

7 LD - Lakeshore District

INTENT: To accommodate the development of seasonal residential uses in appropriate locations in the RM, given suitable regard to servicing, land use compatibility, and environmental protection.

7.1 Permitted Uses

- 7.1.1 Single detached dwellings
- 7.1.2 Modular dwellings (RTM)
- 7.1.3 Mobile home; following the removal from their wheels and axles
- 7.1.4 Municipal offices and facilities
- 7.1.5 Public Utilities
- 7.1.6 Accessory uses and buildings
- 7.1.7 Public parks, playgrounds, and day-use picnic areas, beach facilities

7.2 Discretionary Uses

- 7.2.1 Temporary Membrane Structure
- 7.2.2 Bed-and-breakfast homes
- 7.2.3 Home based business
- 7.2.4 Residential care home
- 7.2.5 Institutional uses
- 7.2.6 Guest cottage
- 7.2.7 Recreational uses and facilities (including commercial recreation)
- 7.2.8 Campgrounds
- 7.2.9 Recreation Vehicle and Vacation Trailer
- 7.2.10 Restaurants

7.3 District Regulations

- 7.3.1 Subdivision
 - a) All lakeshore subdivisions shall be located adjacent to an existing transportation corridor.
 - b) All lakeshore subdivision shall be serviced to meet municipal standards.

- c) A buffer strip or landscaping may be required in all subdivisions to separate lakeshore uses and existing agricultural development.
- d) No further subdivision of the original lot shall be permitted. Council may at its discretion permit minor lot line adjustments; however, such adjustments shall not create an additional lot.
- e) Council will not permit lakeshore subdivisions in areas with moderate to high potential for natural resource developments. Lakeshore development will be discouraged within 2 kilometres (1.2 miles) of an active extraction operation unless appropriate mitigation can be established and provincial requirements can be met.

7.3.2 Site Size Requirements

- a) Any site which does not conform to the minimum site frontage or size requirements shall be deemed to be a conforming site provided that the site was created and registered with the Land Titles Office prior to the coming into force of this bylaw.
- b) Site Area
 - i. Residential
 - a. Minimum Site Area: 900 square metres (9687 square feet)
 - ii. All Other Uses
 - a. Minimum Site Area: 464.5 square metres (5000 square feet)
- a) Exemptions from area requirements may be considered by Council for public utilities, municipal facilities or uses, recreational, and community uses.
- b) In the case of a parcel physically severed as a result of road right of way or railway plans, drainage ditch, pipelines, or transmission line, development or natural features such as watercourses, water bodies the maximum site area may be varied upon Council's approval.
- c) Minimum site frontage
 - iii. Shall be 15 metres (50 feet) for all parcels.
 - iv. Exemptions from minimum frontage may be considered by Council for public utility uses and municipal facilities.

7.3.3 Setback Requirements

- a) Front Yard
 - i. Minimum Front Yard: 6 metres (20 feet)
 - ii. No outside storage shall be permitted in the front yard.
- b) Side and Rear Yard

Zoning Bylaw for the RM of Gravelbourg No. 104

- i. Minimum Side Yard: 1.5 metres (5 feet)
 - ii. Minimum Rear Yard: 6 metres (20 feet)
 - iii. Outside storage located in a side or rear yard shall be screened by landscaping or vegetation so as not to be visible from a road.
 - iv. Public Utilities are exempt from these requirements.
- c) All accessory buildings with a door or doors opening onto a street or lane shall be located a minimum of 1.2 metres (4 feet) from the site line abutting the street or lane.
- d) Separation Distances:

No residence shall be located with less than a minimum separation distance to an operation, other than the residence of the operation, as follows:

- i. The separation distance to an ILO as defined in Section 6.3.9;
- ii. 457 metres (1499.34 feet) from a licensed public or private liquid or solid waste disposal facility;
- iii. 305 metres (1000.66 feet) from a honey processing facility;
- iv. 305 metres (1000.66 feet) to a non-refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan;
- v. 600 metres (1968.50 feet) to a refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan;
- vi. No dwelling or other building shall be located within the approach for any functional airport or private airstrip.

7.3.4 Keeping of Animals

- a) Other than domestic pets, no animals shall be allowed on any site in this District.

7.3.5 Criteria for Discretionary Use Applications

- a) A site plan and supporting documentation must be supplied to Council prior to making a decision on a discretionary use application.
- b) The proposed development shall be located on a parcel conforming to all requirements of this Zoning Bylaw, including site size, frontage, setbacks and access.
- c) No new or expanded discretionary uses shall be located in the 1:500 flood elevations or on hazard lands without appropriate studies completed by qualified professionals with accompanying mitigating measures.
- d) The proposed discretionary use shall not negatively change the character of the immediate area or the use and enjoyment of adjacent lands for their existing use.

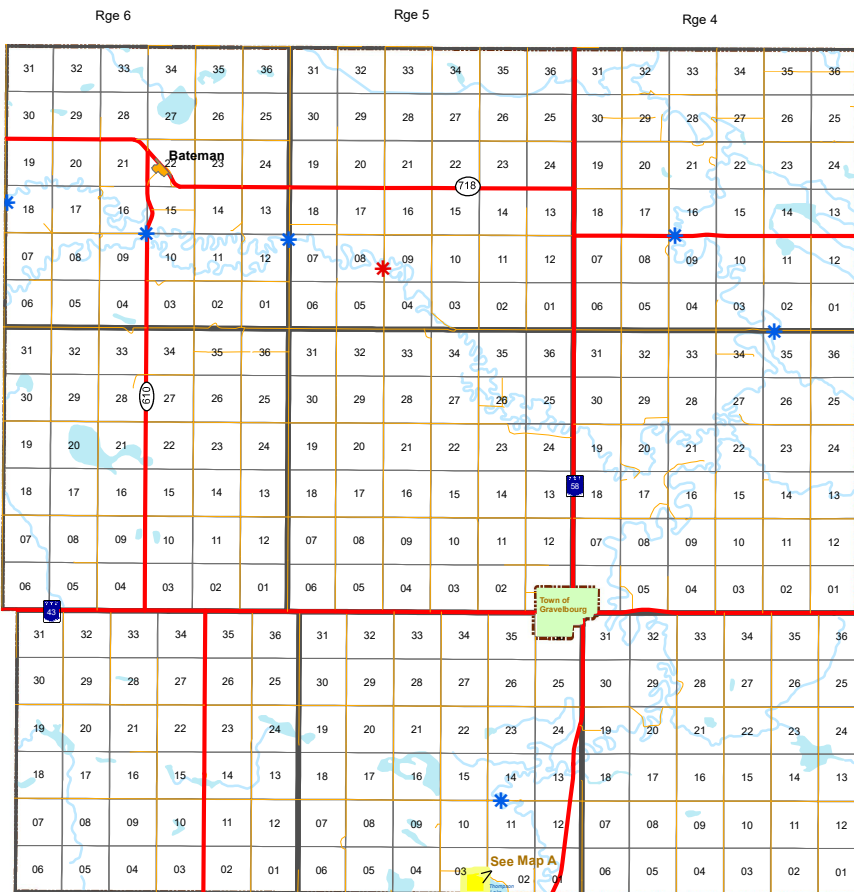
- e) Other requirements of this Bylaw are met.
- f) Trailer Coaches/Vacation Trailers
 - 1) Only one trailer coach, which is not a mobile home and is used from time to time for a period not exceeding thirty (30) consecutive days from April 1st to October 31st, for temporary sleeping accommodation of guests of a single detached dwelling shall be permitted on the same lot as the dwelling.
 - 2) Trailer coaches shall not be kept for hire.
 - 3) The facilities and amenities of the dwelling on the lot shall be available at all times for the use of the occupants of the trailer coach.
 - 4) No trailer coach shall be used as temporary sleeping accommodation from November 1st to March 31st.
 - 5) No trailer coach shall be connected to any piped water supply or waste disposal system on any lot, whether or not that system serves the existing dwelling on the lot.

7.4 Trees and Other Vegetation

- 7.4.1 No lands shall be cleared of brush or other natural vegetation without a development permit. This includes both public lands and municipal road allowances. Private lands will require a development permit for the clearing of vegetation only when located within the Lakeshore District.
- 7.4.2 Removal or clearing of brush and other natural vegetation, including forested areas, shall require a permit as follows:
 - a) Where the area of land being cleared is less than one acre in size, the use shall be permitted;
 - b) Where the area of land being cleared is greater than one acre in size, the use shall be discretionary.
- 7.4.3 Subject to traffic sight lines, the following height limitations shall apply to fences, walls, chain-link fences, and hedges in the Lakeshore District.
 - d) No hedge, fence, or other structure shall be erected past any property line.
 - e) In a required front yard, to a height of more than 1 metre (3.28 feet) above grade level.
 - f) In a required rear yard, to a height of more than 2 metres (6.56 feet) above grade level.

Rural Municipality of Gravelbourg No. 104 Zoning District Map

W. of 3rd M.



Legend

- Lakeshore District (LD)
- Hamlet District (H)
- Agricultural District (A)
- Highway
- Grid Road
- Urban Municipality

- ★ Bridge
- ★ Bridge with restrictions

This is the Zoning District Map which accompanies Bylaw No. adopted by the R.M. of Gravelbourg No. 104

Reeve: SEAL

Administrator:



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July 2022

Rural Municipality of Gravelbourg No. 104 Zoning District Map A

W. of 3rd M.



Legend

- Agricultural District (A)
- Hamlet District (H)
- Lakeshore District (LD)
- Urban Municipality
- Highway
- Rural Municipal Road

- * Bridge
- * Bridge with Restrictions

This is the Zoning District Map which accompanies Bylaw No. adopted by the R.M. of Gravelbourg No. 104

Reeve:

SEAL

Administrator:



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