

7.3 PERMITTED AND DISCRETIONARY LAND USES, OTHER DISTRICT REGULATIONS

	PERMITTED USES	DISCRETIONARY USES	OTHER DISTRICT REGULATIONS
Residential District (R-1)	<p><u>Residential</u></p> <ul style="list-style-type: none"> Single detached dwellings. <p><u>Recreational</u></p> <ul style="list-style-type: none"> Picnic grounds, golf courses, sports fields, beaches, playgrounds, and parks. <p><u>Institutional</u></p> <ul style="list-style-type: none"> Churches and church halls Community halls and facilities Public works 	<ul style="list-style-type: none"> Home Based Business Neighborhood confectionary store/coffee shop Home Occupation Bed and Breakfast Lodging One accessory dwelling unit ('granny-suite/guest house) or detached accessory building as a <i>temporary discretionary (conditional) use</i> (Section 3.1.7). 	<p>Accessory buildings, structures and uses, except accessory dwelling units, shall be permitted and comply with Section 3.1.6 of this zoning bylaw.</p> <p>Regulations:</p> <ul style="list-style-type: none"> Off street parking Residential accessories Storage Drainage Overlay districts (flood hazard and hillside protection)
Residential District (R-2)	<p><u>Residential</u></p> <ul style="list-style-type: none"> Single detached dwellings. <p><u>Recreational</u></p> <ul style="list-style-type: none"> Picnic grounds, golf courses, sports fields, playgrounds, beaches and parks. <p><u>Institutional</u></p> <ul style="list-style-type: none"> Churches and church halls community halls and facilities [place of assembly] Public works 	<p>On lots/sites with lane:</p> <ul style="list-style-type: none"> Home Based Business Neighborhood confectionary store/coffee shop Home Occupation Bed and Breakfast Lodging One accessory dwelling unit ('granny-suite/guest house) or detached accessory building as a <i>temporary discretionary (conditional) use</i>. <p>On lots/sites without lane:</p> <ul style="list-style-type: none"> Home Occupation One accessory dwelling unit ('granny-suite/guest house) or detached accessory building as a <i>temporary discretionary (conditional) use</i>. 	<p>Accessory buildings, structures and uses: buildings, structures or uses secondary and accessory to but located on the same site with the proposed use.</p> <p>Regulations:</p> <ul style="list-style-type: none"> Off street parking Residential accessories Storage Drainage Undersized lots Overlay districts (flood hazard and hillside protection)
Residential District (R-3)	<p><u>Residential</u></p> <ul style="list-style-type: none"> Single detached dwellings. <p><u>Recreational</u></p> <ul style="list-style-type: none"> Picnic grounds, playgrounds, beaches and parks. <p><u>Institutional</u></p> <ul style="list-style-type: none"> Public works <p><u>Prohibited uses</u></p> <ul style="list-style-type: none"> Mobile homes 	<p>Due to limited site area and limited parking only the following discretionary uses may be considered/allowed:</p> <ul style="list-style-type: none"> Home Occupation If space available, one accessory dwelling unit ('granny-suite/guest house) or detached accessory building as a <i>temporary discretionary (conditional) use</i>. 	<p>Accessory buildings, structures and uses: buildings, structures or uses secondary and accessory to but located on the same site with the proposed use.</p> <p>Accessory dwelling unit (granny-suite): see Discretionary Uses</p> <p>Regulations:</p> <ul style="list-style-type: none"> Off street parking Residential accessories Storage Drainage Undersized lots Overlay districts (flood hazard and hillside protection)

Commercial (Non-Residential Development) District (C)	<p><u>Principal Permitted Uses:</u></p> <p><u>Commercial</u></p> <ul style="list-style-type: none"> • Personal service shops • Grocery stores and food item sales • Restaurants and cafes • Retail merchandise shops <p><u>Institutional</u></p> <ul style="list-style-type: none"> • Place of worship • Community halls and facilities • Municipal buildings • Public works and utilities <p>Shall not allow rental facilities for tents, campers, trailers, motor homes or other forms of accommodation.</p>	<ul style="list-style-type: none"> • Small cabins for overnight guests 	<p>Secondary and Accessory Uses: <i>Buildings, structures or uses secondary and accessory to but located on the same site with the principal use, including a single detached dwelling secondary and accessory to a principal commercial use.</i></p>
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Recreation District (REC)	<p><u>Permitted uses:</u></p> <ul style="list-style-type: none"> Roads discretely located and under stricter than normal controls due to erosion and risk of flood Parking lots Picnic grounds, playgrounds, public beaches and parks. Open space , buffer strip Golf course Hiking and cross country ski trails Sports and playgrounds Beach and boat launch access Public boat docking facilities Foot paths, stairs and boardwalks as appropriate Public building or facility Utilities <p><u>Prohibited uses:</u></p> <ul style="list-style-type: none"> Overnight parking Idling of vehicles Camping Off-site gardens Storage of cars, boats trailers and other private property Extension of 'private space' by off-site landscaping Lane access through municipal/public reserve (the primary level of access to lots or parcels is from the Village streets and service access from the back lane) 	<ul style="list-style-type: none"> Marina and gas pump and/or boat rental under DISCRETIONARY TEMPORARY USE PERMIT (MUNICIPAL PERMIT) Snack bar at the beach Motorized trails in areas designated by Council Shore land protection measures (erosion control) Swimming areas Boating restrictions Boat launch Public washrooms (risk of high water table) Water safety related facilities and navigational aids such as beacons and signs; and Shore land alteration and management efforts shall include prior consultation with government environmental and water management agencies. 	<p>Accessory buildings, structures and uses secondary or subordinate to the principal permitted or discretionary use, shall apply.</p> <p>Regulations:</p> <ul style="list-style-type: none"> No minimums (development standards) Most of the lands shown as Public Reserve on the subdivision plan are zoned as REC - Recreation District. These zoned lands shall be subject to the provisions of Section 186 and 192 and other sections regarding Public Reserve, of <i>The Planning and Development Act, 2007</i>. Boating regulations (Transport Canada) Shore land 'alterations' (Saskatchewan Ministry of - - Environment and Department of Fisheries and Oceans of Canada) Section 5 - Regulations for Development on Lakeside Lands of this zoning bylaw.
Conservation District (CA)	<p><u>Permitted Uses</u></p> <ul style="list-style-type: none"> Shoreline fishing Nature appreciation, photography Hiking Cross country skiing Wildlife viewing Preservation of wildlife habitat Preservation of vegetation cover for the prevention of erosion The Conservation Area (environmental reserve) must be left in its natural state. <p><u>Prohibited uses:</u></p> <ul style="list-style-type: none"> Motor vehicle access Mooring of vessels 	<ul style="list-style-type: none"> Carefully located and developed foot paths and/or boardwalks (avoiding nesting sites) Viewing posts Park benches Discretely placed informational signs Navigational aids Public utilities and communication installations. 	<p>Accessory Uses</p> <ul style="list-style-type: none"> Non-habitable buildings, structures or uses secondary or subordinate to, and located on the same lot with the principal permitted or discretionary use, shall be permitted <p>Regulations:</p> <ul style="list-style-type: none"> Section 185 (3) of <i>The Planning and Development Act, 2007</i>). Section 5 - Regulations for Development of Lakeside Lands.
		<ul style="list-style-type: none"> Permits are required from the Saskatchewan Ministry of Environment and the Department of Fisheries and Oceans for any work planned in or within 5 m (16.40 ft) of a lakebed. <i>Dedicated Lands Regulations</i> and provisions of this Bylaw shall apply. 	

Storage District (S)	<p><u>Permitted uses</u></p> <ul style="list-style-type: none"> • Storage sheds and private garages • Shared storage compound (example: boat trailer storage area) for outdoor storage of recreational vehicles and equipment. • Storage of vehicles and equipment • Public parks (transitional use) • Public works and municipal facilities <p><u>Prohibited uses:</u></p> <ul style="list-style-type: none"> • Commercial buildings and uses • Dwelling units and units (vehicle, trailer, tent, recreation vehicle, watercraft) for any form of habitation (place to eat, sleep, recreate, and rest) • Storage of commercial and farm vehicle and equipment 		<p>Accessory buildings and uses shall be permitted:</p> <ul style="list-style-type: none"> • No more than one accessory building on a lot in the S - Storage District • Accessory building shall not have dwelling units or habitable rooms
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Community Services (CS)	<p><u>Permitted uses:</u></p> <ul style="list-style-type: none"> • Maintenance building • Maintenance equipment storage • Fire hall • Public works • Recycling site/building (for hauling away) • Waste collection building (for hauling away) • Community organized events • Rental of community centre for family or community functions <p><u>Prohibited uses:</u></p> <ul style="list-style-type: none"> • Storage of private property 		<p>Regulations:</p> <ul style="list-style-type: none"> • Buildings shall meet applicable standards for worker safety. • Fuel pumps and other accessory equipment shall be located at least 10 m (33 ft.) from public roads/trails.
Urban Reserve (Future Development) (UR)	<p><u>Principal Permitted Uses</u></p> <ul style="list-style-type: none"> • All uses and buildings lawfully existing on or before the effective date of this bylaw. • Agricultural field crops • Tree farms • Recreational sports fields, parks, golf courses, community facilities and other similar uses • Public Utility buildings (excluding offices and warehouses) and structures. • Communications - radio and television buildings and structures and other similar uses. 	<p>Accessory Buildings, Structures or Uses secondary or subordinate to and located in the same un-surveyed area as the principal permitted use shall be permitted.</p> <p>Regulations:</p> <ul style="list-style-type: none"> • No future subdivision or development shall be permitted unless it is for one of the permitted uses and in the opinion of Council it will not prejudice the future economical subdivision or servicing of the land. • Land may be rezoned from UR—Urban Reserve District to any other Zoning District as guided by the Official Community Plan. An application for such an amendment shall be accompanied by an overall site plan of the area. Examination of the proposed development must demonstrate to the satisfaction of Council, that the proposal constitutes orderly and economic development having regards to adjacent land uses, and future service requirements such as roads, schools, utilities and municipal services. • <u>Posting of Signs and Billboards.</u> Signs showing the names of occupants, information signs bearing no advertising and signs bearing notice of sale or lease of any property are permitted. • H - Holding provision (access capacities/lake management, plebiscite, and service agreement) 	