

TOWN OF LUMSDEN

BYLAW NO. 2026-07

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) 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 2. Definitions** is amended by adding the definition of “Mixed Use Building” after “Minister”:

Mixed Use Building - A building containing multiple residential dwelling units located on a second or higher floor above office, retail, restaurant, café, and personal service uses on the main floor.

2. **Section 4. General Regulations** is amended by adding subsection 4.43 with the following:

Mixed Use Buildings

- (i) A mixed use building may be approved as a principal use.
 - (ii) Maximum 3 storey in height (about 45 feet). One additional storey of residential dwelling units may be permitted at the discretion of Council.
 - (iii) Parking requirements subject to Section 4.36. Required residential parking spaces may be located in a required rear yard of the property.
 - (iv) All parking and vehicular access for the residential dwelling units shall be from the rear lane of the property unless otherwise permitted at the discretion of the Development Officer.
 - (v) 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.
 - (vi) Council may require a Traffic Impact Assessment or other transportation-related study where Council considers such assessment or study necessary to evaluate the potential impacts of a mixed use building on traffic flow, traffic volumes, road capacity, access, parking or safety.
 - (vii) Consideration shall be given to the exterior appearance, architectural design, and building materials of the development and its compatibility with the existing character and streetscape of the Downtown area and surrounding land uses.
3. **Section 5.10 Town Centre Commercial District – C1** is amended by adding to subsection 5.10.1:
 - (xvi) Mixed Use Building, subject to section 4.43.

4. **Section 5.11 General Commercial District – C2** is amended by adding to subsection 5.11.2:

(viii) Mixed Use Building, subject to section 4.43.

5. **Section 4.25 Signs** is amended by adding to subsection 4.25(1):

(e) Signs exceeding a facial area of 0.5m² (5.4 ft²) shall be permitted at the discretion of the Development Officer.

6. **Section 4.36 Off-Street Parking and Loading** is amended by deleting and replacing subsection 4.36(4) with the following:

Required Off-Street Parking Spaces

Minimum off-street parking space requirements shall be provided and maintained in accordance with the following:

Use	Development	Minimum Required Parking Spaces	
		Small	Barrier Free
Residential	Accessory Dwelling Unit	1	0
	Single Detached Dwelling	1	0
	Two-Unit Dwelling (Semi-Detached Dwelling, Duplex)	1 per dwelling unit	
	Multi-Use Dwelling (Apartment Block, Row House, Townhouse, Fourplex)	1 per dwelling unit	1
	Daycare, Residential	1	0
	Special Care Home/Personal Care Home	1 space plus 1 space per 5 persons enrolled in the facility	2
Commercial	All	A parking plan suitable for the intended use and the intensity of use shall be required, subject to approval by the Development Officer. Conditions of approval may apply.	
Institutional	Education Facility, Elementary School	1 per classroom	2
	Education Facility, High School	1 per staff member plus five (5) per classroom	2
	Education Facility, Other	1 per classroom plus one per eight students	2
	Places of Worship	the greater of 1 per 10 seats in the main assembly area or 1 per 20m ² of gross floor area in the main assembly area	1 per 15 small spaces
	Other	1 per 50m ² gross floor area	1

Industrial	All	1 per 150m ² of gross floor area plus 1 per three employees at the peak period	1
Public	Community Facility	1 per 50m ² gross building floor area	2
	Recreational Use	1 per 50m ² gross building floor area	

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

READINGS

Read a first time this 29th *day of* September , 2026.

Read a second time this _____ *day of* _____ , 2026.

Read a third time and passed this _____ *day of* _____ , 2026.

SEAL

Mayor

Chief Administrative Officer