

**Town of Lumsden
Bylaw No. 10 - 2018**

A bylaw to amend Bylaw No. 15-2002, known as the Zoning Bylaw of the Town of Lumsden.

Under the authority granted by clause 46(3)(b) of *The Planning and Development Act, 2007*, SS 2007, c P-13.2, the Town of Lumsden in the Province of Saskatchewan, by and with the advice and consent of the Town of Lumsden Council, enacts to amend Bylaw No. 15 - 2002 as follows:

1. Section 5 - Zoning Districts, Overlay Areas, and Zoning Maps is amended by:

- (1) adding subsection 5.18 - Canyon Creek Subdivision Residential District - R4, as attached in Schedule "A" of this bylaw.
- (2) deleting subsection 5.1 - Zoning Districts, in its entirety and replacing it with the following new subsection:

“SECTION 5. ZONING DISTRICTS, OVERLAY AREAS, AND ZONING MAPS

5.1 ZONING DISTRICTS:

For the purpose of this Bylaw, the Town of Lumsden is divided into the following Zoning Districts that may be referred to by the appropriate symbols:

DISTRICTS	SYMBOLS
Future Development District	FD
Estate Residential District	RE
Residential District	R1
Multiple Use Residential District	R2
High Density Residential District	R3
Canyon Creek Subdivision Residential District	R4
Mobile Home Park District	RM
Town Centre Commercial District	C1
General Commercial District	C2
Highway Commercial District	C3
Light Industrial District	I1
Craft Industrial District	I2
Institutional District	M
Public Service District	PS

OVERLAYS

Environmental Protection Overlay	ep
Slope Instability Overlay	si
Floodway Overlay	fw
• Floodway Fringe Areas	f1 and f2

The locations and boundaries of the Zoning Districts are shown on *Zoning Map 1, "Zoning Districts"*. The land use overlays are shown on the supplementary *Zoning Map 2, "Floodway and Floodway Fringe Overlay Areas"*, and *Zoning Map 3, "Slope Instability Overlay Areas"*.

2. Section 3- Administration and Interpretation, is amended by:

(1) Deleting subclause 3.13(2)(d) and replacing it with the following new subclause:

“(d) Where a person applies to Council to amend the Zoning Bylaw, that person shall pay to the municipality the following fees, where applicable:

- (i) Text Amendments: \$400.00
- (ii) Map Amendments:

Class 1 Districts: FD, PS
 Class 2 Districts: C1, C2, C3, I1, I2, M
 Class 3 Districts: RE, R1, R2, R3, R4, RM

Zoning Map Amendments		To		
		Class 1	Class 2	Class 3
From	Class 1	\$200	\$400	\$800
	Class 2	\$200	\$400	\$800
	Class 3	\$200	\$400	\$600

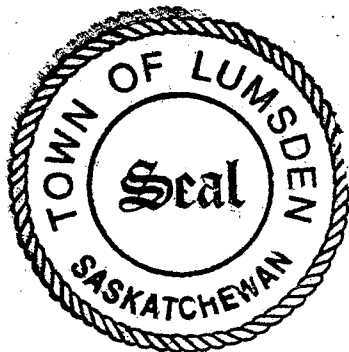
Where an application involves amendment within two or more of the above categories, the sum of the amendment fees shall apply for all categories.

These fees shall be in addition any fee required by Section 3.13 above.”

3. This Bylaw shall come into force on the day of adoption by the Town of Lumsden Council.

Readings

Read a first time this 23rd day of October 2018.
Read a second time this 27th day of November 2018.
Read a third time this 27th day of November 2018.



[Signature]
 Mayor

[Signature]
 Chief Administrative Officer

SCHEDULE "A"

5.18 CANYON CREEK SUBDIVISION RESIDENTIAL DISTRICT - R4

No person shall, within the Canyon Creek Subdivision Residential District, use any land, keep or maintain any livestock or poultry, or erect, alter, or use any building or structure except in accordance with the following provisions:

5.18.1 Permitted Uses:

- (i) one single detached dwelling and uses, buildings, and structures accessory thereto, except for large accessory buildings
- (ii) playgrounds and swimming pools
- (iii) public works, buildings, and structures (excluding warehouses and storage yards and waste management or sewage facilities)
- (iv) type I home based businesses, subject to the requirements of Section 4.27
- (v) personal care homes

5.18.2 Discretionary Uses:

The following uses may be permitted in the R4 - Canyon Creek Subdivision Residential District only by resolution of Council and only in locations specified by Council:

- (i) child and adult care homes
- (ii) accessory dwellings
- (iii) large accessory buildings
- (iv) wind turbines, subject to Section 4.8
- (v) type II home based businesses, subject to the requirements of Section 4.27

5.18.3 Site Development Regulations:

- (i) minimum site area - 971.25 m² (about 10,454.45 ft²)
- (ii) minimum site frontage - 19.0 m (about 62 ft)
- (iii) minimum front yard - 7.6 m (about 25 ft)
- (iv) minimum side yard - 3.0 m (about 10 ft), unless on a corner site, the side yard abutting the street shall be 3.6 m (about 12 ft).
- (v) minimum rear yard - 9.0 m (about 30 ft) or 25% of the depth of the site whichever is the lesser
- (vi) minimum floor area for primary dwelling 116 m² (about 1250 ft²)
- (vii) maximum site coverage – 40%

5.18.4 Regulations for Accessory Buildings:

No accessory building shall be located within 3.0 m (about 10 ft.) of a side or rear site line except where the minimum yard abuts a public street, in which case the minimum side or rear yard shall be 3.6 m (about 12 ft).

5.18.5 Large Accessory Buildings:

Large accessory buildings on residential sites must have an appearance similar to the form, materials, and features of the primary dwelling and may not be commercial or industrial in appearance.

5.18.6 Regulations for Signs:

- (i) one permanent sign is permitted per site.

- (ii) in the case of a home occupation, an additional permanent sign is permitted on a door or wall surface or in a window.
- (iii) the facial area of a sign shall not exceed 0.5 m² (about 5.4 ft²).
- (iv) no sign shall be located in any manner that may obstruct or jeopardize the safety of the public.
- (v) temporary signs not exceeding 1.0 m² (about 10.8 ft²) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.
- (vi) signs may not be lighted.

5.18.7 Supplementary Regulations:

- (i) Where a development is proposed at a location at which standard connection to the Town's existing sewer and water system is not feasible, the developer shall, at their own expense, provide suitable water supply and sewage disposal facilities for that development acceptable to Council and meets *The Public Health Act* and *Regulations* requirements. The Development Officer shall advise the developer that fire protection may be limited.
- (ii) The regulations of subs-sections 5.19 fw-Floodway, and 5.20 si-Slope Instability Overlays also shall apply in conjunction with this District.

