

- b) Applicants for these permits shall file an application on a form provided by the Development Officer.
 - i) In instances involving difficult drainage issues, the Development Officer shall refer the application to a qualified professional (example: landscape architect or registered professional engineer) for field review and advice. See Section 3.4.5 (c).
 - ii) Village staff shall conduct an inspection prior to the Development Officer issuing a permit. In cases involving drainage issues, a culvert may be required as a condition of the permit.
 - iii) The Development Officer shall enter any specific requirements on the permit before issuing a written permission to begin construction. Council shall establish and annually review the fee for driveway permits to cover cost of onsite inspection by the Village.
- c) The issuance of a Driveway Permit does not guarantee that if the provisions/recommendations of the permit are met the applicant will not be liable for remedying drainage concerns and be liable for damages to the village road and to neighboring properties after construction is completed.

3.4.7 Lot Appearance

- a) Residents must maintain (or arrange for) a reasonable level of landscape maintenance such as cutting their grass and keeping weeds down.
- b) Having a natural landscape cover approach to landscaping and/or landscaping that is water-wise does not grant the property owner the right to grow weeds or not to maintain their landscape.

3.4.8 Landscaping

- a) Open uncovered spaces in new residential districts shall be landscaped.
- b) The proposed landscape guidelines for residential lots is to enhance aesthetics and property values of residential districts in order to provide water efficient landscaping suitable for dry land conditions in the Resort Village and to minimize irrigation on hillside areas prone to sloughing/slippage.
- c) Applicants for a development permit (Section 2) shall be asked to include a landscape plan that recognizes the following guidelines:
 - i) Every attempt should be made to maintain the area in its natural state.
 - ii) The extent of new turf (irrigated lawn) shall not exceed 50% of the gross area of front and side yard, or 50% of the gross area rear and side yard in new residential districts in the Resort Village.
 - iii) Drought tolerant grass, plants, shrubs and trees suitable for the prairies are preferred.
 - iv) The use of wood fibre mulch, gravel or rocks is suggested for areas not covered by vegetations.

3.4.9 Removal of Dangerous Trees

- a) The owner or resident shall be responsible to trim or prune, remove or cut down trees on the property if the Council considers such trees or shrubs to be:
 - i) A hazard to the safety of persons,
 - ii) Likely to cause damage to public utilities, or
 - iii) Seriously inconvenience the residents.
- b) Trained village maintenance staff shall use the following criteria to identify dangerous trees that are:
 - i) Dead, dying, severely damaged or diseased, partially uprooted, severely leaning and in danger of falling on property or power lines,
 - ii) Interfering with, or is in close proximity to power lines to cause imminent danger during strong winds, or
 - iii) Blocking existing wells, septic holding tanks, drainage or other major improvements.
- c) Council may serve notice on the owner or occupant of the property that the Resort Village may take appropriate action as outlined above at the expense of the owner if the required action is not taken within 30 days of the serving of the notice.

SECTION 4 - SEASONAL CAMPGROUND REGULATIONS

4.1 Intent and Focus of Seasonal Campground Regulations

4.1.1 Intent: to regulate the campground use and development as a seasonal recreational campground within current capacity of 137 campsites.

4.1.2 Focus: The seasonal recreational campground is on two (2) parcels owned and operated for their members, by the Poplar Beach Campground Owners' Cooperative Inc. (2008) (or PBCOC).

The campground already existed before the village *Resort Village* was created in 1981. Therefore the campground is a nonconforming use in both zoning districts. Parcel No. 149880561 is zoned UR-Urban Reserve District and Parcel No. 132796198 is rezoned to UR-Urban Reserve District from C-Commercial District.

4.2 Operations and Development Permit

- a) The operation agreement between the Resort Village of Wakaw Lake and Poplar Beach Campground Owners' Cooperative Inc. (2008) is under review with respect to services fees and land taxes. The request for re-assessment of the 2013 land value has necessitated this review. Following re-assessment, service fees and other fees collected will be established.
- b) The Poplar Beach Campground Owners' Cooperative Inc. (2008) shall provide the Administrator of the Resort Village with a plan of the campground, identifying any buildings, uses of land and the location of all roadways and recreation vehicle campsites with dimensions, street names where applicable, and site numbers clearly indicated, together with a record of the occupants on each site.
- c) The rearrangement of campsites, the construction or moving of buildings and structures, the material change in use of portions of land, moving a recreational vehicle on to campsite the first time, or the filling or clearing of land shall require a new development permit, and the operator shall submit for approval an amended plan incorporating the changes. In line with the Official Community Plan (OCP) the total number of campsites shall not exceed 137 campsites (135 plus 2 rental sites).

4.3 Uses

4.3.1 Permitted Uses

The following uses are permitted in the seasonal recreational campground:

4.3.1.1 Principal uses

- a) A maximum of 137 campsites shall be permitted within the boundaries of the corporate land (Parcel No. 149880561, zoned UR-Urban Reserve District and Parcel No. 132796198, rezoned to UR-Urban Reserve District from C-Commercial District). Campground use of these parcels is recognized as a non-conforming use since years prior to 1981.
- b) Recreational uses: sports field, play ground, picnic ground, hiking trails and other environmentally compatible non-motorized recreational uses.
- c) Public utilities, excluding municipal solid and liquid waste disposal facilities.
- d) Facility for sorting and temporary storage of recyclables is permitted.

4.3.1.2 Accessory uses (on each campsite)

- a) Accessory uses, buildings, or structures accessory to and located on the same campsite with the permitted recreational vehicle or use, including detached decks, will require development permits.
- b) Accessory uses, structures and buildings shall be non-permanent and removable in the event of fire emergency.
- c) One (1) Accessory Buildings shall be permitted up to 9.0m² (97 ft²) on a campsite where required yard setback allows. An additional accessory building may be permitted pending approval of PBCOC and the Resort Village Council. (Note: on some campsites, there may not be available space to accommodate an accessory building.)

4.3.1.3 Ancillary uses (in the common area of the campground)

- a) A campground may include as ancillary uses a laundromat or a confectionery designed to meet the needs of the occupants of the campsites, and one single detached dwelling for the accommodation of the operator.
- b) In a common area (10% open space in the campground area), the location, design standards and site requirements of any ancillary developments, uses and services such as decks, recreational buildings, fire pits and any other similar uses or services that may be associated with or required within a campground may be approved at the discretion of the Council of the Resort Village of Wakaw Lake.

4.4 Uses Not Permitted

The following uses shall not be permitted:

- a) Tents and tent trailers, or converted buses.
- b) Mobile homes, except the Park Model Trailer 102 built to RV specifications, the CSA Z-240 and

CSA Z-241 Standard.

- c) Extended parking and storage of heavy equipment.
- d) Permanent trailers (see: Definitions).
- e) Manufactured and modular homes and cabins.
- f) Recreational vehicles (trailer coaches or trailer homes or CSA Z-241 units) with wheels and/or axles removed.
 - NOTE: all recreation vehicles shall be fully mobile and capable of being licensed for general travel on the highway.
- g) Wrap-around, partial (as in carport) or full enclosures over recreation vehicles.
- h) Attached structures such as decks, porches, vestibules, and similar structures, as additions to a recreational vehicle. Such structures detached from the recreational vehicle are allowed (NOTE the 1/2 hour takedown rule).
- i) Out houses without vaults or holding tanks will be prohibited.
- j) Partially dismantled or inoperative motor vehicles.
- k) Satellite dishes or antennas larger 0.61 m (2 ft) attached to trees, power poles, or on fence posts along the periphery of the Resort Village boundary.
- l) Home based businesses.
- m) Year-round occupancy and residence.
- n) Project accommodation (work camp) using recreational vehicles or other trailers as accommodation is not permitted within the boundaries of the Resort Village of Wakaw Lake.

4.6 Campground Layout

4.6.1 Campground Layout

- a) The *maximum number of campsites* shall be limited to 137 (135 plus 2 rental) recreation vehicle campsites on the combined area of the two (2) parcels (Surface Parcel No.132796198 and No. 149880561) in SE 27-42-26-W2ndM.
- b) The campground shall have a minimum of two exits for fire and other emergency evacuation.
- c) No portion of a campsite, other use or structure shall be located within a roadway, required buffer area, or within the required setback from the centre line of Highway No. 41 established by Saskatchewan Ministry of Highways.
- d) Each campsite shall have direct and convenient access to a developed roadway.
- e) Each recreational vehicle shall be located at least 3.0 m (10 ft) from any other recreational vehicle in full set up mode (slide outs and awnings fully extended) and each site shall have dimensions, location, and orientation sufficient to allow such location of recreational vehicles.

4.6.2 Accessory buildings

- a) There shall be up to two single story accessory buildings per campsite pending lot size and subject to approval of council. These buildings shall be detached from the recreational vehicle. Accessory Building also includes fabric-covered structure.
- b) Accessory buildings shall not have plumbing.
- c) Accessory building shall not be used for human habitation.
- d) A detached Accessory Building on campsite shall be single story shall be less than 9.0 m² (97 ft²) with walls not exceeding 2.43 m (8 ft) and a roof peak not exceeding 3.65 m (12 ft).
- e) Placement of accessory buildings shall be made with consideration of the clearance between other structures and RV units on the campground.
- f) Accessory decks and buildings shall not be attached to a recreational vehicle.
- g) NOTE: An accessory building that will not meet requirements for minimum yard setbacks, due to insufficient space, shall not be allowed on that campsite.

- h) In all cases, lot size and current development will determine the ability to construct additional accessory buildings.

4.6.4 Traffic

a) Roads and Parking:

i) Internal road (all-weather) width:

One-way: 4 m (13.12 ft)
Two-way: 7.5 m (24.60 ft)

ii) Minimum vehicle parking:

Minimum width: 3.0 m (10.0 ft) for a parking stall.

- i. Minimum one (1) vehicle located on recreation vehicle campsite in addition to the parking space for recreational vehicle (motor home, trailer home, park model)

4.6.6 Amenity Area (Recreation Area)

- a) 10% of the RV site park area shall be set aside and designated for public amenity areas (playground area, park facilities, guest parking, and washroom) which shall be shown on the campground plan.

4.6.7 Signs

- a) Each campsite permitted in the campground shall be designated and shown on the campground plan.
- b) Recreation vehicle campsite should be numbered so the numbers can be seen from the cars. Campsite number and name plate signs shall not exceed 0.2 m² (2.0 ft²) in area for each campsite and indicate name and campsite number.
- c) All streets shall have street signs, where applicable, and site numbers shall be signed, corresponding with the site plan provided.
- d) The campground will contain a permanent stall (campsite) location map at the entrance to the campground.
- e) Signs and bill boards in the campground shall comply with the Zoning Bylaw.

4.6.8 Utility Services Requirements

- a) Sewage disposal systems, potable water holding tanks, propane tanks, and natural gas and electrical servicing shall meet all relevant provincial and federal regulations.
- b) A sewage disposal facility (dump station for RV units on two rental sites) shall be provided that is easily accessible and separated from the recreational vehicle stalls and amenity areas; or a holding tank shall be provided at each campsite.
- c) Power and gas shall be as set out by SaskPower and SaskEnergy.

4.6.9 Sewage and Solid and Liquid Waste Management.

- a) Sewage shall be collected and disposed as regulated by *The Public Health Act, 1984* and amendments and regulations (*The Shore land Pollution Control Regulations, 1976*) thereafter as administered by the Saskatoon Health Region of the Saskatchewan Department of Health, and shall be complied with in respect to all operations and development of the campground.
- b) Solid and liquid waste shall be managed as regulated by *The Environmental Management and Protection Act, 2010* and amendments and regulations thereafter.

4.6.10 Washroom facilities

- a) Washroom facilities shall be provided in centralized locations as required by The Public Health Act and regulations therein administered by the Saskatoon Health Region.

4.6.11 Laundry Facilities

- a) A campground may include as ancillary uses a laundromat or a confectionary, and shower designed to meet the needs of occupants of the RV sites, and one single detached dwelling for the accommodation for the operator (a volunteer or a hired person).
- b) Amenities may include: laundry facilities, telephone/internet, and play area.

4.6.12 General Provisions

These campground regulations also include all applicable provisions of the Official Community Plan and Zoning Bylaw.

SECTION 5 - REGULATIONS FOR LAKESIDE DEVELOPMENT AND SHORELINE STRUCTURES

5.1 Purpose

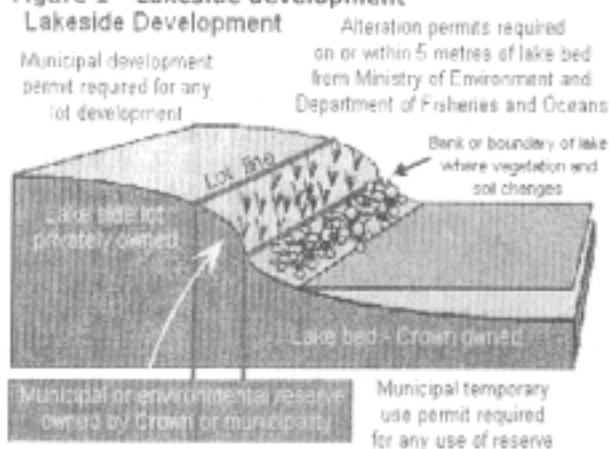
- a) Lakeside lands comprised of dedicated lands shown as municipal or environmental reserves on the zoning district map and Crown foreshore lands along the shoreline of Wakaw Lake. (See: Figure 1 - Lakeside Development). These are publicly owned lands. Lakeside lands are valued environmental, recreational, and aesthetic component of the Resort Village and the lake ecology. These public lakeside lands are considered important environmental 'buffers' for the protection of Wakaw Lake. Because use, development and structures on, and from adjacent lands can adversely affect these lakeside lands or have a potential affect on the management of the lake ecosystem, approval will be required before undertaking any work, development and placement of structures on these public lakeside lands.
- b) The purpose of these regulations is:
- to provide public access to the lake and along the shore of Wakaw Lake, insofar as is practical, for residents in the Resort Village;
 - to protect and preserve dedicated and Crown foreshore lands (environmental 'buffers' between the cottages and the lake) from land uses potentially harmful to the riparian habitat and lake ecology while allowing environmentally acceptable developments and shoreline structures with the least impact on lakeside lands and the lake ecology;
 - to maintain and protect shoreline aesthetics from intrusion of non-essential structures and developments;
 - to avoid and minimize potential land use conflicts and avoid the intrusion of development from adjacent residential areas onto public lakeside lands (dedicated lands); and,
 - to control the use of lakeside lands which are public lands and to assure that such lands shall be used only for allowed purposes under regulations established by the zoning bylaw.

5.2 Shoreline and Lakeside Land Development

- a) Shoreline and lakeside land development for the purpose of these regulations in the Resort Village includes:
- an environmentally acceptable shoreline development on lakeside lands (dedicated lands and Crown foreshore lands).
 - an environmentally acceptable temporary shoreline structure (such as docks) on lakeside lands (dedicated lands and Crown foreshore lands)
- b) All Shoreline and Lakeside land development require a development permit.
- c) Shoreline development and modifications shall be carried out in an environmentally responsible manner. Approval from Saskatchewan Environment (aquatic habitat protection), Saskatchewan Watershed Authority (lake elevation and flooding), Fisheries and Oceans (fish habitat), Transport Canada (navigation) is required prior to development. (CHECK IF NECESSARY)
Prior to initiating shoreline development, please review the Fisheries and Oceans Canada document found on the Resort Village Website entitled Post-flood Shoreline Restoration and Stabilization Protocol. This document provides a clear overview of acceptable development.
- d) Shoreline development and modifications including beach development and re-profiling of backshore lands and construction of foreshore/backshore installations such as a public boat launch, will not be permitted unless an environmental review shows the proposed 'work' in or near the water:
- to alter the bed, bank or boundary of the lake
 - to remove or add any material to the bed, bank, or boundary
 - to remove vegetation from the bed, bank or boundary
 - to place extended structures that may pose concerns for navigation on the lake can be carried out in an environmentally responsible manner. Approval from Saskatchewan Environment (aquatic habitat protection), Saskatchewan Watershed Authority (lake elevation and flooding), Fisheries and Oceans (fish habitat), Transport Canada (navigation) is required.
- e) Lakeside lands (municipal and environmental reserves and Crown foreshore lands) located between private lots and the water's edge may only be developed with landscaping and shore land protection, as approved and directed by Council, but only after required federal and provincial permits have been obtained and then an application for *development agreement (a municipal discretionary use permit with conditions attached to the permit)* may be considered for approval by Council.

- f) Use of lakeside lands (municipal and environmental reserves and Crown foreshore lands) by other than lakeside cottagers (back row residents) shall require an Annual Discretionary Temporary Use Permit (municipal permit). In these circumstances, council will encourage the cooperative use of piers and docks at access nodes to the lake or by sharing of docks with lakeside cottage owners. Applicants will be limited to one boat or one boatlift.
- g) Sharing of extended docks into the lake behind cottage lots or at the end of lakeshore access nodes and walkways will be encouraged to reduce and minimize impact on the shoreline ecology. A limit of 6 boats per shared dock will be applied. These will require authorization from Council after the applicant has obtained applicable permits from federal and provincial agencies. In these circumstances, council will encourage the cooperative use of piers and docks. Applicants will be limited to one boat or one boatlift.
- h) Sharing of extended docks into the lake at the end of lakeshore access nodes (Municipal Reserve zoned recreation) by back row cottage owners will be encouraged. One boat or one boat lift or one personal watercraft policy will apply. These will require authorization from Council after applicable permits have been obtained from federal and provincial agencies by the applicant.

Figure 1 - Lakeside development



5.3 Development Criteria and Standards

- a) Docks and piers must be of adequate length to ensure sufficient water depth for mooring, except for shared multiple slip structures.
- b) Guidelines for installation of structures:
- must be done manually as no equipment is allowed to work in the water or on the bank
 - only floating docks or docks supported by posts may be installed
 - Applicants approved for a dock permit are responsible to ensure that docks or other shoreline structures placed in the water meet provincial and federal guidelines for construction methods and materials viewed to be safe for fish and water habitat.
 - Creosote and pentachlorophenol treated wood are prohibited.
 - dredging to improve access to the mooring area and the dock is prohibited
 - any proposal to remove aquatic vegetation or any other type of bank work must be reviewed by Saskatchewan Ministry of Environment.

NOTE: There are practical guidelines and examples on installation of structures described in *Saskatchewan Fact Sheet Working Around Water and The Fish Habitat Primer A Guide to Understanding Freshwater Fish Habitat in the Prairies*, both available from the Department of Fisheries and Oceans (www.dfo-mpo.gc.ca/oceans-habitat/).

- c) Only registered vessels of ratepayers of the Resort Village of Wakaw Lake and their overnight guests shall be allowed for docking and mooring at authorized docks.
- d) Stairs and stairways must meet the National Building Code.

5.3.1 Permitted temporary shoreline structures

- a) Permitted temporary shoreline structures, for the purpose of these bylaws, refers to structures positioned and installed along the shoreline and upland edge of the shoreline; or on a lot abutting a shoreline at the water-side of the property. Such structures are attached to the bed of the lake. Such structures must not adversely impact on fish habitat.
- b) Permitted shoreline structures include the following: stake tie-up, dock, pier, rollout pier or other removable pier.
- c) All permitted shoreline structures will be conditional on obtaining a discretionary use permit from the municipality (municipal permit).