following provisions:

**5.3.1 Permitted Uses**

Uses	Minimum Requirements				
	Parcel Size	Frontage	Front Yard	Side Yard	Rear Yard
General Agricultural Development	8 ha	7.5 m (25 ft)	6 m (20 ft)	N/A 7.5 m (25 ft) if a residential zone abuts	N/A
Accessory Uses	No Requirements/Subject General Regulations				
Public works and accessory structures (excluding offices, warehouses), storage yards and buildings and cemeteries					

**5.3.2 Discretionary Uses**

Uses	Minimum Requirements				
	Parcel Size	Frontage	Front Yard	Side Yard	Rear Yard
Home-based Businesses	As per General Regulations				
Single detached dwellings accessory to an existing agricultural development	No Requirements / Subject General Regulations				
Public works and accessory structures (excluding offices, warehouses), storage yards and buildings and cemeteries					

**5.3.3 Standards for Discretionary Uses**

- a) In addition to other applicable regulations or standards contained in this bylaw, the following shall apply to discretionary uses in the Future Urban Development District – FUD:
  - i. The keeping of large animals such as horses, cattle, pigs, sheep, poultry and goats is only permitted within the Future Urban Development District – FUD.
  - ii. Discretionary uses will only be allowed where Council is assured that such development will be compatible with the future use of the area, as indicated in the Official Community Plan.

## 5.4 NATURAL HAZARD LANDS OVERLAY – NH

The Intent of the Natural Hazard Lands Overlay – NH is to restrict development in areas that are considered hazardous for development for reasons of ground instability or erosion and areas that are considered hazardous for development in order to minimize property damage due to flooding. The following regulations are intended to apply supplementary standards for development in natural hazard areas.

No person shall within a Natural Hazard Lands Overlay – NH use any land, or erect, alter or use any building or structure, except in accordance with the following provisions:

### 5.4.1 Unstable Slopes Site Development Regulations

- a) No new development shall be permitted in any readily eroded or unstable slope area if the proposed development will be affected by or increase the potential hazard presented by erosion or slope instability.
- b) For the purpose of this Bylaw, the area considered to present potential erosion and/or slope instability hazard includes but is not limited to the slopes of Last Mountain Lake and its tributary creeks and gullies extending from the edge of the flood plain in the valley, to the ridge of the slope at the top, plus a setback of 40 metres and/or based on examples of unstable slope conditions or associated geotechnical reports.
- c) Any application for a Development Permit on any parcel of land that lies wholly or partially within an area designated within the Natural Hazard Lands Overlay – NH must be accompanied by a detailed site analysis prepared by a geotechnical engineer registered in the Province of Saskatchewan. The site analysis shall indicate topography, surface drainage, geological, and geotechnical conditions at the site of the proposed development and related to the conditions of the general area as they relate to slope instability and erosion hazards.
- d) The engineering report will identify hazard mitigation measures including engineered works and other measures deemed to be effective in eliminating or managing anticipated erosion and slope stability impacts, and will identify and explain known and suspected residual hazards. The responsibility



for monitoring and responding to monitored findings shall be resolved before approval is granted.

- e) A development permit shall not be issued unless the report on the site, presented by the professional consultant, indicates that the site is suitable for development or outlines suitable mitigating measures and documents residual hazard. If such an evaluation is not done, or having been done, and it is determined that excessive remedial or servicing measures are necessary to safely and efficiently accommodate the proposed development, Council shall not be required to approve the application for development.

#### 5.4.2 Flood Hazard Areas Site Development Regulations

- a) A development permit shall not be issued for any land use, erection, alteration or use of any building or structure within the Natural Hazard Lands Overlay – NH unless the site/development meets approved flood

proofing measures to the 1:500 Estimated Peak Water Level, plus an additional ½ metre freeboard elevation.

- b) No person shall backfill, grade, deposit earth or other material, excavate, or store goods or materials on these lands.
- c) No new development shall be permitted in any readily eroded or unstable slope area if the proposed development will be affected by or increase the potential hazard presented by erosion or slope instability.
- d) “Hazardous Substances and Waste Dangerous Goods” are prohibited, as defined by the Hazardous Substances and Waste Dangerous Goods Control Regulations of the *Environmental Management and Protection Act of Saskatchewan*.
- e) For all proposed development in this cautionary area, the developer shall be responsible to obtain and determine the 1:500 year Estimated Peak Water Level to determine the Safe Building Elevations as determined and provided



by the Water Security Agency when possible or the developer shall be responsible for the cost.

- f) Notwithstanding any other portion of this bylaw, the development of new buildings and/or additions to buildings in the flood way of the 1:500 year flood way elevation of any watercourse or water body is prohibited. In addition, development in the 1:500 year flood fringe is not allowed unless flood proofed up to an elevation of 0.5 metres above the 1:500 estimated peak water level to be determined by a qualified hydraulic engineer or as established by the Water Security Agency.
- g) Any existing buildings may be replaced or expanded subject to appropriate flood proofing measures being provided.
- h) For the purpose of this Bylaw, appropriate flood proofing measures shall mean:
  - i. That all buildings shall be designed to prevent structural damage by flood waters;
  - ii. The first floor of all buildings shall be constructed above the designated flood design elevation; and
  - iii. All electrical and mechanical equipment within a building shall be located above the designated flood design elevation.



## 6.0 REPEAL AND ADOPTION

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### MINISTERIAL APPROVAL

This Bylaw is adopted pursuant to *The Planning and Development Act, 2007*, and shall come into force on the date of final approval by the Minister of Government relations.

This Bylaw repeals any Land Use Policy Bylaw provisions under the previous Last Mountain Lake Planning District provisions.

### COUNCIL READINGS AND ADOPTION

Introduction this	_____	day of _____	2023
Read a first time this	_____	day of _____	2023
Read a second time this	_____	day of _____	2023
Read a third time this	_____	day of _____	2023
Adoption of Bylaw this	_____	day of _____	2023

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MAYOR

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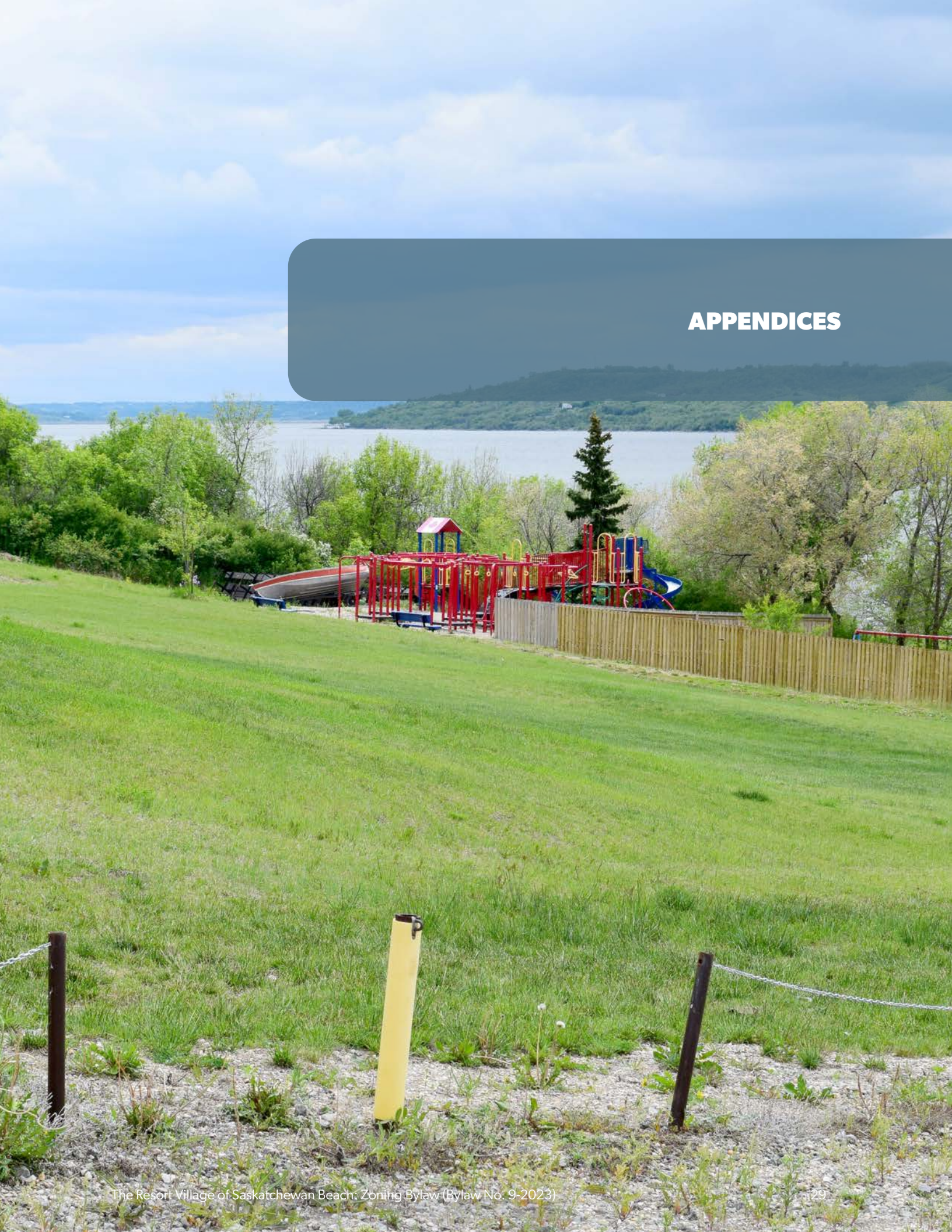
ADMINISTRATOR

Ministerial Approval Date \_\_\_\_\_

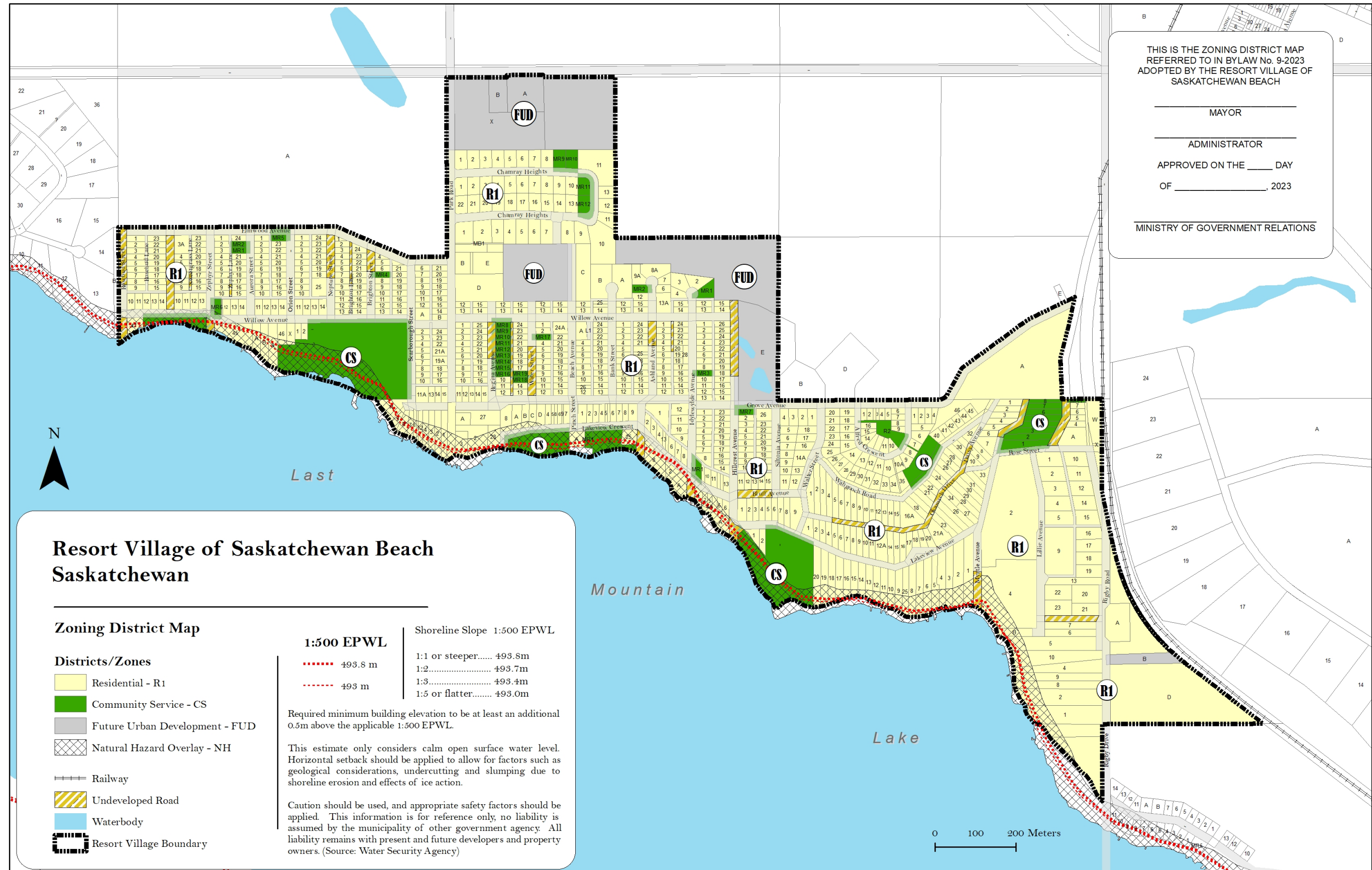
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Mauricio Jimenez MCIP RPP  
Professional Community Planner of Saskatchewan

## APPENDICES



**APPENDIX A: ZONING MAP**



## APPENDIX B: DEFINITIONS

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Whenever the subsequent words or terms are used in the RVSB Official Community Plan, Bylaw No. 8-2023 and this Bylaw, they shall have the following definition unless the context indicates otherwise.

**Accessory:** A building or use that:

- a) Is subordinate to and serves the principal building or principal use;
- b) Is subordinate in area, mass, extent, and purpose to the principal building or principal use served;
- c) Contributes to the comfort, convenience, or necessity of occupants of the principal building or assists the principal use; and
- d) Is located on the same site as the principal building or use.

**Act:** *The Planning and Development Act, 2007*, Province of Saskatchewan, as amended from time to time.

**Adjacent:** Contiguous or would be contiguous if not for a river, stream, railway, road or utility right-of-way or reserve land; and any other land identified in this Bylaw as adjacent land for the purpose of notification.

**Administrator:** The Administrator of the Resort Village of Saskatchewan Beach or RVSB.

**Aggregate Resource:** Mineral materials including sand, gravel, clay, earth or mineralized rock, including recycled concrete.

**Agricultural:** A use of land, buildings or structures for the purpose of animal husbandry, fallow, field crops, forestry, market gardening, pasturage, private greenhouses and includes the growing, packing, treating, storing and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agriculture.

**Alteration or Altered:** With reference to a building, structure or site means a change from one major occupancy class or division to another, or a structural change such as an addition to the area or height, or the removal or part of a building, or any change to the structure such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor or other support, or a change to or closing of any required means of egress or a change to the fixtures, equipment, cladding, trim, or any other items regulated by this Bylaw such as parking and landscaping.

**Ancillary Use:** A secondary and subordinate use to the principal use, which is specifically allowed, and may include an associated building that is specifically allowed pursuant to this Bylaw.

**Animal Clinic:** A building or part thereof used by a qualified veterinarian for the treatment of animal health needs where animals are not kept on the premises for surgery or kept overnight.

**Animal Hospital:** The premises of a veterinary surgeon where small, large domestic animals and livestock are treated

or kept involving surgery and the keeping of animals in outdoor or indoor pens.

**(Animal) Veterinary Clinics:** A place for the care and treatment of small animals involving outpatient care and medical procedures involving hospitalization, but shall not include the keeping of animals in outdoor pens.

**Apartment Block:** A building containing three or more dwelling units as herein defined, each of which is occupied or intended to be occupied as a permanent home or residence as distinct from a hotel or rooming house.

**Applicant:** A developer or person applying for a Development Permit under this Bylaw or for a subdivision approval to an approving authority under *The Planning and Development Act, 2007*.

**Attic:** That portion of a building situated wholly or in part within the roof and which is less than one-half story.

**Automobile (Motor Vehicle):** A self-propelled passenger vehicle that usually has four wheels and an internal-combustion engine, alternate energy sources such as electrical, fuel cell and is used for land transport.

**Auto Wrecker:** An area where motor vehicles as disassembled, dismantled or junked, or where vehicles not in operable condition, or used parts of motor vehicles, are stored or sold to the general public.

**Awning:** Structure that is mechanical and fabricated from plastic, canvas or metal that is spread across a frame designed to

be attached to a wall and hung above a doorway or window.

**Basement:** That portion of a building that is partly or wholly underground.

**Bed and Breakfast:** A dwelling unit, licensed as a tourist home under *The Tourist Accommodation Regulations, 1969*, in which overnight accommodation within the dwelling unit, along with one meal served before noon, is provided to the traveling public for a charge.

**Billboard:** A non-electronic private free standing sign, including supporting structure, which advertises goods, products, services, organizations, or facilities that are available from, located on, or refer to, a site other than the site on which the sign is located.

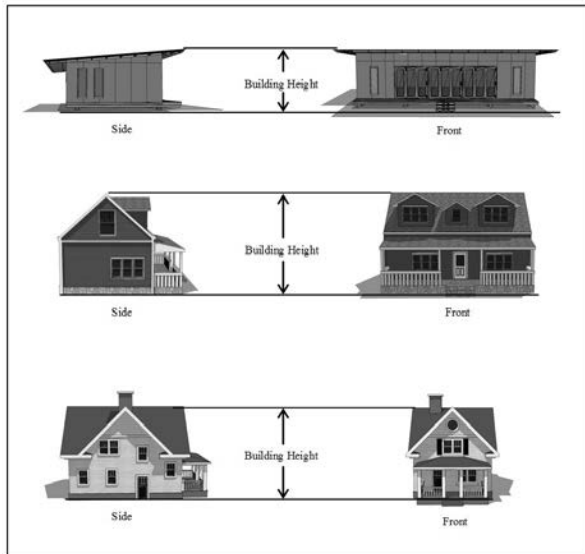
**Buffer:** A strip of land, vegetation or land use that physically separates two or more different land uses.

**Building:** A structure constructed on, in, or over land and used for the shelter or accommodation of persons, animals, goods, or chattels, and includes any structure covered by a roof supported by walls or columns.

**Building, Accessory** (see Accessory)

**Building Bylaw:** A Bylaw of the RVSB authorized by *The Uniform Building and Accessibility Standards Act (UBAS Act)* to regulate the erection, placement, alteration, repair, renovation or reconstruction of a building.

**Building Height:** The vertical distance of a building measured from the highest finished grade level to the highest peak of the roof.



*Building Height Measurement*

**Building Permit:** A permit, issued under The Building Bylaw of the RVSB, authorizing the construction of, or the addition to, any building but does not include a Development Permit.

**Building, Principal:** A building in which is conducted the main or primary use of the site on which said building is situated.

**Building Line, Established:** The average distance from the street line to the main wall of existing buildings on any side of any block where more than half the frontage of the block has been built on.

**Bulk Fuel Sales and Storage:** Includes land, buildings, and structure for the storage and distribution of fuels and oils including retail sales or key-lock operation.

**Business Support Services:** Activities intended to provide administrative, promotional or technical support for commercial and industrial activities.

**Campground:** An area used for a range of overnight camping experiences, from tenting to serviced trailer sites, including accessory facilities which support the use, such as administration offices and laundry facilities, but not including the use of mobile homes or trailers on a permanent year-round basis.

**Card Lock Operation:** A petroleum or water dispensing outlet without full-time attendants.

**Carport:** A building or structure or part thereof, where at least 40% of the area of the perimeter is open and unobstructed by a wall, door, post or pier and which is used for the parking or storage of motor vehicles.

**Cemetery:** A cemetery or columbarium within the meaning of *The Cemeteries Act Chapter C-4, R.S.S. 1981*, as amended from time to time.

**Club:** A group of people organized for a common purpose, to pursue common goals, interest or activities, and usually characterized by certain membership qualifications, payment of dues or fees, regular meetings, and a constitution and bylaws.

**Commercial Use:** The use of land, building(s), or structure(s) for the purpose of buying and selling commodities, and supplying professional and personal services for compensation.

**Commercial/Industrial Use, Large Scale:** Commercial or Industrial land uses maintaining a lineal frontage in excess of 91.0 metres (298.56 ft).

**Commercial/Industrial Use, Small Scale:** Commercial or Industrial land uses maintaining a lineal frontage of 91.0 metres (298.56 ft) or less.

**Community Facilities:** Buildings or facilities used for recreational, social, educational or cultural activities and that are owned by a municipal corporation, non-profit corporation or other non-profit organization.

**Compost:** Materials used in gardening, agriculture, landscaping, erosion control, wetland construction, and landfill cover.

**Concrete and Asphalt Plant:** An industrial facility used for the production of asphalt or concrete, or asphalt or concrete products, used in building or construction, and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production's process or of finished products manufactured on the premises and the storage and maintenance of required equipment.

**Condominium:** Land, buildings, and units, including private and common property as defined under *The Condominium Property Act*.

**Conservation:** The planning, management and implementation of an activity with the objective of protecting the essential physical, chemical and biological characteristics of the environment.

**Construction Trades:** Offices, shops and warehouses, with or without retail sales for trades associated with construction of buildings.

**Contractors Yard:** The yard of a contractor or company, including landscaping materials used as a depot for the storage and maintenance of equipment used by the contractor or company, and includes facilities for the administration or management of the business and the stockpiling or storage of supplies used in the business.

**Convenience Store:** A store offering for sale primarily food products, beverages, personal care items, hardware and printed matter and which primarily provides a convenient day-to-day service to residents in the vicinity.

**Council:** The Council of the RVSB.

**Cultural Institution:** Establishments such as museums, art galleries, libraries and similar facilities or historical, educational or culturally interests which are not commercially operated.

**Day Care Centre:** An establishment providing for the care, supervision and protection of children (or adults) but does not include the provision for overnight supervision.

**Deck:** Any raised floor structure at least 0.31 metres (1 foot) above the average ground level upon which it is constructed, either adjacent to a building or free-standing with stairway, ramp, or similar access.

**Development:** The carrying out of any building, engineering, mining, or operations in, on, or over land, or making of any material change in the use or intensity of use of any building, or land, and shall include, but not be limited to, excavating, filling, grading or drainage of land.

**Development Officer:** A person appointed by the Village Council to act as a Development Officer to administer this Bylaw.

**Demolition Permit:** A permit issued for the removal or dismantling of a building or structure with the Village’s boundaries as prescribed under Section 13 of *The Uniform Building and Accessibility Standards Act*.

**Development Permit:** A document issued by the Council of the RVSB that authorizes development pursuant to this Bylaw, but does not include a building permit.

**Directional Signage:** Signage located off-site providing direction to, and information about, a specific enterprise or activity, which does not contain general advertising.

**Discretionary Use:** Uses or development of land, buildings, or other structures that may be permitted in a Zoning District only at the discretion of Council and which conforms to all discretionary use regulations and other regulations applicable to the district in which the use is located.

**Dwelling:** A building or part of a building intended for residential occupancy.

**Dwelling Unit:** One or more habitable rooms used, or fully capable of being used as a residence, where each unit provides sleeping, cooking and toilet facilities, but does not include rooming houses or rooming units.

**Dwelling, Converted:** A dwelling that is more than 30 years old that was originally designed or used as a one or two unit dwelling and in which additional dwelling units have been created.

**Dwelling, Duplex:** A building, including a bare land condominium, which is divided either vertically or horizontally into two dwelling units with separate entrances

**Dwelling Group:** A group of single-detached, semi-detached, or multiple unit dwellings clustered on one lot or site, built as one development.

**Dwelling, Multiple Unit:** A building containing four or more dwelling units and shall include condominiums, townhouses, row houses, and apartments, but not include a converted dwelling, rooming house, hotel, or motel.

**Dwelling, Semi-Detached:** A building divided vertically into two (2) dwelling units by a common wall extending from the base of the foundation to the roofline.



*Semi-Detached Dwelling*

**Dwelling, Single-Detached:** A building containing only one dwelling unit, including a bareland condominium and shall not include a mobile home as herein defined.



*Single-Detached Dwelling*

**Dwelling, Town House:** A dwelling, designed as one cohesive building in terms of architectural design, which contains three (3) or more similar attached dwelling units each of which fronts on a street, has direct access to the outside at grade and is not wholly or partly above another dwelling.



*Town House Dwelling*

**Dwelling, Tri-plex:** A building, including a condominium, which is divided vertically into three dwelling units, each with its own entrance.

**Dwelling, Vacation Rentals:** The short-term rental of a dwelling unit as temporary accommodation by a person or group of persons for up to 30 days or based on a daily or weekly rate by way of concession, permit, lease, license, rental agreement or similar arrangement, unless otherwise prohibited by this Bylaw, or any other bylaw of the RVSBC. A vacation rental dwelling may also include a single-detached dwelling which is owner occupied and in which not more than two (2) bedrooms are rented.

**Educational Institution:** An establishment dedicated for the purpose of providing education and instruction in any branch of knowledge.

**Electronic Message Centre (EMC):** Means a variable message sign that utilizes computer-generated messages involving letters, words, graphics, animation, video or dynamic text. These signs include

digital displays, using incandescent lamps, LED's, LCD's, plasma or related technology, whereby the message can be altered by electric or electronic means.

**Existing:** In place, or taking place, or with all approvals and permits in place on the date of the adoption of this Bylaw.

**Farm Building/Yard:** Improvements such as barns, granaries, etc. used in connection with the growing and sale of trees, shrubs and sod or the raising or production of crops, livestock or poultry, fur production, bee keeping and situated on a parcel of land used for the farm operation.

**Fence:** A structure used to enclose or screen areas of land.

**Fill (Clean Fill):** Soil, rock or other material approved by the Village.

**Flanking:** Means to the side of a lot, parcel or site.

**Flood:** A temporary rise in the water level that results in the inundation of areas not ordinarily covered by water.

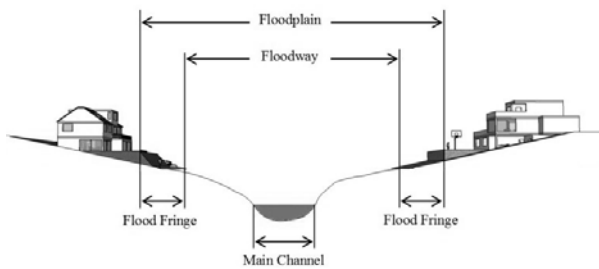
**(Design) Flood Level:**

- a) a 1:500 year flood;
- b) a flood having a return period greater than 1:500 years;
- c) a recorded flood having a water surface elevation equal to or exceeding that of a 1:500 year flood

**Flood Fringe:** The portion of the floodplain where the waters in the 1:500 year flood are projected to be less than a depth of one metre or a velocity of one metre per second.

**Flood Proofed:** A measure, or combination of structural and non-structural measures, incorporated into the design of a structure, which reduces or eliminates the risk of flood damage to a defined elevation.

**Floodway:** The portion of the flood plain adjoining the channel where the waters in the 1:500 year flood are projected to meet or exceed a depth of one metre or a velocity of one metre per second.



**Floor Area:** The maximum area contained within the outside walls of a building, on the ground floor (minimum size is 625 ft<sup>2</sup>), excluding in the case of a dwelling, any private garage, porch, veranda, open deck, unfinished attic, or unfinished basement or cellar and in a commercial or industrial building, any utility room.

**Freeboard:** Typically refers to a vertical distance added to a calculated flood level to accommodate uncertainties and potential for waves, surges and other natural phenomena.

**Freeboard Elevation:** The elevation of the Design Flood Level (the 1:500 flood elevations) plus an extra 0.50 metres (1.64 ft) to provide protection against wave run-up and ice surge.

**Frontage (Lot Frontage):** The distance across the street side of a lot (a lot must

front on a street), between the points where the side lines of the lot meet the street right of way or boulevard; or, where a lot is irregular in shape and is narrowest at the front street end, the width of the lot shall be measured parallel to the street line at the centre of the front lot line, and at a setback from the front lot line no greater than the minimum permitted building setback.

**Future Land Use Map:** In its projections, the map specifies certain areas for residential growth and others for residential, industry, commercial and conservation. The Future Land Use Map for Saskatchewan Beach is attached as Appendix "A" in the Official Community Plan.

**Garage, Private:** A building or part of a building used for or intended to be used for the storage of motor vehicles and/or watercraft, recreational vehicles, not larger than the primary residence and wherein neither servicing nor repairing of such vehicles are carried on for remuneration.

**Garage, Public:** A building or place where motor vehicles are stored or repaired for remuneration but does not include car washing establishments, an auto sales lot or an automobile service station.

**Garden (Granny) Suite:** A second, small, dwelling on the site of a primary, single-family residence that accommodates one or two family members of the owner/occupants of the primary residence and is intended to allow the family to live independently but with the support nearby of the extended family. Maximum square footage of 400 ft<sup>2</sup>.

**Gas Bar:** A building or place where fuel and automotive fluids are sold and may be added to a vehicle on the property, and which may have a convenience store and/or restaurant.

**General Commercial Type I:** Those developments where activities and uses are primarily carried on within an enclosed building intended to provide for the merchandising of refined goods and services targeted for the travelling public and the surrounding community for financial gain.

**General Industry Type I:** Those developments where activities and uses are primarily carried on within an enclosed building where no significant nuisance factor is created or apparent outside an enclosed building. Developments of this type shall not pose, in the opinion of a Development Officer, any significant risk of interfering with the amenity of adjacent sites because of the nature of the site, materials or processes and shall include but not be limited to the following activities:

- a) the assembling of goods, products or equipment.
- b) the limited processing of raw, value-added or finished materials.
- c) the storage or trans-shipment of materials, goods and equipment.
- d) the training of personnel in general industrial operations.

It may include any indoor display, office, technical or administrative support areas

or any sales operation accessory to the general industrial uses.

**General Industry Type II:** Those developments in which all or a portion of the activities and uses are carried on outdoors, without any significant nuisance or environmental factors such as noise, appearance, or odour, extending beyond the boundaries of the site. Developments of this type shall not pose, in the opinion of a Development Officer, any significant risk of interfering with the amenity of adjacent sites because of the nature of the site, materials or processes and shall include but not be limited to the following activities:

- a) manufacturing, fabricating, processing, assembly, finishing, production or packaging of materials, goods or products.
- b) the storage or transshipping of materials, goods and equipment.
- c) the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial businesses or cleaning, servicing and repair operations to goods and equipment associated with personal or household use, where such operations have impacts that would make them incompatible in non-industrial districts.

**General Industry Type III (Exclusionary Uses):** Refers to certain industrial activities that maybe characterized as exhibiting a high potential for adversely affecting the safety, use, amenity or enjoyment of adjacent and nearby industrial and non-industrial sites due to their scale,

appearance, noise, odour, emissions and hazard potential. Such activities are considered exclusionary when the only means of mitigating the associated negative effects on surrounding land uses is through spatial separation. Such uses would include, but not be limited to, the following: Landfill, Ethanol Plant, Transformer Stations, Uranium Refiners, Anhydrous Ammonia Storage and Distribution Centres.

**Grade:** The highest elevation of the finished ground level at the walls of the building or structure as determined by the elevation of the four outside corners of the building.

**Greenhouse, Commercial:** A building for the growing of flowers, plants, shrubs, trees and similar vegetation that are not necessarily transplanted outdoors on the same site, but are sold directly at wholesale or retail from the site.

**Greenhouse, Private:** A building for the growing of flowers, plant, shrubs, trees and similar vegetation that are transplanted outdoors on the same site containing such greenhouse(s), and where greenhouse products may not be offered for sale.

**Greenways:** A linear park which may accommodate pathways principally for foot traffic and/or bicycles. Typically, greenways are planned along creeks or streams and managed as natural environments, or bikeways along landscaped roads.

**Group Home** (see Personal Care Home)

**Guest Cottage:** A detached accessory building to be used as summer sleeping accommodations only and which is located on the same lot as the principal primary residence. Maximum square footage of 300 ft<sup>2</sup>.

**Habitable/living space:** Typically means space in a building that is used for living, sleeping, eating, cooking and includes basement recreation and living rooms, bathrooms, closets, halls, storage and utility spaces. Crawlspace and similar areas are not considered habitable spaces.

**Hazardous Industry/Substance:** A substance that, because of its quality, concentration or physical, chemical or infectious characteristics, either individually or in combination with other substances on the site is an existing or potential threat to the physical environment, to human health or other living organisms.

**Hazard(ous) Land:** Land having inherent environmental hazards; land subject to flooding, earth movement, or slope instability, land with poor natural drainage, ground water seepage, erosion, steep slopes, rock formations, or other similar features.

**Health Service Facility (Health Clinic):** A building or part thereof used by qualified health service practitioners for the treatment of human health needs.

**Heritage Resource:** The history, culture and historical resources of an area and its residents.

**Highway Commercial:** Commercial activities normally located along highways, major roadways and in other locations considered strategic by the type of business involved serving the needs of local residents and the traveling public.

**Highway Sign Corridor:** 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 Department of Highways entitled “*The Erection of Signs Adjacent to Provincial Highway Regulations, 1986*”, as may be amended from time to time.

**Home Occupation (Home-Based Business):** An occupation, trade, profession, or craft customarily conducted for gain in a dwelling unit or accessory building by the resident or residents, which is clearly incidental and secondary to the principal use of the site and which does not create or become a public nuisance as a result of noise, traffic, pollution, or parking. Home occupations shall not occupy more than 25% of the total finished floor area of a dwelling unit in any Residential District.

**Hotel:** A building or structure or part of a building or structure in which sleeping accommodation with or without meals is provided for tourists or travelers, and where a guest register or record is kept, but does not include a motel or rooming house.

**Industrial Use:** The use of land, buildings or structures for the manufacturing, assembling, processing, fabrication, warehousing or storage of goods and materials.

**Industrial Park:** An area of land set aside for industrial development, usually located close to transport facilities, especially where more than transport mode coincides, i.e., highways, railroads, airports.

**Infill Development:** Re-development within existing areas or neighborhoods.

**Institutional Use:** The use of land, buildings, or structures for religious,

charitable, educational, health or welfare purposes and includes churches, public or private schools, nursery schools, hospitals, and special care.

**Intermodal Freight Container:** Is a standardized reusable steel box used for the safe, efficient and secure storage and movement of materials and products within a global containerized intermodal freight transport system. “Intermodal” indicates that the container can be moved from one mode of transport to another (from ship, to rail, to truck) without unloading and reloading the contents of the container. Lengths of containers, which each have a unique ISO 6346 reporting mark, vary from 2.44 metres to 17.07 metres (8 ft to 56 ft) and heights from 2.44 metres to 2.90 metres (8 ft to 9 ft 6 inches).

**Kennel, Boarding:** The temporary accommodation of more than four dogs, cats or other domestic animals for commercial purposes.

**Kennel, Breeding:** The keeping of domestic animals, male and female, and which are more than 12 months old, for breeding purposes.

**Kennel, Enclosure:** An accessory building or enclosure intended to house one of more domestic animals.

**Landfill:** A specially engineered site for disposing of solid waste on land, constructed so that it will reduce hazard to public health and safety.

**Landscaped Area:** An area not built upon and not used for any purpose other than as an open space that may include grass,

shrubs, flowers, trees, and similar types of vegetation and may contain paths, walks, patios, fences and similar outdoor amenities, but does not include parking areas, parking lots, driveways or ramps.

**Land Use Zoning District:** Divisions identified in the Zoning Bylaw establishing permitted and discretionary uses of land or buildings with attendant regulations.

**Lane:** A secondary public thoroughfare intended primarily to give access to the rear or side of the abutting property.

**Library:** A building or room containing collections of books, periodicals, and sometimes films and recorded music for people to read, borrow, or refer to.

**Livestock:** Domesticated animals used primarily as beasts of burden or for the production of fur, hides, meat, milk, eggs or other product, or as breeding stock, but excluding companion animals.

**Loading Space:** A space measuring at least 3.0 metres (9.84 ft) in width and 8.5 metres (27.88 ft) in depth, located on a lot, and having access to a street or lane, in which a vehicle may park to load or unload.

**Lot (see Site):** An area of land with fixed boundaries on record with the Information Services Corporation (ISC) by Certificate of Title. For the purposes of this Bylaw the terms “lot” and “site” shall be deemed not to mean the same.

**Lot Coverage:** The percentage of the lot area covered by all the buildings above the ground level. Maximum lot coverage is 50% in the RVSB.

**Lounge:** A room or area adjoining a restaurant set aside for the sale of beverage alcohol for consumption on the premises, with or without food, and where no area has been set aside for dancing or entertainment, either in the lounge or in the adjoining restaurant. The area of a lounge may not exceed 50% of the public assembly area in the adjoining restaurant, subject to Provincial Regulations.

**Manufacturing Establishment:** A firm or business engaged in the mechanical or chemical transformation of materials or substances into new products including the assembling of components parts, the manufacturing of products and the blending of materials.

**Marina:** A facility, accessible by boat from a water body for the launching and berthing of watercraft.

**Marquee:** A roof-like structure of a permanent nature which projects from the wall of a building that is independently supported by a system of columns or piers without walls over an entrance to a building.

**Mayor:** The Mayor of the RVSB.

**Minimum building elevation:** The minimum level that development of buildings and additions to buildings may occur at, and is determined by adding the freeboard to the 1:500 flood elevation.

**Minister:** The member of the Executive Council to whom for the time being is assigned the administration of *The Planning and Development Act, 2007*.

**Mini-Storage:** A commercial facility made

up of more than one unit in which customers can rent space to store possessions.

**Mixed-Use:** A mix of land uses that facilitate the mixing, rather than separation of, land uses in one distinctive environment, either vertically in the same building or horizontally adjacent. It is intended to be compatible with adjacent uses.

**Mobile Home:** A prefabricated trailer coach supported on a steel frame that conforms to the Canadian Standards Association # Z240 MH. A trailer coach may be used as a dwelling all year round; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; has facilities for washing and a water closet or other similar facility that may be connected to a sewage system.



*Doublewide Mobile Home*

**Mobile Home Park:** A site under single management for the placement of two or more mobile homes and shall include all accessory buildings necessary for the operation but does not include an industrial or construction camp or tourist campsite. For the purpose of this Bylaw the terms mobile home park and mobile home court shall be deemed to mean the same.

**Mobile Home Site:** An area of land in a mobile home park that is intended to be occupied by one mobile home and for

exclusive use of its occupants with access to a driveway or a public street.

**Mobile Home Subdivision:** Any subdivision of land and the development thereof for the purpose of accommodating mobile homes in such a manner that each home is situated on its own site, which shall contain a minimum site area of 450.00 m<sup>2</sup> (5000.0 ft<sup>2</sup>) and in which all such sites, public open spaces, internal streets, lanes, buffer zones and other amenity areas form a contiguous area of development.

**Modular (Manufactured) Home:** A residential dwelling that is constructed off site in a yard or factory, in one or more sections, transported to a site for permanent installation on a permanent foundation, having architectural features similar to permanent residential dwellings built on site in the Village, and conforming to Canadian Standards Association (CSA) # A277.



*Modular (Manufactured) Home*

**Modular (Manufactured) Home Subdivision:** Any subdivision of land and the development thereof for the purpose of accommodating modular homes in such a manner that each home is situated on its own site, which shall contain a minimum site area of 450.00 m<sup>2</sup> (5,000.0 ft<sup>2</sup>), and in which all sites, public open space, internal streets, lanes, buffer zones, and other

amenity areas form a contiguous area of development.

**Motel or Motor Hotel:** A building or buildings consisting of a number of individual rental units, intended for the use of the traveling public, each containing at least a bedroom and bathroom, and each having convenient access to a parking space for the use of the occupants of the units and may or may not provide food service.

**Motor Vehicle:** An automobile, truck, motorcycle or any other vehicle propelled or driven otherwise than by muscular power, excluding a commercial motor, a streetcar, or other motor vehicles running only upon rails, traction engine, farm tractor, self-propelled implement of husbandry or road building machine.

**Multiple-Unit Building:** A building containing two (2) or more distinct uses, each of which is allowed in the Zoning District in which the building is located.

**Multiple Complimentary (Vertically Integrated) Activities:** The accommodation of multiple complimentary activities which could be considered principal permitted uses under single or multiple ownership within one or more buildings on a single parcel where these uses are considered to provide additional processing and/or the sale of manufactured goods produced onsite.

**Municipality:** The RVSB.

**Municipal Reserve:** Dedicated lands that are provided to a municipality for public use, or that were dedicated as public reserve and transferred to a Municipality

pursuant to of *The Planning and Development Act, 2007*.

**Museum:** An institution that is established for the purpose of acquiring, conserving, studying, interpreting, assembling and exhibiting to the public for its instruction and enjoyment, a collection or artifacts of historical interest.

**Natural Areas:** An area relatively undisturbed by human activities and characterized by indigenous species including remnant or self-sustaining areas with native vegetation, water, or natural features.

**Non-Conforming Use:** Any use of land, building or structure lawfully existing or under construction where permits have been issued at the time of the passing of this Bylaw, the use of which does not comply with all the regulations of this Bylaw governing the Zoning District in which it is located.

**Noxious Use or Condition:** Any use or facility that causes or produces harmful or hazardous noise, vapours, smoke, dust (particles suspended in or transported by air), vibrations, electrical or electromagnetic fields, glare, or light.

**Office or Office Building:** 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 or trade are stored, trans-shipped, sold or processed.

**Official Community Plan (OCP):** The RVSB Official Community Plan Bylaw No. 8-2023.

**Open Space:** Passive and structure leisure and recreation areas that enhance the aesthetic quality and conserve the environment of the community, including parks, recreation and tourism nodes, and natural areas.

**Park Model Trailer/Unit:** A unit designed to facilitate occasional relocation, with living quarters for a temporary or seasonal use; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; and has facilities for washing and a water closet or other similar facility that may be connected to a sewage system. Minimum size of 625 ft<sup>2</sup> for dwelling.



*Park Model Trailer 102*



*Park Model Recreational Unit*

**Parking Lot:** An open area, other than a street, used for the temporary parking of more than four vehicles and available for public or private use.

**Parking Space:** A space within a building or parking lot for the parking of one (1) motor vehicle including convenient access to a public lane or street and shall be not

less than 2.5 metres (8.20 ft) wide and 6.0 metres (19.69 ft) in length.

**Pasture:** A site that is used for the raising and feeding of livestock by grazing.

**Patio:** Any hard surface or floor structure less than 0.31 metres (1 foot) above the average ground level upon which it is constructed.

**Permitted Use:** The use of land, buildings or other structures that shall be permitted in a Zoning District where all requirements of this Zoning Bylaw are met.

**Person:** A “person” shall apply to an individual, association, firm, partnership, corporation, trust, or agent, and their heirs, executors, or other legal representatives of a person to whom the same can apply according to the law.

**Personal Service Trades:** A building or part of a building in which persons are employed in furnishing services and administering to customer’s personal and or grooming needs, but does not include the provision of health related services.

**Places of Worship:** A building set aside by any religious organization for public worship. Typical uses include churches, chapels, mosques, temples, synagogues and parish halls.

**Pond:** Any constructed containment of water for the purpose of landscape enhancement, keeping ornamental fish or aquatic plants, or for other similar purposes, but not a swimming pool.

**Portable Storage Unit:** A transportable storage structure that is designed and

used for the storage of building materials, household goods, personal items and other materials for use on a temporary basis on a residential property. Such units are uniquely designed for their ease of loading to and from a transport vehicle.

**Principal Use:** The main or primary activity, for which a site or its buildings are designed, arranged, developed or intended, or for which is occupied or maintained.

**Public Work:** A facility as defined under *The Planning and Development Act, 2007* including a system, work, plant, equipment, or service, whether owned or operated by the Municipality, or by a corporation under Federal or Provincial statute, that furnishes any of the following services and facilities to, or for the use of, the inhabitants of the RVSB:

- a) Communication by way of telephone lines, optical cable, microwave, and cable;
- b) Television services;
- c) Delivery of water, natural gas, and electricity;
- d) Public transportation by bus, rail, or other vehicle production, transmission;
- e) Collection and disposal of sewage, garbage, and other wastes; and
- f) Fire and Police Services.

**Real-Estate Signage:** Signage directly associated with the sale of a property on which it is located and which maintains a gross surface area of less than 1.0 m<sup>2</sup> (10.76 ft<sup>2</sup>).

**Recreational Use:** The use of land for parks, playgrounds, tennis courts, lawn

bowling greens, indoor and outdoor skating rinks and curling rinks, athletic fields, golf courses, disc golf, walking trails, picnic areas, swimming pools, day camps, community centres and all similar uses, together with the necessary and accessory buildings and structures; but does not include the racing of animals or motorized vehicles.

**Recreational Vehicle:** Any vehicle designed, constructed or reconstructed to be used for personal pleasure or travels in such a manner as will permit occupancy as a dwelling or sleeping place for one or more persons, and constructed in such a way as to enable it to be used as a conveyance upon public streets or highways, and includes self-propelled and non-self-propelled vehicles. Recreational vehicles include motor homes, camper trailers, truck campers, 5th wheels, tent trailers, ATVs, UTVs, golf carts, ice fishing shacks and water craft.

**Recreational Vehicle (RV) Park:** An area of land, managed as a unit, providing short-term accommodation for motor homes and camping trailers, including accessory facilities such as administration offices and laundry facilities.

#### **Recycling Collection Depot**

**(Neighbourhood):** A building or structure used for the collection and temporary storage of recyclable household material such as bottles, cans, plastic containers, paper and paint, but shall not include the processing of recyclable material other than compaction; the collection and storage of oil, solvents or other hazardous material; or outdoor compaction or storage.

### **Recycling Collection Facility**

**(Commercial):** A building or structure intended to accommodate the collection, sorting, processing and temporary storage of recyclable materials that would otherwise be considered waste. These types of uses include outdoor processing or storage.

**Redevelopment** (see infill development)

**Residential Care Home:** A licensed or approved group care home governed by Provincial regulations that provide, in a residential setting, 24-hour care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.

**Residential Use:** The use of land, buildings, or structures for human habitation.

**Resort Village:** The Resort Village of Saskatchewan Beach or RVSB.

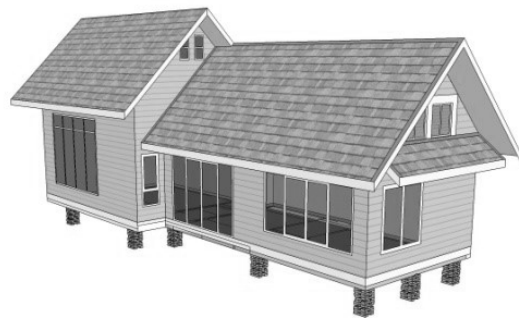
**Restaurant:** A building or part of a building wherein food is prepared and offered for sale to the public primarily for consumption within the building. Limited facilities may be permitted to provide for a take-out food function provided that such a facility is clearly secondary to the primary restaurant use.

**Retail Store (Shop):** A building or part thereof, or a place, where goods, wares, merchandise, substances, or articles are offered or kept for sale or rent, and may include servicing and the manufacture of products on site for sale on the site so long as the gross floor area used for manufacturing does not exceed 25% of the gross floor area of the retail store.

**Right-Of-Way:** The land set aside for use as a roadway or utility corridor. Rights of way are purchased prior to the construction of a new road or utility line, and usually enough extra land is purchased for the purpose of providing mitigative features. Sometimes road rights of way are left vacant after the initial roadway facility is constructed to allow for future expansion.

**Rooming House (Boarding House):** A building which contains a room or rooms for accommodation other than a dwelling unit or other form of accommodation defined elsewhere in this Bylaw, where meals may or may not be provided, with sleeping facilities and with or without private toilet facilities.

**RTM (Ready to Move) Home:** A residential dwelling that is constructed off-site in a yard or factory to Canadian National Building Code and transported as a single unit to a site for permanent installation on a permanent foundation including a basement.



*RTM (Ready to Move) Home*

**Satellite Dish:** A parabolic antenna utilized for the reception of satellite transmitted television or radio waves.

**Salvage Yard (Wrecking):** A parcel of land where second-hand, discarded or scrap materials are bought, sold, exchanged,

stored, processed or handled. Materials include scrap iron, structural steel, rages, rubber tires, discarded goods, equipment, appliances or machinery.

**School:** An educational facility under the jurisdiction of a Board of Education, a college, university, or any other school established and maintained either wholly or partially at public expense, whether or not the same is a boarding school and includes any dormitory building accessory to such school.

**Secondary Suite:** A self-contained dwelling unit which is an accessory use to, and located within, a detached building in which the principal use is a one-unit dwelling, and does not occupy more than 35% of the gross floor area of the dwelling, including the basement.

**Self-service storage facility:** A commercial business that rents or leases storage rooms, lockers, containers, modular storage units and/or outdoor space, for businesses and individuals to store and access their goods.

**Service Station:** A site used for the retail sale of lubricating oils and gasoline, automobile accessories, and for the servicing and repairing of motor vehicles essential to the operation of a motor vehicle; but does not include an auto body or painting shop, car sales lot, or a car washing establishment.

**Setback:** The distance required to obtain the front yard, rear yard or side yard provisions of this Bylaw.

**Shipping Container:** A container originally designed for use as a means of storing and transporting cargo via ship, rail, air or truck.

**Shopping Centre:** A building or group of buildings located on one or more contiguous and/or non-contiguous lot or site, in which four (4) or more of the uses allowed in the Zoning District are co-located for their mutual benefit including the use of off-street parking and other joint facilities.

#### **Should, Shall or May;**

- **Should** is an operative word which means that in order to achieve plan objectives, it is strongly advised that the action be taken.
- **Shall** is an operative word which means the action is obligatory.
- **May** is an operative word meaning a choice is available, with no particular direction or guidance intended.

**Sign:** Any device, letter, symbol, emblem or picture, that is affixed to or represented directly or indirectly upon a building, structure, or a piece of land and that identifies or advertises any object, product, place, activity, person, organization, or business in such a way as to be visible to the public on any street, thoroughfare, or any other public place.

**Sign, Billboard:** A private free-standing sign, including supporting structure, which advertises goods, products, services, organizations, of facilities that are available from, located on, or refer to, a site other than the site on which the sign is located.

**Sign, Canopy:** A sign attached to, or painted on an awning, canopy or freestanding canopy.

**Sign, Fascia:** A sign fastened to, or painted on the wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign and which does not project more than 0.5 metres (1.64 ft) from such building or structure.

**Sign, Freestanding:** Sign, except a billboard, independently supported and visibly separated from a building or other structure and permanently fixed to the ground.

**Sign, Height:** The vertical distance measured from the highest point of the sign to grade level at the centre of the sign.

**Sign, Marquee:** A sign that is mounted or painted on, or attached to an awning, canopy, or marquee.

**Sign, Off-Premises:** A sign which contains any message chosen by a person other than the person in control of the premises upon which the sign is located.

**Sign, Portable:** A freestanding sign mounted on a portable frame with a single sign face area of not less than 1.9 m<sup>2</sup> or greater than 6.0 m<sup>2</sup> (64.59 ft<sup>2</sup>) than can be readily moved or transported.

**Sign, Projecting (Awning):** A sign which is wholly or partially dependent upon a buildings for support and which projects more than 0.5 metres (1.64 ft) from such building. (Including Awning Signs).

**Sign, Temporary:** A sign which is not permanently installed or affixed in position, nor connected to any service, advertising a product or activity on a limited basis.

**Site:** An area of land within the same property lines, consisting of one or more lots consolidated under a single certificate of title or tied at Information Services Corporation (ISC), considered as a unit devoted to a certain use or occupied by a building or a permitted group of buildings, and the customary accessories and open spaces belonging to the same.

**Site Area:** The total horizontal area within the site lines of a site.

**Site, Corner:** A site at the intersection of two or more public streets, or upon two parts of the same street, the adjacent sides of which street or streets (or, in the case of a curved corner, the tangents at the street extremities of the side site lines) contain an angle of not more than one hundred and thirty-five (135) degrees. In the case of a curved corner, the corner of the site shall be that point on the street at the point of intersection of the said tangents.

**Site Coverage:** The percentage of the site area covered by all the buildings above the ground level. Maximum site coverage 50% applies within the RVSB.

**Site Depth:** The horizontal distance between the front site and rear site lines, but where the front and rear site lines are not parallel the site depth is the length of a line joining the midpoint of such site lines.

**Site, Through:** A site other than a corner site, having separate frontages on two

streets. The front site line of a through site shall be determined by predetermined building lines. This is only applicable for Commercial and Industrial Zones.

**Site, Width:** The horizontal distance between the side boundaries of the site measured at a distance from the front lot line equal to the minimum front yard required for the district in which the site is located.

**Site Line:** Any boundary of a site.

**Site Line, Front:** The line separating the site from the street; for a corner site, the shorter line abutting a street; but in the case of a corner site with two street lines of equal length, the front site line shall be designated by predetermined building lines.

**Site Line, Rear:** The site line at the rear of the site, opposite the front site line.

**Site Line, Side:** A site line other than a front or rear site line.

**Site Plan:** A plan showing the location of existing and proposed buildings on a site in relationship to the site lines.

**Solar Panels:** Panels designed to absorb the sun's rays as a source of energy for generating electricity or heating.

**Special Care Facility (Home):** An institutionalized nursing home, supervisory care home, sheltered care home or other facility used for the purpose of providing supervisory care, personal care, and nursing care.

**Special Needs Housing:** Multiple unit dwellings or dwelling groups operated by a non-profit corporation or public authority

and used exclusively for the domestic habitation of senior citizens, disabled persons, occupants of subsidized housing, or the cohabitant spouse and children of persons noted above.

**Storey:** That portion of a building, other than an attic or basement, between the upper surface of any floor and the upper surface of the floor next above.

**Storey, One-Half:** That portion of a building situated wholly or in part within the roof and in which there is sufficient space to provide a height in accordance with the National Building Code of Canada, between finished floor and finished ceiling over a floor area which is not less than one-third nor more than two-thirds of the floor area of the story next below.

**Stakeholders:** Individuals, groups or organizations who have a specific interest or "stake" in a particular need, issue situation or project and may include members of the local community residents, community groups or local, provincial and federal governments.

**Street:** The whole and entire width of every highway, public road, or road allowance vested in Her Majesty in the right of the Province of Saskatchewan and shown as such on a plan of survey registered at Information Services Corporation (ISC).

**Strip Mall (Mini Mall):** A building of not more than 604.0 m<sup>2</sup> (6501.61 ft<sup>2</sup>) in gross floor area in which a minimum of three (3) and a maximum of six (6) of the permitted or discretionary uses of the Zoning District are located together for their mutual benefit.

**Structural Alteration:** The construction or reconstruction of supporting elements of a building or other structure.

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

**Subdivision:** A division of land, and includes a division of a quarter section into legal subdivision as described in the regulations made pursuant to *The Land Surveys Act, 2000*.

**Swimming Pool:** Any body of water permanently located outdoors or indoors, contained by artificial means and used and maintained for the purpose of swimming, wading, or diving and having a depth of 0.61 metres (2.0 ft) or more at any point.

**Tavern:** An establishment, or portion thereof, where the primary business is the sale of beverage alcohol for consumption on the premises, with or without food, and where no live entertainment or dance floor is permitted, subject to Provincial Regulations.

**(Tele)communication Facility:** A structure situated on a non-residential site that is intended for transmitting or receiving television, radio or cellular communications, excluding those used exclusively for dispatch communications.

**Temporary Garage:** Shall mean a temporary prefabricated shelter constructed with a metal or plastic frame and covered with a tarpaulin or other similar type of fabric or plastic cover used primarily for the storage of vehicles or

other equipment accessory to a residential use only.

**Tourist Campground:** An area of land, managed as a unit, providing short-term accommodation for tents, camping trailers, motor homes and campers, including accessory facilities such as administration offices and laundry facilities.

**Trailer, Camper:** Means a vehicle without drive power designed to be used as a temporary dwelling for travel or recreational use.

**Trailer (Camping), Motor Home:** Any vehicle designed, constructed or reconstructed in such a manner as will permit occupancy as a dwelling or sleeping place for one or more persons, notwithstanding that its running gear is removed or jacked up, is used or constructed in such a way as to enable it to be used as a conveyance upon public streets or highways, and includes self-propelled and non-self-propelled vehicles.



*Motor Home/Camping Trailer*

**Trailer, Cargo:** Means any trailers that are utilized to transport goods, livestock and other items from one location to another.

**Trailer, Snowmobile:** Means any trailers that are utilized to transport snowmobiles, and/or all terrain winter vehicles and other items from one location to another.

**Trailer, Watercraft and/or Boat:** Means any vehicle without drive power designed for carrying boats, either partially or wholly on its own structure, which is being drawn by a self-propelled vehicle and operated over the public roads.

**Trucking Firm Establishment:** The use of land, buildings or structures for the purpose of storing, servicing, repairing, or loading trucks, transport trailers and/or buses, but does not include an automobile service station, transportation sales or rental outlets.

**Use:** The activity or purpose for which any land, building, structure, or premises, or part thereof is arranged, designed, or intended, occupied, or maintained.

**Used For:** Includes “arranged for”, “designed for”, “intended for”, “maintained for”, and “occupied for”.

#### **Vehicle Repair and Maintenance**

**Service, Indoor:** Includes all land uses, which perform maintenance services to motorized vehicles and contain all operations (except vehicle storage) entirely within an enclosed building.

#### **Vehicle Repair and Maintenance Service,**

**Outdoor:** Maintenance services have all or any portion of their operations located outside of an enclosed building.

**Warehouse:** A building used for the storage and distribution of wholesale goods and materials.

**Waste Disposal Facility, Liquid:** A facility to accommodate any waste which contains animal, mineral or vegetable matter in

solution or suspension, but does not include a septic system for a single residence or farmstead, or a manure storage area for an intensive livestock operation.

**Waste Disposal Facility, Solid:** A facility or a temporary storage facility, to accommodate discarded materials, substances or objects which originated from residential, commercial, institutional and industrial sources which are disposed of in municipal or private landfills, but not including dangerous goods, hazardous waste or biomedical waste.

**Wind Energy Conversion System:** A system composed of a wind turbine, tower and associated control electronics with a capacity of less than 100 kW for non-residential use or 10 kW for residential use. It will be considered an accessory use and is intended to provide on-site power for a principal use.

**Wind Turbine:** The individual component of a Wind Energy Conversion System that converts kinetic energy from the wind into electrical energy, independent of the electrical conductors, electrical storage system, electrical metering, or electrical inverters.

**Wind Turbine, Electrical:** An individual component of a Wind Energy Conversion System, which converts kinetic wind energy to electrical energy through electric currents.

**Wind Turbine, Mechanical:** An individual component of a Wind Energy Conversion System, which converts kinetic wind energy to mechanical energy through motion.



## METRIC TO IMPERIAL CONVERSIONS

Distance (metres - feet)			
0.5 metres	1.64 ft	17.0 metres	55 ft
2.0 metres	7 ft	19.8 metres	65 ft
2.5 metres	8 ft	30 metres	98 ft
3.0 metres	10 ft	46 metres	150 ft
4.2 metres	14 ft	50 metres	164 ft
4.5 metres	15 ft	75 metres	246 ft
5.0 metres	16 ft	80 metres	262 ft
5.5 metres	18 ft	90 metres	295 ft
6.0 metres	20 ft	100 metres	328 ft
6.5 metres	21 ft	150 metres	492 ft
7.5 metres	25 ft	200 metres	656 ft
10 metres	33 ft	230 metres	755 ft
11 metres	36 ft	305 metres	1000 ft
12 metres	39 ft	467 metres	1532 ft
15 metres	49 ft		
15.3 metres	50 ft		

Area (m <sup>2</sup> to ft <sup>2</sup> )			
1.0 m <sup>2</sup>	10.7 ft <sup>2</sup>	100 m <sup>2</sup>	1076 ft <sup>2</sup>
0.5m <sup>2</sup>	5.4 ft <sup>2</sup>	150 m <sup>2</sup>	1615 ft <sup>2</sup>
5.0 m <sup>2</sup>	53.8 ft <sup>2</sup>	230 m <sup>2</sup>	2475 ft <sup>2</sup>
9.3 m <sup>2</sup>	100 ft <sup>2</sup>	450 m <sup>2</sup>	4844 ft <sup>2</sup>
14.0 m <sup>2</sup>	144 ft <sup>2</sup>	465 m <sup>2</sup>	5,005 ft <sup>2</sup>
	300 ft <sup>2</sup>	540m <sup>2</sup>	5812 ft <sup>2</sup>
37.2 m <sup>2</sup>	400 ft <sup>2</sup>	560 m <sup>2</sup>	6,000 ft <sup>2</sup>
45 m <sup>2</sup>	485 ft <sup>2</sup>	900 m <sup>2</sup>	9687 ft <sup>2</sup>
50 m <sup>2</sup>	538 ft <sup>2</sup>	930 m <sup>2</sup>	10,000 ft <sup>2</sup>
56 m <sup>2</sup>	600 ft <sup>2</sup>	6070 m <sup>2</sup>	1.5 acres
60 m <sup>2</sup>	646 ft <sup>2</sup>	0.8 hectare	2 acres
78 m <sup>2</sup>	839 ft <sup>2</sup>	1 hectare	2.5 acres
83.6 m <sup>2</sup>	900 ft <sup>2</sup>	2 hectares	5 acres
92.96m <sup>2</sup>	1,000 ft <sup>2</sup>		

\*Conversions are rounded to the nearest decimal point