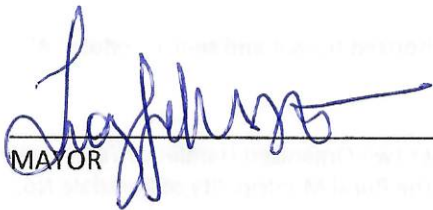
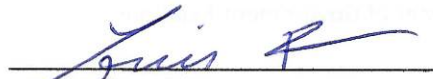


Final Zoning Bylaw #17-2021, Sep 17

SCHEDULE "A" TO
Bylaw No. 17-2021

**THE RESORT VILLAGE OF TURTLE VIEW
FINAL DRAFT
ZONING BYLAW**


MAYOR


ADMINISTRATOR



APPROVED
REGINA, SASK.
FEB 09 2022

Minister of Government Relations

This is Schedule "A" attached to and forms part of Bylaw No. 17-2021,
The Resort Village of Turtle View Zoning Bylaw.


THE RESORT VILLAGE OF TURTLE VIEW ZONING BYLAW

A Bylaw of the Resort Village of Turtle View to adopt a Zoning Bylaw in accordance with Section 46 of The Planning and Development Act, 2007.

The Council of the Resort Village of Turtle View, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- 1) In accordance with Section 34 (1) of The Planning and Development Act, 2007 the Council of the Resort Village of Turtle View adopts the Resort Village of Turtle View Bylaw, identified as Schedule "A" to this Bylaw.
- 2) The Mayor and the Administrator of the Resort Village are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this Bylaw.
- 3) This Bylaw repeals any Zoning Bylaw provisions pertaining to the former two Organized Hamlet of Turtle Lake Lodge and the Organized Hamlet of Indian Point and Golden Sands in the Rural Municipality of Parkdale No. 498, which are now the Resort Village of Turtle View.
- 4) This Bylaw shall come into force on the date of final approval by Minister of Government Relations.

Introduced and read a first time this 20th day of March, 2021.A.D.
 Read a second time this 18th day of September, 2021.
 Read a third time this 18th day of September, 2021.
 Adoption of Bylaw this 18th day of September, 2021.




 MAYOR



 ADMINISTRATOR

Certified a True Copy of this Bylaw adopted by Resolution of Council
 On the 18th day of September the year 2021

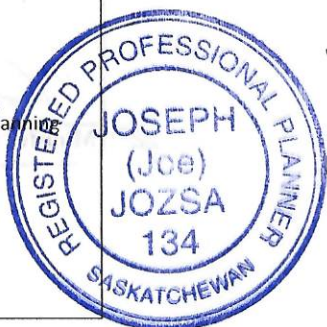


 ADMINISTRATOR

**APPROVED
 REGINA, SASK.
 FEB 09 2022**

 Minister of Government Relations

Prepared in August, 2021
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 August 10, 2021

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SECTION 1 - INTRODUCTION

Under the authority of *The Planning and Development Act, 2007 (The PDA)* and in conjunction with Bylaw No. 16-2021, the Official Community Plan (OCP) of the Resort Village of Turtle View (Resort Village), the Council of The Resort Village, in the Province of Saskatchewan, in open meeting, hereby enact as follows:

1.1 Title

This Bylaw shall be known and may be cited as the "Zoning Bylaw of The Resort Village of Turtle View".

1.2 Purpose

The purpose of this Zoning Bylaw is to control the use of land for providing the amenity of the area within the Council's jurisdiction and for the health, safety and general welfare of the residents of the Resort Village of Turtle View and to implement the policies of the Official Community Plan of the Resort Village.

1.3 Scope

All development within the limits of the Resort Village shall be in conformity with the provisions of this Bylaw.

1.4 Relevance to Current Cottage Owners

Any lawful use of land and any existing building (or building lawfully under construction) that does not conform to the regulations at the time that this Bylaw is approved is permitted according to Section 3.1.2 Non-Conforming Uses, Buildings and Sites.

1.5 Severability

If any section, clause or provision of this Bylaw, including anything shown on the Zoning District Map is for any reason declared by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Bylaw as a whole or part, other than the section, clause, provision or anything shown on the Zoning District Map, declared to be invalid.

1.6 Provincial Interests

Development shall incorporate "insofar as is practical" applicable provincial land use policies and statements (The Statements of Provincial Interest Regulations Chapter P-13.2 Reg 3 (effective March 29, 2012)). Thus far, applicable common planning interest to the province and this Resort Village have been identified in Section 2.7 of the Official Community Plan.

SECTION 2 – ADMINISTRATION

2.1 Development Officer and Permits

2.1.1 Development Officer

Unless another person is appointed by resolution of the Council, the Village Administrator of the Resort Village shall be the Development Officer responsible for the administration of this Bylaw.

2.1.2 Development Permits Requirements and Procedure

1. Except as provided in Section 2.1.4, no person shall undertake a development or commence a use unless a development permit is obtained.
2. A development permit cannot be issued in contravention of any of the provisions of this Bylaw except as provided in an appeal pursuant to *The PDA*.
3. A development permit is not valid unless it conforms with this Bylaw and *The PDA*.
4. The application to the Development Officer for the development permit shall be made in the "Form A" as adopted or amended by resolution of Council, together with any other information needed to assess the application in relation to the regulations of this Bylaw and shall include the following minimum information:
 - a. Name of the owner applicant or his agent, engineer, architect, or contractor authorized in writing by the registered owner of the property.
 - b. Legal description (lot, block, and registered plan number).
 - c. Existing and proposed uses.
 - d. Estimated date of commencement and completion.
 - e. Two copies of a layout or site plan indicating:
 - Key plan showing north arrow, streets and lanes adjacent to the site, the nearby lot patterns.
 - Legal site boundary and dimensions.
 - If applicable, history of legal title of parcels combined under one legal title.
 - Extent of site/cottage lot clearing.
 - Location and dimensions (also height) of existing and/or proposed buildings (and Parcel or site Coverage %).
 - Distance and dimensions between all buildings, structures and setback dimensions from property lines.
 - All fencing and proposed height of fencing.
 - Landscaping, parking areas and driveway.
 - Ingress and egress from the site/property.
 - Proposed municipal services and locations such as location of holding tank and sucker line.
 - Confinement of drainage to open sides of the site.
 - Topographic information and the 1:500 flood elevation line.
 - Site elevation of site corners and floor elevation of existing and proposed dwellings along Turtle Lake.
 - If applicable, the cost of providing public utilities.
 - f. Council may require submission of geotechnical report as stated in Section 2.3.5 (Hazard Lands).
 - g. If requested by the Development Officer or, in the case of a discretionary use application, by the Council, other studies prepared by a qualified professional including, but not limited to:
 - An environmental Site Assessment in general conformance with Canada Standards Association Standard 768-94;
 - An ecological study;
 - A traffic study; and,

- A grading plan showing site drainage of storm water.

A building permit shall not be issued unless a development permit, where required in this Bylaw, has also been issued. Issue of Development Permit, upon completion of the review of an application for development, the Development Officer shall:

- For a PERMITTED USE, issue a development permit where the application conforms to the Zoning Bylaw, incorporating any special regulations, performance standards or development standards authorized by this Bylaw.
 - For a PERMITTED USE, issue a refusal, where the application does not comply with a provision or regulation of this Bylaw. One copy of the layout or site plan shall be returned along with the reason for refusal and advising the applicant of the right of appeal.
 - The permit or notice of refusal shall be in "Form B" as adopted or amended by resolution of Council.
5. If the development or use authorized by a development permit is not commenced within twenty four (24) months from the date of issue of a permit, the permit is deemed void unless an extension has been granted prior to its expiry.
 6. A development permit may be granted for an additional 12-month period by the Development Officer.
 7. Notice of decision, and where applicable, conditions for approval shall be included on "Form A" as adopted or amended by resolution of Council.
 8. The application to the Development Officer for a *Municipal Temporary Discretionary Use Permit (Lakeside Land Development and Shoreline Structures)* shall be made in the Form C as adopted or amended by resolution of Council, together with information needed to assess the application in relation to the regulations of this Bylaw and shall include the information outlined in *Section 5 - Regulations for Lakeside Development and Shoreline Structures*.

2.1.3 Compliance with the Development Permit

1. It is the owner's or developer's responsibility to notify the resort village municipality when the development commences in order to ensure that development occurs in compliance with this zoning bylaw and the Building Bylaw of the Resort Village. Therefore, the owner or developers shall notify the municipality when the site is marked, and before excavation or foundations are formed and furthermore provide a Real Property Surveyor's Report as required by the Building Bylaw of the Resort Village of Turtle View.
2. Inspection shall be undertaken at three stages of development:
 - a. Before the grading and levelling of lots (Section 3.4.1) with foundation (offsets) corner stakeout markers in the ground (or stakeout markers) and outer limit of site clearing (Section 6.2.3) suitably marked (colored ribbons on stakes and or trees and shrubs).
 - b. Before the foundations are formed.
 - c. After framing is completed.
3. Municipality shall carry out the inspection within 72 hours of the above notification(s). The costs associated with these inspection shall be the developer's responsibility.

2.1.4 Development not Requiring a Permit

Although a development permit is not required, the owner applicant or his agent must comply with the requirements of the applicable Zoning Bylaw and Village regulations and bylaws, for the following:

1. The maintenance of a public utility by the Municipality or Crown or private corporation.
2. The construction of a public utility by the Municipality.
3. The installation of a public utility on any street or other public right-of-way by the Municipality.
4. Any municipal facility installed and operated by the Municipality.
5. Maintenance and repairs of any building or structure that does not include structural alterations.

6. The installation of fences to a height not more than 1.83 m (6 ft.) above grade as measured from ground level immediately adjacent to the fence.
7. The construction of single storey accessory buildings equal to or less than 9.29 m² (100 ft.²).
8. Hot tub installation as long as it meets the requirements of the bylaw.
9. Outdoor lighting as long as it meets the requirements of the bylaw.
10. The erection of a sign (for residential uses) which conforms to Section 3.3.10,
11. Planting or removal of any tree or shrubs on private property.
12. Leveling and planting of grass on privately owned cottage lots/sites as not part of lot development.
However, prior written notification of the Development Officer is required.
13. Accessory farm buildings.

NOTE: On lots/sites in which site elevations and or drainage has the potential to adversely affect/impact neighboring properties, 3.4.1 would apply. The Development Officer may require a site grading plan to be prepared by a professional engineer.

2.1.5 Temporary Development Permit

Council may issue a temporary Development Permit, with specified conditions for a specified period of time, to accommodate developments incidental to approved construction, temporary accommodation, or temporary gravel operations or asphalt plants.

2.1.6 Referral to Council

Where the Development Officer submits a permit application to Council for interpretation of the bylaws (Official Community Plan bylaw or the zoning bylaw) or for special conditions therein, the applicant shall be informed of the date and time of the meeting when Council will consider the matter.

2.1.7 Referral (plumbing and sewage) to Ministry of Health

The Development Officer shall forward a copy of all approved development permit applications involving installation of water and sanitary services to the local office of The Ministry of Health.

2.1.8 Referral to other agencies

Depending on the nature of application (lakeside development or installation of shoreline structures), to assure compliance with other legislation and regulations, the development officer may refer applications to other agencies.

2.1.9 Performance Bonds

Council may require a developer to post and maintain a performance bond to ensure developer performance and to protect the public interest.

2.1.10 Liability Insurance

Council may require developers to provide and maintain liability insurance to protect the municipality, developer and public.

2.1.11 Development Levy Agreements

1. Development levy is a tool that allows a municipality to recover the costs associated with development. In order to use this tool, a municipality must adopt a development levy bylaw (Section 169 of The PDA) approved by the Ministry of Government Relations (Section 170 of The PDA).

2. Development levies may only be used when the development does not involve the subdivision of land and only if the municipality will incur additional capital costs as a result of the proposed development (i.e. no double-dipping for fees that were already collected through a subdivision servicing agreement).
3. Council may request a developer to enter into a development levy agreement (Section 171 of The PDA) to ensure development conformity with the Official Community Plan and this Bylaw, pursuant to Section 171 to 176 inclusive, The Planning and Development Act, 2007.

2.1.12 Servicing Agreements

1. A servicing agreement is a legal contract that a municipal council may require of a developer to enter into a service agreement (Section 172 of The PDA) where council accepts responsibility for maintaining services in a new subdivision in exchange for the developer installing the services needed for the subdivision. A servicing agreement can provide services and facilities that directly or indirectly serve a subdivision.
2. Council may direct the Administration to vary the agreement on a case-by-case basis, or not require it.
3. In accordance with Sections 172 to 176 inclusive, The Planning and Development Act, 2007, the agreement may provide for:
 - a. The undertaking and installation of storm sewers, sanitary sewers, drains, water mains and laterals, hydrants, sidewalks, boulevards, curbs, gutters, streetlights, graded, graveled or paved streets and lanes, connections to existing services, area grading and leveling of land, street name plates, connecting and boundary streets, landscaping of parks and boulevards, public recreation facilities, or other works that Council may require, including both on-site and off-site servicing.
 - b. The payment of levies and charges, in whole or in part, for the capital cost of providing, altering, expanding or upgrading sewage, water, drainage and other utility services, public highway facilities or park and recreation space and facilities located within or outside the proposed subdivision and that directly or indirectly serve the proposed subdivision.

2.1.13 Terms and Conditions of Development Levy Agreements and Servicing Agreements

1. Development Levy Agreements and Servicing agreements may contain provisions (Section 173 of The PDA) for:
 - a. Authorizing release of payments;
 - b. Variable rate of payment where development is phased over a period;
 - c. To ensure payment for the development levies or servicing agreement fees, provide for letters of credit, performance bonds or other instruments of assurance the council considers necessary;
 - i. Allow for reimbursement of levies (Section 173 (d) of The PDA) or fees.
 - d. The fees and levies with the accrued interest must be kept in a separate account and only used for the capital works for which they were collected (Section 174 of The PDA).
 - e. After the development is completed the agreement may require a physical and a financial audit and required adjustments before the release of letters of credit, performance bonds or other instruments of assurance.

2.1.14 Registration of Development Levy or Servicing Agreements

The municipality/Resort Village may register an interest against the land (Section 175 of The PDA) to ensure completion and adherence to the agreement.

2.1.15 Caveats

Council may require that development and servicing agreements and other documents may be caveated on affected lands, to protect municipal and public interests.

2.1.16 Municipal Temporary Discretionary Use Permit (Lakeside Land Development and Shoreline Structures) (Form C)

1. An application for an Municipal Temporary Discretionary Use Permit (Municipal Permit) for *Lakeside Development* (e.g.: erosion control and landscaping - with agreement) and for *placement of Shoreline Structures* (e.g.: moorings) shall be regulated as described in Section 5 of this Zoning Bylaw.
2. Permit process and decision criteria are described in section Section 5.
3. Council's decision (approved or not approved, and the permit) concerning *Shoreline Structures* and *Shorline Development* shall be on Form C in Appendix B.
4. Such a Municipal Permit may be issued by Council. The permit or notice of decision shall be in Form C as adopted or amended by resolution of Council.

2.2 Discretionary Use Applications

2.2.1 Application Procedure for Discretionary Use

1. A non-refundable fee of \$200 must accompany all discretionary use applications.
2. The owner of the property (or other person with written consent of the owner) may apply to the Development Officer for a DISCRETIONARY USE, and shall, in addition to the form prescribed in Section 2.1.2, provide a written description of the proposed development, the intended use and operations, structures to be located on the site, required municipal services, and provide any other information that the Development Officer and or Council determines is necessary for Council to fully review the proposed development.
3. The Development Officer shall review the DISCRETIONARY USE application for conformance with this Bylaw and any other applicable policies and regulations, and shall pass on the application and all other information submitted by the applicant, with a written report on the results of the review, to Council.
4. Council shall review the application and the report from the Development Officer and where appropriate may request comments or information from other government agencies or interested parties, or review and recommendations by relevant professionals to assist Council's review of the application.
5. Prior to making a decision, Council may request additional information from the applicant which may consist of the following:
 - Referral to any government agencies or interested parties that Council may consider appropriate, or
 - Review and recommendations by relevant professionals.
6. After Council has received requested comments or information from other government agencies, the Development Officer shall set a date, time and location for the Council meeting to consider the application.
7. The applicant shall be responsible for all expense required for public hearing, notifications and advertising.
8. The Development Officer, pursuant to Section 55 (2) of *The Planning and Development Act, 2007*, shall notify the assessed owners of property within a minimum of 75 metres (246 feet) of the boundary of the applicant's property by registered mail, place notification posters on the applicant's property, and post a notice on the Resort Village website, and in a newspaper circulating in the municipality. This public notice of DISCRETIONARY USE application shall be given and mailed at least four (4) weeks prior to the date of the Council meeting where the application shall be considered.
9. In addition to subsection 2.2.1 (8), an onsite notification poster shall be prepared by the Development Officer and posted on the site by the applicant and must remain posted until the application is considered by Council.

10. The notice of DISCRETIONARY USE application, described in subsection 2.2.1 (8), shall describe the use applied for, the location of the use and date, along with the time and location for the Council meeting where the application shall be considered by Council.

2.2.2 Discretionary Use Evaluation Criteria

Council shall apply the following criteria when considering an application for DISCRETIONARY USE:

1. The proposed discretionary uses, discretionary forms of development, and associated accessory uses must be contained within the list of discretionary uses of a zoning district.
2. Any proposed buildings and structures shall conform to the development standards and applicable provisions of the applicable zoning district of the Zoning Bylaw.
3. In the opinion of Council, the proposed discretionary use shall not create unnecessary disturbance to abutting residential areas due to noxious or offensive emissions including gas, vapour, odour, noise, dust, glare or light, traffic, diminished storm water management, or threat of groundwater contamination.
4. In the opinion of Council, the proposed discretionary use will be of financial, social, and/or environmental benefit to the Resort Village.

2.2.3 Terms and Conditions for Discretionary Use Approvals

In approving a DISCRETIONARY USE application to minimize land use conflicts, Council may prescribe specific development standards or conditions with respect to the use or form of development related to:

1. Site drainage of storm water and groundwater protection.
2. Height, shape, arrangement and location of proposed buildings with respect to buildings on adjacent properties and their views to the lake.
3. Special development standards regarding "yard requirements" to reduce conflict with neighbouring uses.
4. Access to, number of and location of off-street parking sites and loading areas.
5. Access to the site shall be from the front of the property (no access shall be allowed to the site through any adjacent public reserve land).
6. Type of vehicles allowed for recreational uses.
7. Type and volume of traffic and impact on traffic flows on adjacent roadways.
8. Safeguards to control noxious or offensive emissions including gas, vapour, odour, noise, dust, glare or light, traffic, diminished storm water management, or threat of groundwater contamination.
9. Any treatment given, as determined by Council, to aspects including landscaping, screening to buffer adjacent properties, lighting, outdoor signs, and parking.
10. Consistency with any provincial land use policies and statements of provincial interest.

2.2.4 Notice of Decision

Council shall make a decision on a DISCRETIONARY USE APPLICATION, by resolution, that approves or refuses the discretionary use on that site. The resolution shall instruct the Development Officer to:

1. Issue a development permit incorporating any specific development standards set forth by Council, where the development shall comply with the standards of this Bylaw, subject to the limitations of the PDA.
2. Issue a development permit incorporating any specific development standards set forth by Council, where the applicant submits an amended application so that development shall comply with the standards of this Bylaw, subject to the limitations of the PDA.

3. Issue a notice of refusal to the applicant, stating the reasons for the refusal, and advising the applicant of any right of appeal that he or she or both may have.
4. The permit or notice shall be in "Form B" as adopted or amended by resolution of Council.

2.2.5 Limitation on Discretionary Use Approvals

1. The approved DISCRETIONARY USE application shall not be valid when the proposed use or proposed form of development has not commenced within 24 months from the date of approval. When a prior approval is no longer valid, the Development Officer shall advise the applicant and Council.
2. Council may direct that an extension of the DISCRETIONARY permit be granted for an additional 12 month period by the Development Officer.
3. The discretionary use approval shall no longer be valid if:
 - a. An approved discretionary use form of development ceases to operate for a period of six (6) months or more, or,
 - b. The use ceased and was replaced by an other use, or
 - c. The applicant applies to increase the specifically approved intensity of use.

2.2.6 Conditional Discretionary Use Permits

An application for a CONDITIONAL DISCRETIONARY USE PERMIT concerning certain accessory buildings for secondary living quarters ('granny-suite') shall be regulated by Section 2 (Discretionary Use Application Procedure; Discretionary Use Evaluation Criteria; and Terms and Conditions of Discretionary Use Approvals) of this Bylaw. Such a CONDITIONAL USE permit may be issued by Council provided that:

1. There is a demonstrated need and potential for continued use of the structure for the purpose stated.
2. No commercial activities are conducted on the site; and not used for the expansion of existing bed and breakfast lodging.
3. The building has an evident use of which is subordinate to that of a principal building or use situated on the same site.
4. The accessory building shall be maintained in a compatible manner with the adjacent residential uses and does not present a hazard to public health, safety, general welfare, and the environment (See Section 2.2.3).
5. The Building used for the conditional use can be easily removed when no longer needed for the conditional use for which it was permitted.

2.2.7 Time Limited Discretionary Use

Where Council has approved a discretionary use for a limited time as provided in the Bylaw, and that time has expired, that use of land or use of buildings on that property shall cease until such time as Council gives a new discretionary use approval and a new development permit is issued.

2.3 Zoning Bylaw and Future Development

2.3.1 Amendment of the Zoning Bylaw

1. Where a development proposal is not identified within the Bylaw as a PERMITTED or a DISCRETIONARY USE, the development is considered prohibited.
2. In such a case, the proponent/applicant may apply, upon payment of the required fee, to the Development Officer for a zoning bylaw amendment.

3. The applicant shall pay a fee equal to the cost to the municipality associated with the public advertisement for amendment of the OCP, ZB or a discretionary use.
4. The proposed development is then presented to Council at its next council meeting for review and decision, and should the development be deemed desirable for the municipality a resolution shall be passed authorizing the Development Officer to prepare a draft amendment.
5. Council must then undertake steps outlined in accordance with Sections 207 - 212 of The PDA with respect to public notice and public participation in the adoption of a bylaw to amend this Zoning Bylaw.
6. Council shall ensure that minutes of the public hearing are recorded.
7. Decision criteria for Amendment of the Zoning Bylaw shall be as outlined in the Official Community Plan under Section 3.3 – Evaluation Criteria for Land Use and Development Decisions.
8. If Council deems that the amendment being applied for is not in the public interest, convenience, general welfare or in keeping with good planning practice, they shall refund any application fee collected along with a notice of their rejection of the application.

2.3.2 Revocation of Decision

1. Where an approved development is not being developed in accordance with the provisions of this Bylaw, or with the standards and conditions specified in the development permit, Council may revoke or suspend the development permit.
2. The development permit shall not be reissued or reinstated until all deficiencies have been corrected.

2.3.3 Development Appeals

1. Council in accordance with Sections 26 – 28 and 49 and 213 – 217 of *The PDA*, within 90 days after the zoning bylaw comes into effect, shall appoint a Development Appeals Board of the Resort Village of Turtle View and shall consist of not less than three members.
2. Members of the Appeals Board shall be appointed.
3. Council may enter into an agreement to appoint a District Development Appeals Board in conjunction with one or more other municipalities to be the Development Appeals Board for the Municipality (The Resort Village).
4. No member of Council or Resort Village employee is eligible for membership on the Development Appeals Board.
5. Where an application for a PERMITTED USE has been refused, the applicant shall be advised of the right to appeal to the Development Appeals Board of the Resort Village of Turtle View pursuant to Section 219 of *The PDA*.
6. Where an application for a DISCRETIONARY USE or development has been approved with prescribed development standards, the applicant shall be advised of his/her right to appeal any development standards or conditions considered excessive, to the Development Appeals Board.
7. The applicant shall within thirty (30) days of the date of Council's approval, file a written notice of intention to appeal to the Development Appeals Board (Section 58 of *The PDA*).
8. There remains no appeal against the approval or denial by the Council of the DISCRETIONARY use itself in accordance with Sections 57 and 58 of *The PDA*.
9. When appealing to the Development Appeals Board and hearing an appeal, the provisions of *The PDA* shall apply.
10. An application for a Development Permit shall be deemed to be refused when a decision thereon is not made within forty (40) days after the receipt of the application in its complete and final form by the Development Officer. An appeal may then be made as though the application had been refused at the end of 40 days.

2.3.4 Minor Variances

All variances shall be subject to the conditions and procedures identified in section 60 of *The PDA*.

1. The zoning bylaw may authorize the council or the development officer to vary the requirements of the zoning bylaw, subject to the following conditions:
2. A minor variance may be granted for the following only:
 - The minimum required distance of a building from a lot line; and
 - The minimum required distance of a building to any other building on the lot.
3. The maximum amount of minor variance on dimension shall not exceed 10% of the bylaw requirement of this Zoning Bylaw and the development shall conform to the Zoning Bylaw with respect to the use of land.
4. The relaxation of the Zoning Bylaw shall not injuriously affect neighbouring properties.
5. No minor variance shall be granted for a discretionary use or form of development, or in connection with an agreement to rezone pursuant to Section 69 (Contract Zoning) of *The PDA*; or if it would be inconsistent with any provincial land use policies or statements of provincial interest.
6. An application for a minor variance to the Zoning Bylaw shall be made to the Development Officer in a form prescribed by the Development Officer, and shall include the application fee.
7. On receipt of an application form for a minor variance the Development Officer may:
 - Approve the minor variance;
 - Approve the minor variance and impose terms and conditions on the approval; or
 - Deny the minor variance.
8. Terms and conditions imposed by the development Officer shall be consistent with the general development standards in this zoning bylaw.
9. If a minor variance is approved, with or without terms and conditions, the development officer shall provide written notice to the applicant and to the assessed owners of property having a common boundary with the applicant's land that is the subject of the approval.
10. The written notice shall contain:
 - A summary of the application for minor variance;
 - Reasons for and an effective date of the decision;
 - Indicate that an adjoining assessed owner has 20 days after the receipt of the notice to lodge a written objection with the council or the development officer, which when received will result in the approval of the minor variance being revoked; and
 - Where there is an objection and the approval is revoked, the applicant shall be notified of the right to appeal to the Development Appeals Board by registered mail or by personal services.
11. A decision approving a minor variance, with or without terms and conditions, does not take effect until 20 days from the date of notice was sent by registered mail; or 20 days from the date of notice was served by personal services.
12. If an assessed owner of a property having a common boundary with the applicant's land objects in writing to the development officer within the period prescribed in section 10. above, the approval is deemed revoked and the development officer shall notify the applicant in writing of the revocation of approval, and of the applicant's right to appeal the revocation to The Development Appeals Board within 30 days after receiving the notice.
13. If an application for a minor variance is refused or approved with terms and conditions, the applicant may appeal to the Development Appeals Board within 30 days after the date of that decision.
14. A registry of the granting of all such variances, with location and all details, shall be maintained by the

development officer.

2.3.5 Hazard Lands

1. Where a proposed development is located on land considered by Council to be potentially hazardous, Council may require the applicant to submit sufficient topographic information to determine if the development will be within 50 metres of any slopes that may be unstable, or within any river or stream flood plain, or other land that may be subject to flooding.
2. Development of hazard lands may only be undertaken where mitigating measures, approved by Council and any applicable provincial authorities have been undertaken. Mitigating measures must ensure the safety and security of the site, adjoining lands, ice push ridges, water bodies, and water courses.
3. Council may require that before a permit may be issued, the applicant shall submit a report prepared by a professional competent to assess the suitability of the site for development and which in the opinion of Council, shows that the proposed site and development is suitable with respect to the following where relevant:
 - A suitable topographic map of the proposed development and elevation of the development.
 - The potential for flooding up to a 1:500 flood elevation involving a building (See: Section 7.1.4.1 minimum building elevation), or where not involving a building, a lower elevation for the proposed use. Individuals are expected to determine the relevant minimum building elevation for their development location by making a request for a specific location from The Saskatchewan Water Security Agency (WSA).
 - The potential for slope instability, shoreline recession, soil erosion, safe building sites, or the potential for irreparable alteration of the natural resource base.
 - Suitability of land for the proposed development or subdivision of land.
 - The required mitigation measures for construction on areas of high water tables if any.

2.3.6 Heritage Resources

Saskatchewan's Heritage Conservation Branch has indicated that a potential exists for unrecorded archaeological sites throughout the municipality (the Resort Village) and annexation target area. Should future land development be proposed in these areas, the Resort Village will require the developer to submit detailed development plans to the Heritage Branch for additional screening.

2.4 Fees and Enforcement

2.4.1 Register

The Development Officer shall maintain a register of records of all permits issued pursuant to this Bylaw, along with discretionary use applications received, approved and denied.

2.4.2 Application Fees

The following fees shall apply for processing applications:

1. *Amendment of the Zoning Bylaw* – Where a person requests Council to amend the zoning bylaw that person shall pay to the municipality a fee equal to the costs associated with the public advertisement of the proposed amendment.
2. *Discretionary Uses* – Where a person requests Council to amend the zoning bylaw that person shall pay to the municipality a fee equal to the costs associated with the public advertisement of the proposed amendment.
3. *Development Permits* – An applicant for a development permit shall pay an application fee, in addition to any fee required by section 2.4.2.1 or 2.4.2.2 as applicable, in accordance with the following:

a) Permitted principal use	\$200.00
b) Permitted accessory use	\$100.00
c) Ancillary use	\$100.00

- d) Discretionary principal use \$200.00
 - e) Discretionary accessory use \$100.00
 - f) Minor variance \$100.00
 - g) Development appeals \$50.00
 - h) Miscellaneous development \$100.00 (e.g., retaining wall, removal and or additional lot fill, lakeside development, and more)
 - i) Discretionary Municipal Permit \$10.00
- (See: section 2.1.16 Lakeside Development and Shoreline Structures)

4. In addition to the established fee, the applicant shall be responsible for all expenses related to required public hearing notifications and advertising, unless otherwise agreed upon in writing by the applicant and the Resort Village.

2.4.3 Inspection of Premises

The Development Officer, or any official or employee of the Municipality acting under their direction, is hereby authorized to enter, at all reasonable hours, upon any property or premises in or about which there is reason to believe that provisions of this Bylaw are not being complied with, and for the purpose or carrying out their duties under this Bylaw.

2.4.4 Bylaw Compliance

Errors and/or omissions by any person administering or required to comply with the provisions of this Bylaw do not relieve any person from liability for failure to comply with the provisions of this Bylaw.

2.4.5 Enforcement, Offences and Penalties

1. The Development Officer is hereby authorized to enforce this bylaw in accordance with the provisions of Section 242 of The PDA.
2. Any person who violates this Bylaw is guilty of an offence and liable on summary conviction to the penalties set forth in Section 243 of The PDA.

2.4.6 Licenses, Permits, and Compliance with Other Bylaws

1. Development must comply with the provisions of this Bylaw, whether or not a permit has been issued for the development.
2. Nothing in this Bylaw shall exempt any person from complying with the requirements of a building bylaw or any other bylaw in force within the Resort Village of Turtle View or from obtaining any license, permission, permit, authority or approval required by this or any other bylaw of the Resort Village of Turtle View.
3. Where provisions in this Bylaw conflict with those of any other municipal, provincial or federal regulations, the higher or more stringent regulations shall prevail.

SECTION 3 – GENERAL REGULATIONS

3.1 Buildings

3.1.1 Established Building Lines

1. Concerning existing buildings, where a building has been in place before the effective date of this bylaw and does not meet the minimum setback requirements, refer to Section 3.1.2.
2. Concerning new construction, where a front building line in a residential district has been established by existing buildings in a block of abutting lots and is less than the specified front yard requirement, the required front yard may be reduced by Council for new construction according to the following principles:
 - a. Where the new building is to be constructed on a corner site, it shall not be located further into the required front yard than a legal principal building on the abutting interior site.
 - b. Where the building is to be constructed on an interior site it shall not be constructed further into the required front or rear yard than the average of the encroachments of principal buildings into the required front rear yard in a block.

3.1.2 Non-Conforming Uses, Buildings and Sites

Any lawful use of land, an existing building, or of any building lawfully under construction that do not conform to these regulations at the time this Bylaw is approved shall be permitted and regulated, subject to Sections 88 – 93 inclusive of *The PDA*.

1. The adoption or amendment of this Bylaw does not affect any non-conforming building, non-conforming use or non-conforming site.
2. Continuation of non-conforming use or intensity of use, either permitted or discretionary, may be continued if the use conformed to the Bylaw that was in effect at the time of the development and has not been discontinued for 12 consecutive months, and any future use of the land or building must conform to any current zoning bylaw.
3. A non-conforming use must not be increased in intensity, area or volume within a building, or on the parcel it occupies, nor relocated in a building, moved to any other location, or moved to another portion of the parcel on which it is located except where such action will bring the use into conformity with this Bylaw.
4. Structural alterations may only be made to a building or the part of a building where the use is conforming.
5. Non-conformity of a building or site may continue to be used, maintained and repaired in their present form.
6. If the cost of repair is more than 75% of the construction cost to replace the damaged non-conforming building above its foundation, the building is to be repaired in accordance with the zoning bylaw.
7. The use of land or the use of building is not affected by the change or intended change of ownership, tenancy, or occupancy of the land or building.
8. Where an existing structure or lot falls into non-conformity by reason of conversion from the Imperial System of Measurement to the Metric System of Measurement solely from such change, such existing structure or lot shall not be deemed non-conforming.

3.1.3 Undersized Lots in Residential Districts

Undersized lots still in force prior to the passing of this bylaw, having less than the minimum frontage, yard setbacks or less than the minimum site area required by the zoning bylaw for **R -1 and R-2 Residential** District, may be used for a purpose permitted in the zone in which the site is located provided that all other applicable provisions of the Official Community Plan and Zoning Bylaw are complied with.

3.1.4 Side Yard Exception

For semi-detached dwellings, townhouses, row houses, or multiple unit dwellings, no side yard shall be required where dwelling units share a common party wall.

3.1.5 Permitted Yard Encroachment

1. The following are not considered encroachments and shall be considered part of the principal or accessory building and all applicable regulations will apply to it as it would to the principal or accessory building:
 - a. Any deck or floor area attached to a principal or accessory building that has a permanent roof structure and/or solid, glass, or screen walls; and
 - b. Any private garage attached to a principal building.
2. The following yard encroachments shall be permitted in any required yard:
 - a. Steps 1.6 m (5.2 ft.) or less above grade level, as measured at the highest point of the steps, that are necessary for access to a permitted building or for access to a site from a street or lane;
 - b. Window sills, eaves, gutters, belt courses, pilasters or other similar vertical columns, cornices bay windows, chimneys, and similar cantilevered alterations may project from above the foundation a distance of 0.6 m (2ft.) from the building into any required yard but not closer to a site line than .91 m (3ft.);
 - c. Trees, shrubs, walkways, trellises, or flag poles, gazebos, sheds equal to or under 100 sq. ft. without permanent foundations, so long as these features do not extend into or over public land or neighboring private land;
 - d. Lighting fixtures and lamp posts.
3. Encroachments and obstructions permitted in any required front yard:
 - a. Raised patios and decks not more than 0.4 m (1.3 ft.) above grade, as measured at the outside edge of the patio or deck
 - b. Canopies, balconies, porches, verandahs, and decks projecting not more than 3m (10 ft.) from the building line into any required front yard.
 - c. Open raised decks must not project closer than .6m (2ft.) to the site side property line.
4. Encroachments and obstructions permitted in any required rear yard:
 - a. Raised patios and decks more than 0.6 m (2 ft.) above grade, as measured at the outside edge of the patio or deck, projecting not more than 3m (10 ft.) from the rear site line;
 - b. Accessory buildings, subject to all other requirements of this Bylaw; and
 - c. Laundry drying equipment, recreational equipment, private swimming pools, and tennis courts when open to the sky.

3.1.6 Primary Storage Building

One Primary Storage Building, to be built prior to other buildings such as the principal dwelling and accessory building, will be allowed on the same residential site subject to the following:

1. One only primary storage building shall be allowed on a residential site.
2. The permitted floor area of Primary Storage Building shall not exceed 20% of site area.
3. Uniformity of construction shall include framed construction, cement pad, or combination of cement floor and grade beam and exterior of vinyl, log, metal, or other types of siding complementary to the Resort Village setting.
4. The use must not exceed the following allowable uses:
 - a. Storage of goods or things, such as construction material and required tools, self-propelled vehicles, off-season storage of boats, snowmobile, boat lifts, dirt bikes, and other items that are compatible and complementary to a Resort Village setting.
 - b. Storage of hazardous material or junked vehicles and inoperative vehicles will not be allowed.
 - c. With no requirements for water, sewer, or electricity, except have access to the storage building.
 - d. Commercial use or human habitation will not be allowed.
 - e. Use that is, or would be, be incompatible with neighbouring use.
5. Development Permits Requirements and Procedure (section 2.1.2.4) of the Zoning Bylaw shall apply when applying for a development permit.

6. Other provisions (example: Section 3 – General Regulations) of the Zoning Bylaw shall apply.

3.1.7 Private Garages and Carports

Private garages, carports and accessory buildings attached to the principal building or structure by a substantial roof structure shall be considered as part of the principal building or structure and subject to the regulations governing the principal building or structure.

3.1.8 Accessory Buildings, Shipping Containers (Sea Cans), Structures and Uses

1. An accessory use is a building, structure or activity, which is incidental to the principal use or activity conducted and located on the same site as the principal building or use, and used in conjunction with that principal use.
2. Accessory buildings shall be single story in height, (shipping containers shall be sided and with a roof compatible to principal building), except as otherwise noted.
3. Permit requirement for accessory structures:

Size of accessory structure	Requirements
Equal to or less than 9.29 m ² (100 ft. ²) of floor area.	No Permit required
Over 9.3 m ² (100.1 ft. ²) or larger	Building Permit required
NOTE: <ul style="list-style-type: none"> • The total floor area of all accessory buildings shall not exceed 30% of the site area. • Total footprint of all accessories and the principal building combined shall not exceed the maximum site coverage in a zoning district. • Only one dwelling unit, the principal dwelling unit is permitted on the site. • Up to two (2) accessory buildings equal to or less than 9.29 m² (100 ft²) of floor area. 	

Anchored membrane covered structures (example: canopy covered carports, canvass or tent garages) must be maintained in good repair. Ripped canvass, bent structures must be removed.

5. No accessory use or structure shall be developed without a development permit issued pursuant to SECTION 2 (Administration).
6. No accessory building or structure shall be constructed, erected or moved onto any site prior to the time of construction of the principal dwelling to which it is accessory, except as follows: Following the issuance of a development and building permit for a principal building, provided that the principal use is being carried out on the site/parcel, Council may, at its discretion, allow prior construction of an accessory building required for the storage of equipment and construction material.

The building permit for the accessory building is only valid for the duration of the building permit for the principal dwelling. If in the required time period the principal building is not completed, the accessory building is to be removed.
7. A development permit and building permit may be issued for up to two (2) accessory buildings (one of which may be a discretionary 'granny-suite' per section 3.1.9 'Granny-Suite' and/or structures, if the sum of all accessory buildings are not greater than the total maximum site coverage (foot-print) of 30% total site area.
8. In no case shall the combined floor area (foot print) of all detached accessory building have a total floor area greater than 30% of total site area.
9. In no case shall a discretionary use permit be issued for a detached accessory building, other than for a garage, if a discretionary permit has been issued for home based business or bed and breakfast lodging.
10. Except as specifically provided in this Bylaw accessory buildings shall comply with the yard requirements for a principal building. Any building located less than 0.9 m (3 ft.) from a principal building (edge of roof) shall comply with all the minimum yard requirements of the principal building.

11. The building style and exterior appearance of detached accessory buildings and structures shall be compatible with the principal building on the site. The determination of compatibility shall be made by the Building Inspector for the Development Officer. If the proposal is determined not compatible, the applicant may appeal to Council pursuant to Section 2.3.3 (Development Appeals).
12. Accessory Buildings, detached:
 - a) Front yard: setback of 6 m (20 ft.) minimum from front site line, *except for lakeshore parcels/sites* the minimum shall be 1.5 m (5 ft.) from the front site line (next to the street or abutting a lane) or where a garage has one or more vehicle accessible door facing the front site line, the setback shall be 3 m (10 ft.).
 - b) Side yard: minimum 1.5 m (5 ft.) from side lot line.
 - c) Rear yard: minimum 1.5 m (5 ft.), except for lakeshore sites (rear yard abuts the bank of the lake), the minimum setback shall be 6 m (20 ft.).
13. A clearance of 0.9 m (3 ft.) or more shall be maintained between an accessory building (from the roof line) and any other buildings on the site.

3.1.9 Granny-Suite

1. Council may allow, as a *discretionary (conditional) use*, only one accessory dwelling unit (granny-suite/guest house) containing secondary living quarters for use by family and guests as under the following conditions:
 - a. Such structure shall not be greater than the principal dwelling, may be attached to the principal dwelling or may be located at the side or back of the principal dwelling, or as an attic on top of a garage.
 - b. Such structure with toilet and bathroom sink may be self-contained with a kitchen unit.
 - c. It can be established, following Section 54, 55, and 56 of *The Planning and Development Act, 2007* that regarding the secondary living quarter there will be no conflicting land use issues with surrounding properties and the enjoyment of area residents and off street parking will be on the private site.
 - d. It shall not be used as bed and breakfast lodging, nor as home-based business, or other unauthorized uses.

Also note the following: The combined floor area of the principal dwelling, primary storage building and all the accessory buildings and structures shall not exceed the allowed maximum site coverage of the site area.

3.1.10 Temporary Residence during Construction of Principal Building

1. A trailer/motor home or other acceptable structures (a secondary use) may be used as temporary residence by the inhabitants with the permission of Council, after issuance of a development application and building permit valid up to two years by the Development Officer, while a permitted principal dwelling is under construction or reconstruction. The following conditions will apply with the issuing of the development application and building permit:
 - a. With the development application and building permit the principal use must be acceptable to Council;
 - b. A development permit may be issued with a security deposit to ensure the site is brought into compliance within two years.
2. Septic facilities (holding tank for pump-out) must be provided for the temporary residence if it is to be occupied during construction of the permanent building. All liquid waste must be disposed of into the septic facilities.
3. The permission for temporary residence to live in a trailer/ motor home or other structure shall expire with the expiration of the principal building permit or sooner upon completion of the permanent building.

4. Construction waste and recycling must be taken to officially approved site(s) away from the Resort Village.

3.1.11 Servicing

1. No development or use of land which requires sewage collection and treatment (e.g., sewage lagoon) and disposal or landfill facilities shall be permitted unless those facilities are approved by the Ministry of Health and/or Ministry of Environment.
2. Holding or septic tanks shall be of a design approved by the appropriate provincial authority.
3. Sewage field disposal systems (e.g. septic tank with a drain tile to absorb sewage in the soil) and pit toilets are not permitted in any residential district. (R1/R2).
4. In compliance with the Official Community Plan and the Zoning Bylaw of the Resort Village of Turtle View sewage lagoon may be allowed in the Rural District (RD) subject to provisions of *The Waterworks and Sewage Works Regulations, Chapter E-10.22 Reg 3* (effective June 1, 2015) under *The Environmental Management and Protection Act, 2010 Chapter E-10.22 Reg. 3*.
5. All developments requiring potable water service shall be connected to a water distribution system provided it is reasonably available.

3.1.12 Number of Principal Buildings Permitted on a Site

1. Not more than one principal use shall be established and not more than one principal building (dwelling) shall be placed on any one site except for:
 - a. Dwelling unit groups
 - b. Public utility uses
 - c. Village (institutional) uses
 - d. Approved groups of buildings such as a community centre, recreation buildings
 - e. Waste management depots
 - f. Ancillary uses as specifically provided for in this bylaw.
2. In the case of a discretionary use, Council may designate which of the several buildings shall be deemed to be the principal building.

3.1.13 Converted Dwellings

Converted dwellings shall be subject to the following:

1. The use must be a permitted or discretionary use in the district.
2. Any exterior addition or alteration does not change the general appearance and character of the building from a single dwelling.
3. The development standards for single dwellings shall apply.
4. Parking regulations for the new use shall apply.

3.1.14 Demolition of Buildings

No building, residential or otherwise, shall be demolished, removed or decommissioned from a property within the area covered by this Bylaw without obtaining a development permit from the Development Officer.

An application shall be submitted to the Development Officer along with any required fees and deposits including an explanation of the means by which it shall be decommissioned and disposed of as required by the Building Bylaw.

Such a permit shall not be issued unless a proposal for the interim or long-term use of development of the site or property is also submitted and is in conformity with this Bylaw.

3.1.15 Building to be Moved

No building shall be moved within or into the area covered by this Bylaw without first obtaining a development permit, subject to the standards required for new construction, and to obtaining any other required municipal (e.g., Building Bylaw) or provincial permit.

3.2 Special Provisions

3.2.1 Bed and Breakfast Lodging

Council may establish standards limiting any accessory activities as a condition of issuing a DISCRETIONARY USE permit. Where Bed and Breakfast lodging is allowed as a DISCRETIONARY USE in a Residential District, it shall be:

1. Located in, and ancillary to, a single detached dwelling or a semi-detached dwelling used as the operator's principal residence.
2. Licensed by provincial regulatory agencies (*The Public Health Act* and *The Public Accommodation Regulations*, *The Public Eating Establishment Regulations*, and meet the requirements of the Fire Commissioner) as required.
3. Limited to a maximum of two thirds of the number of bedrooms for guest bedrooms.
4. Permitted only where a minimum of a one (1) off-street parking space is provided for each lodging room.
5. Allowed to provide one non-illuminated window or wall sign having a maximum facial area of 0.19 square metres (2 square feet) advertising the bed and breakfast lodging.
6. Obtained a business license from the Resort Village.

3.2.2 Convenience Type Store/Coffee Shop

Council may establish standards limiting any accessory activities as a condition of issuing a DISCRETIONARY USE permit, where Convenience Type Store/Coffee Shop is allowed as a DISCRETIONARY USE in a Residential District, it shall be:

1. Located in, and ancillary to, a single detached dwelling used as the operator's principal residence.
2. Licensed by provincial regulatory agencies (*The Public Health Act* and *The Public Accommodation Regulations*, *The Public Eating Establishment Regulations*, and meet the requirements of the Fire Commissioner) as required. According to the Official Community Plan, sale of liquor shall not be allowed.
3. Limited to a maximum of half the number of habitable rooms, without structural alteration, for Convenience Type Store/Coffee Shop use.
4. Permitted only where a minimum of one (1) off-street parking space is provided for each 4 seats in a coffee shop.
5. Allowed to provide one non-illuminated window or wall sign having a maximum facial area of 0.19 square metres (2 square feet) advertising the coffee shop.
6. Signage of such establishment shall not show visible evidence from any street and from the highway within the Resort Village of their commercial character, which would attract customers other than residents of the Resort Village.
7. Obtained a business license from the Resort Village.

3.2.3 Home-Based Businesses

Home-based businesses, where allowed as a DISCRETIONARY USE in a residential district, shall be subject to the following development standards:

1. The use is clearly secondary and ancillary to the residential use of the property.
2. The business is owned and operated by the owner of the dwelling unit.

3. If a home-based business or home occupation employs a non-resident employee, that employee must be provided with an off-street parking space.
4. The permitted use shall be valid only during the period of time the property is occupied for residential purposes by the business owner.
5. Home-based businesses shall not cause a variation in the residential character and appearance of the dwelling, accessory building or land.
6. Home-based businesses shall not create any conflict with the residential area in terms of emission of noise, ground vibration, glare, dust, odour, toxic or noxious matter or vapours, radio interference, or disturbance which is evident outside the dwelling unit.
7. The Home-based business will not require the construction of an additional building or other structure.
8. The home-based businesses shall be conducted entirely indoors and there shall be no exterior storage on the site in relation to the home occupation. Except for one permitted sign in the window or on the wall, home-based businesses shall not have any signs or visual devices displayed, to advertise business, notice of sale, exterior display of goods or services, outdoor storage of materials, or exterior variation from the residential character of the residence or its accessory building.
9. Home-based businesses shall not result in undue increase in traffic or parking requirements in the residential area.
10. No more than 25% of the gross floor area of the principal building (including basement and accessory building) shall be used for Home-Based Businesses.
11. All permits issued for home occupations shall be subject to the condition that the permit may be revoked at any time, if, in the opinion of the Council, the conditions under which the permit was originally issued are no longer met. Where a permit is revoked the use shall cease immediately.
12. The discretionary use approval for a home-based business shall cease to be valid when the operation ceases in accordance with Section 2.2.5 (Limitation on Discretionary Use Approvals), or where the operator issued the home occupation relocates.

3.2.4 Sand and Gravel Extraction

Sand and Gravel extraction, where allowed as a DISCRETIONARY USE at discretion of Council in a Rural Development District shall be subject to the following conditions:

1. Council shall require the developer to have an environmental impact assessment carried out by a qualified professional. The site analysis shall identify potential impacts and mitigation measures of the proposed extraction on the environment (e.g., groundwater, drainage, heritage resources) and the Resort Village.
2. The owners of the land and aggregate extraction operation (developer) may be required to enter into a restoration agreement to reclaim the site.
3. The extraction operator (developer) and person who haul the aggregate (sand and or gravel) may be required to enter into a road maintenance agreement.
4. The extraction operator must report the amount of aggregate extracted by December 1 of each year.
5. Council may require the aggregate operator (developer) to post a performance bond to guarantee adherence to the above noted agreements.
6. Council may apply special standards and requirements to ensure compatibility with adjacent land uses, safe operation, and suitable reclamation.
7. Operation and reclamation plans shall accompany the development permit application.
8. Hours of operation, crushing and hauling activities will only occur between 7:00 a.m. and 7:00 p.m., unless Council considers the area remote and the crushing and hauling will not affect the adjacent landowners or uses.
9. Restoration of the site shall commence immediately upon termination of the operation or two years from the date of issuance of the development permit, should the permit not be renewed.

3.3 Residential Accessories

3.3.1 Satellite Dishes, Radio Towers, TV Antennas, Solar Collectors, Wind Turbines

1. Without blocking of view from neighbour's property, the installation and operation of a satellite dish, radio tower, television antenna, or solar collector (and their supporting structure) shall be permitted not less than 1.5 m (5 ft.) from the lot line in the front, side and rear yards.
2. Wind turbines shall not be permitted in the Resort Village in light of anticipated problems such as: interference with residents' peace and quiet, shadow flicker that occurs when the sun and rotating blades align, risk to neighbouring persons and property from structural failures, visual dominance and potential ice throw from ice build-up, along with their hazard for birds and bats.

3.3.2 Communication Towers

1. Communication (cellular) towers shall be permitted as a DISCRETIONARY USE and shall be not closer than 100 metres from any residential district/area.
2. The owner of a communication tower may be required to enter into a road agreement with the Resort Village of Turtle View.

3.3.3 Solar Panels

1. On any residential site/area solar panels/collectors will require an *accessory use* permit if the solar panel:
 - a. Is more than 5 m² (54 ft.²) in combined area and is installed on a building; or,
 - b. designed to provide hot water; or,
 - c. designed to provide supplementary heating, or
 - d. the weight of the panel and snow and wind load exceeds the structural capacity of the roof/wall of the building. Designer qualifications are required, either by a professional engineer or by a registered building designer qualified in Building Structural.
2. *Roof mounted solar panels* are allowed as surface layer of roof (solar shingles) with no change in relief or roof projection on any roof elevation.
3. Vertical projection (elevation) will be limited to 1.5 m (5 ft.) above the roofline.
4. *Ground mounted panel* in residential areas shall be limited to rear yard placement, 1.5 m (5ft.) from rear or side property line, and shall not exceed 1 m (3 ft.) to 2 m (6 ft.) above grade level.
5. If attached to or erected upon an accessory building in any district, the solar collector shall not exceed the maximum permitted height of the accessory building.
6. Council may impose additional regulatory conditions to protect the public health, safety and welfare and the property of residents.

3.3.4 Geothermal Facilities and Operations, as an energy source, will require an *accessory use* permit with the following precautions (limited information on groundwater geology and groundwater protection) in mind:

1. CSA/UL approved equipment and an approved methanol or other suitable solution will be used.
2. Zoning requirements for an accessory or ancillary building or structure are met.
3. Adequate setback distance from neighboring properties to limit the impacts in the event of system failure.
4. A professional geohydrological report, based evaluation of on-site conditions (aquifer), shows that the underground installation (vertical or horizontal ground loop system) will not enter the artesian aquifers and the installation poses no risk of cross contamination of the aquifer from drilling or system failure.

5. Installation is by a certified and bonded contractor, and
 - a. The contractor must control drill mud on-site, and from entering the drainage and the lake.
 - b. The contractor shall be liable for the cleanup of project area and environmental on-site and off-site contamination.
6. The accessory use applicant shall monitor the operation, have a qualified service professional annually check the system, and keep a log for inspection by the authorities.

3.3.5 Hot Tubs, Ornamental Ponds, and Wading Pools

1. Hot tubs do not require a building permit as long the cottage owner meets the following requirements:
 - a. If the hot tub (jacuzzi) is not placed directly on the ground or a concrete foundation the supporting structure will require a building permit.
 - b. The hot tub must carry a Canadian Standards certification.
 - c. The hot tub must meet setback requirements.
 - d. The required permits are obtained for all the electrical, plumbing, and related gas connections and heating work.
 - e. The hot tub is installed and operated according to manufacturer's specification.
 - f. All drain and backwash lines are connected to the plumbing system (holding tank) to avoid a groundwater and lake contamination event.
 - g. Safety features must be in place such as child proof fencing and/or a locked tub cover.
 - h. As these installations in exterior yard areas might pose a hazard, the area should be inaccessible when not in use or enclosed within a non-climbable fence not less than 5 ft. (1.52 metres) and not more than 6 ft. (1.83 metres) in height with self-latching gates.
2. This bylaw shall not void any electrical, plumbing and gas requirements for Hot Tubs, Ornamental Ponds, and Wading Pools by any other jurisdiction.
3. Landscape and Ornamental ponds shall be permitted. Safety features as recommended by the manufacturer must be in place.
4. Wading pools, constructed or prefabricated pool used for wading which is less than 60.96 cm (24 inches) in depth shall be permitted. Manufacturer's recommended safety features must be in place.

3.3.6 Fences and Free-Standing Walls

1. On a non-lakeshore site, no wall, fence or other structure not otherwise permitted shall be erected in a required front yard or on a site line adjacent to a required front yard to a height of more than 1.22 m (4 ft.) above grade, or in a required rear yard to a height of more than 1.83 m (6 ft.) above grade as measured from ground level immediately adjacent to the fence.
2. On a lakeshore site, no freestanding wall, fence, screen, or similar structure, shall be erected in a required front yard or rear yard or any site line adjacent to a required front or rear side yard, to a height of more than 1.22 m (4 ft.) above grade, or in a required rear yard to a height of more than 1.22 m (4 ft.) as measured from ground level immediately adjacent to the fence, with the exception of a side yard fence which may be a maximum of 1.83 meters (6 ft.)
3. Subsections 1 and 2 do not apply for fences constructed for public services or utilities.
4. In Residential Districts, a 2.5 m (8.2 ft.) high wall or fence may be permitted along a side or rear property line that abuts a highway or a buffer strip adjacent to a highway.
5. On a corner lot in any district, no hedge, planting, tree, fence or other solid or opaque structure shall be erected, placed, or maintained to a height greater than 1.0 m (3.3 ft.) within the triangular area (a.k.a. sight triangle) formed by the intersecting property lines and the straight line joining said property lines at points that are 7.5 m (24.6 ft.) distant from the point of intersection, measured along said property (site) lines.

3.3.7 Outdoor Lighting

Outdoor lighting fixture shall be oriented in such a way that any illumination from them is deflected away from any adjacent residential properties.

3.3.8 Recreational Vehicles on Residential Lots and Dedicated lands

1. Recreational vehicles (RV's) will not be allowed to be parked and in use on public right of way (road allowances, parking lots, lanes and streets) and on dedicated lands.
2. A total of two RV's will be allowed on one residential site with a principal dwelling:
 - a. the first RV will be allowed free;
 - b. the second one will be at a yearly fee of \$400.00 if parked more than 17 days in a calendar year.
3. On a residential site with no principal dwelling:
 - a. The first RV will be allowed for the registered owner of the property to be used as a temporary residence with a yearly fee of \$900.00, increased by \$50.00 per year in the second year to \$950.00 and increased further by \$50.00 in the following years. The second RV will be allowed free.

This fee is based on the average property tax payable in the Resort Village.

4. Septic facilities (holding tank for pump-out) must be provided for. All liquid waste must be disposed of into the septic facilities.
5. Subject to conformance with Section 3.1.10 an RV may be used as a temporary residence where a valid development permit and building permit is in place.
6. A maximum of one recreational vehicle (RV) may be stored on any vacant site for storage purposes only.

3.3.9 Keeping of Animals

1. The keeping of grazing livestock, but excluding intensive livestock operations, will be allowed in the Rural District (RD) as regulated by bylaw of Council.
2. The keeping of household animals under the control of the residents shall be permitted in residential zones, and may be regulated by Council.

3.3.10 Signs

1. General
 - a. All signage shall:
 - i. Be located in a manner such that, in the opinion of the Development Officer, the sign does not restrict vehicle or pedestrian movement;
 - ii. Not obstruct visibility or otherwise jeopardize the safety of the public;
 - iii. Be maintained in a neat, tidy, and safe condition; and
 - iv. Be prohibited from public property and utility structures such as power/communication poles, light standards, street signs, and traffic signs.
 - v. Spot lights intended to illuminate the night sky are prohibited in all zoning districts (the Resort Village).
2. Each cottage shall display to the street side a numbered address sign assigned by the Development Officer to help in the event of emergency such as fire, ambulance or police.
 - a. No more than one permanent sign is permitted on a property.
 - b. No sign shall have a facial area greater than 0.5 m² (5.4 ft.²).
 - c. Signs shall not project over property lines.

- d. A sign located in a street sight triangle or a driveway sight triangle shall be less than 0.75 m above grade at its top or shall be at least 2.5 m above grade at its lower edge, so as to not obstruct a vehicle's view.
 - e. No backlit signs shall be permitted except those displaying a property address.
 - f. For signs on home-based businesses, see Section 3.2.2.
3. Resort Village signage for the promotion of community events and activities approved, sponsored or carried out by the Resort Village are permitted.
4. In the Conservation District:
- a. Signs are only permitted at Council's discretion.
 - b. The facial area of sign may not exceed 9 m² (97 sq. ft.).
 - c. A sign may be double -faced.
 - d. Free-standing sign shall not exceed 6 m (19.7 ft.) in total height above the ground.
 - e. No sign shall be illuminated.
5. Billboard Signs
- a. Billboard signs shall be considered a discretionary use and may be subject to an agreement with Council to address location, placement and duration.
 - b. Rest bench commercial signage is at the discretion of Council and may be subject to an agreement to address locations, placement, and construction.
 - c. Discretionary Signage- Any signage listed in this section will require application and will be subject to a fee as may be established by bylaw or resolution of Council.
 - d. Election signage shall be only on private property with the owner's permission.
6. Exceptions shall include:
- a. Temporary signs for the sale of property or during construction.
 - b. Construction signs, located on the site of the construction to which they refer.

3.4 Residential Lots

3.4.1 Grading and Levelling of Lots

1. In the interest of protecting the health, safety, and property of residents in the Resort Village, to minimize the loss of natural vegetation as a cost-effective approach to control erosion and sedimentation, flooding, and managing storm water runoff from development sites, streets, and parking areas, Council shall regulate combined clearing and grading activities by:
 - a. Requiring a special permit (development permit) for clearing and grading of subdivision and site development projects; and,
 - b. Indicating on a site plan that subdivision/site/building site design shall preserve natural topography outside of the development footprint to reduce unnecessary land disturbance and to preserve natural drainage channels/swales in the subdivision, or on the site.
 - c. Where excavation or filling is proposed for any development, such development may be restricted. Council may require the developer to provide an impact statement report carried out by a qualified professional prior to making a decision on the Development Permit Application.
2. Any site proposed for development shall be graded to provide for adequate surface drainage so that surface water runoff is directed to a ditch, water body, street, or natural water course and does not affect drainage on adjacent properties. The Development Officer may require a site grading plan to be prepared by a professional engineer.
3. The drainage of a lot shall not adversely affect adjacent property.

4. Any lot proposed for development shall be graded and levelled at the owner's expense to provide for adequate surface drainage.
5. The Development Officer may require an applicant to undertake mitigating measures to ensure that water bodies and water courses are not impacted by sedimentation or contaminated by runoff.
6. Grading, leveling, or placement of fill on or near the bank of a water body or water course shall not disturb or destroy mature vegetation without substantial and timely remediation. A permit from the appropriate provincial or federal government agency having jurisdiction is to be obtained, prior to application for a development permit, for any work done along the bank of a water body or water course (See: Section 5, Regulations for Lakeside Development and Shoreline Structures).
7. Except for the construction of marinas approved by the appropriate provincial or federal government agency having jurisdiction and the Resort Village (See: Section 5, Regulations for Lakeside Development and Shoreline Structures), no grading, leveling or excavation shall break or weaken the ice push ridges along the bank of Turtle Lake.
8. Fill must be placed so that natural water courses are not blocked or diverted.
9. Fill must be sufficiently compacted to ensure that the finished grade level does not settle below the required building elevation or erode and run off into water courses and water bodies.
10. A development permit is required for the excavation, stripping, and grading of land.
11. A person wishing to excavate, strip, or grade land, and level land shall provide the following information in their application for a development permit:
 - a. Required consultation and clearance from Heritage Conservation Branch.
 - b. The location and area of the site on which the excavation, stripping, or grading is to take place;
 - c. The existing land use and vegetation cover, including tree surveys/tallies;
 - d. The amount of vegetation, soil or other material to be removed or relocated and the intended destination of the material removed from the site; and
 - e. The condition in which the land is to be left, including a re-vegetation plan and the proposed final grades when the excavation is complete.
13. For the purposes of this section, excavation shall not include:
 - a. The excavation for construction or building purposes associated with a valid development permit or a valid certificate of approval for sub-division; or
 - b. Excavation or removal of vegetation for maintenance or landscaping purposes on a site where a development permit has previously been issued.

3.4.2 Outdoor Storage

In any residential district:

1. Only outdoor storage incidental to the principal use shall be permitted in any residential district.
2. No yard shall be used for storage or collection of hazardous material.
3. No outdoor storage shall be permitted in the required front yard of any residential site.
4. Unlicensed or seasonal vehicles, excluding RV's, may be stored on a lot provided a tarp is securely covering the entire vehicle.
5. Outdoor storage of junked vehicles, partially dismantled or inoperative vehicles is not permitted.

In other districts:

1. Outdoor storage shall be permitted.

3.4.3 Off-Street Parking

1. Every parcel (lot) shall be accessible from a street according to Section 16 (10), *The Subdivision Regulations*.
2. No person within any District shall erect, enlarge, substantially alter, or extend any building permitted under this Bylaw, unless the required off-street parking spaces are provided on the same lot in accordance with the table below and associated regulations:

Use	Space required
Dwelling (also existing mobile homes)	1 per dwelling unit
Home based businesses and Home Occupation	1 per non-resident employee
Bed and Breakfast	1 space plus 1 space for each guest room
Auditoriums, theatres, places of worship, community halls and facilities, and other places of public assembly	1 for each 10 seats
Other Institutional buildings	1 for each 10 m ² (107 ft. ²) of gross floor area
Restaurants, coffee shop	1 for each 4 seats
Retail. confectionary stores	1 for each 14 m ² (150 ft. ²)

3. A parking space shall be a minimum of 2.74 metres (9 ft.) by 6.10 m (20 ft.).
4. Parking spaces within the front yard area shall not occupy more than 50% of the area of the front yard in residential districts.

3.4.4 Retaining walls

1. Retaining walls shall be built at 0.30 m (1 ft.) or more setback (at the site line).
2. Retaining walls on a subject property, to raise the grade, on residential lots must not exceed a height of 1 m (3.3 ft.) measured from natural grade on the lower side and set back from property line at least 1 m (3.3 ft.), and for multiple retaining walls at least 1 m (3.3 ft.) horizontal separation is between retaining walls.
3. The resulting slopes shall be re-vegetated using drought tolerant grasses, plants, shrubs, and trees suitable for the Boreal Plain ecozone (mixed wood forest area) are preferred.
4. Wood treated with creosote (railway ties) or pentachlorophenol, or the use of materials such as asphalt and old tires shall not be allowed in construction of retaining walls to avoid risk of groundwater and lake contamination.
5. The owner of the property or their contractor/agent shall be liable for damages to the village road and to neighbouring properties after construction is completed.

3.4.5 Lot Appearance

1. Residents must maintain (or arrange for) a reasonable level of landscape maintenance such as cutting their grass and keeping weeds down.
2. 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.

3.4.6 Landscaping

1. All areas of the site not occupied by buildings or vehicle parking, circulation and loading areas shall be landscaped with trees, shrubs, grasses, rock, pavers and/or other similar materials.
2. All landscaping should reflect the Resort Village's northern forest setting and shall be maintained in a neat and tidy condition.
3. The proposed landscape guidelines are 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.

4. The Development Officer shall not approve an application for a development permit for a townhouse, dwelling group, fourplex, multiple dwelling or commercial use unless:
 - a. a landscape sketch plan has been submitted; and
 - b. the landscape plan provides, in the opinion of the Development Officer, appropriate soft. or hard landscape features to enhance the visual amenity of the site and provide adequate visual screening, if necessary.

3.4.7 Removal of Dangerous Trees

1. 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:
 - a. A hazard to the safety of persons,
 - b. Likely to cause damage to public utilities, or
 - c. Seriously inconvenience the residents.
2. Trained village maintenance staff shall use the following criteria to identify dangerous trees that are:
 - a. Dead, dying, severely damaged or diseased, partially uprooted, severely leaning and in danger of falling on property or power lines,
 - b. Interfering with, or is in close proximity to power lines to cause imminent danger during strong winds, or
 - c. Blocking existing wells, sewage holding tanks, drainage or other major improvements.
3. 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 - OPEN SPACE REGULATIONS

4.1 Activities in the Open Space Areas (Good Neighbours Bylaws)

The intent of these regulations is to:

1. Council, by municipal bylaw, will regulate the use of Open Space Areas (public and municipal reserves, beaches, waterfront area, recreation lands, green spaces, open grass lands and tree plantations, recreation areas, and environmentally sensitive areas, roadways, road allowance, parking areas/lots).
2. Assure the continuity of natural and built amenities for the enjoyment of village residents.
3. Protect the ecology of the village and Turtle Lake.
4. The following activities and uses, and others as deemed advisable, in the resort village will be regulated by municipal bylaw:
 - All-Terrain Vehicles, Motorbikes and Snowmobiles
 - Vehicles and Parking
 - Trapping in the village and on occupied lot
 - Fires and Fireworks, Barbecues and Open Fires
 - Pets
 - General Conduct of Persons, Garbage and Litter
 - Others

4.2 Management of Open Space Areas

4.2.1 Management of Vegetation Cover

As far as practicable, Council shall:

1. Promote environmentally-friendly maintenance practices on open space areas.
2. Preserve and protect native vegetation to promote groundcover, stormwater retention, and reduce erosion.
3. Encourage the use of native species and hardy plants, trees, and shrubs.

4. Retain and enhance native vegetation in new developments.

4.2.2 Dead and Deteriorating Trees

1. The simple existence of dead and deteriorating trees shall not be the sole criteria for tree removal from village forests (public and municipal reserves)
2. Fallen and decaying wood/branches left on the ground provide wildlife habitat and promote soil conservation. Where practical, the Resort Village shall encourage mulching unused wood on-site.

4.2.3 Tree Removal from Public Open Spaces

1. No person shall cut or remove any tree from public open spaces without having first obtained a tree cutting permit, had the tree(s) marked for removal by the village staff, and paid a stumpage fee.

4.3 Groundwater Protection and Storm Water Management

4.3.1 Groundwater Protection

1. The intent of this section is to protect existing and potential groundwater sources in order to safeguard the public health of residents of the Resort Village who depend on groundwater for their drinking water.
2. Because an abandoned well can be a safety hazard, threat to ground water quality, as well as a liability issue, it is the cottage owner's responsibility to barricade off such a well and to report it to the Resort Village and to the Saskatchewan Water Security Agency for advice on decommissioning the abandoned well.
3. No subdivision of land shall be permitted where the proposal will adversely affect domestic or municipal water supplies, or where a suitable, potable water supply cannot be provided to meet the requirements of the Ministry of Health, Saskatchewan Environment or the Saskatchewan Water Security Agency.
4. Potable water is the responsibility of the land owner (cottager) and can be addressed by constructing on site well, or through arrangements with local potable water suppliers. Bottled water is available for sale at the Resort Village office.
5. Subject to the PDA and Regulations, as amended from time to time, and administered by the Ministry of Health Region and Saskatchewan Environment, no liquid, solid or gaseous wastes shall be discharged into any streams, creek, river, pond, slough, intermittent drainage channel or other body of water, or on any land or into the air.
6. Solid waste (garbage) and sewage disposal (pump out) must be transported to the transfer site and sewage lagoon at the expense of the landowner (cottager). Transfer station and approved lagoon, located in LSD 5 of sec. 22-53-18-3rd, are owned and operated by the Resort Village.
7. Pit privies are prohibited.
8. The primary sewage disposal system component shall be a holding tank placed on the property for pump out.
9. Placement of holding tanks with respect to distances to buildings, property line and well or water source must follow the guidelines of Saskatchewan Ministry of Health; and the setbacks as determined by the Public Health Inspector from the local Health Region.
10. The Development Officer shall send a copy of all approved development permit applications involving installation of water and sanitary services, to the local office of the Saskatchewan Ministry of Health.
11. A permit must be obtained from the Public Health Inspector before any person installs a holding tank.
12. Effluent must be hauled to an approved lagoon or disposal site.
13. The Resort Village may conduct annual random testing of holding tanks and water wells throughout the Resort Village in the interest of safeguarding groundwater quality.

14. The storage of chemicals, fertilizers and combustible materials is subject to the requirements of both the federal and provincial governments. All necessary approval from other regulatory agencies must be obtained prior to issuance of a development permit. Development permit conditions may include that all permits or licences required by other regulatory agencies be obtained before development proceeds.
15. Underground fuel storage tanks and fuel tanks shall be prohibited in the Resort Village.
16. Heating oil tanks shall be placed over a leak-proof sump area.
17. The spreading of manure is not permitted in any residential district (R1/R2).
18. The dumping on village soils of products that may adversely affect groundwater is prohibited. Such products include:
 - a. Antifreeze and coolants,
 - b. Gasoline, brake and transmission fluids,
 - c. Paints, primers, and wood preservatives.

4.3.2 Storm Water Management

1. Roadway ditches along surfaced roads in the subdivision act as 'catchment basins' for storm water, which infiltrates into the subsoil. Filling in these ditches could reduce permeable soil cover and onsite drainage capacities in the residential areas. Depending on topography and drainage, Off-Street Parking and Retaining Walls regulations (Sections 3.4.3 and 3.4.4) shall apply to maintain permeability and local drainage and public safety.
2. The Resort Village shall give due regard to locating trails, roads and parking, and to maintaining vegetation cover, to prevent run off and soil erosion.

4.3.3 Community Involvement in Protecting Open Spaces

Although these Bylaws provide the authority for enforcing the implementation of The Resort Village of Turtle View Zoning Bylaw, Council shall rely on broad based support of these Bylaws by Village residents through:

1. Information sharing about the purpose of these bylaws with Village residents.
2. Opportunities for engagement in village governance (Development Appeals Board) and encouraging formation of various advisory committees (potential examples: Beach and Waterfront Committee, the Emergency Measures Committee, Social and Recreation Committee).

SECTION 5 – REGULATIONS FOR LAKESIDE DEVELOPMENT AND SHORELINE STRUCTURES

5.1 Purpose

These regulations concern lakeside land development and placement of shoreline structures only in the Residential Districts, the Recreation Districts and the Community Services Districts in the Resort Village.

The intent is to:

1. Provide public access to the lake and along the shore of Turtle Lake, insofar as is practical, for residents in the Resort Village.
2. 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, heritage resources and lake ecology while allowing environmentally acceptable uses (developments and shoreline structures) with the least impact on lakeside lands and the lake ecology.

Lakeside development: Before obtaining required permit from the Resort Village for any work and development (agreement with a permit for lakeside development – erosion control, landscaping) on public lakeside lands (dedicated lands), approval will be required from Saskatchewan Environment (MOE), Meadow Lake Office, and when advised by MOE from The Water Security Agency and Canada Fisheries and Oceans (collectively referred to as 'review agencies').

5.2 Focus

These regulations apply to lakeside lands (a strip of land made up of backshore/shore land, foreshore, shoreline, and offshore lands) as referenced by Section 4.8 of the Official Community Plan of the Resort Village and shown in Figure 1 – “Lakeside development and mooring”.

These regulations shall apply to the development and to the temporary placement of shoreline structures on lakeside (dedicated lands) public lands.

5.3 Authority

1. Development on lakeside lands (dedicated lands and on lake bed - Crown owned) without the approval of the council is prohibited.
2. All approved private developments and temporary structures on lakeside lands (dedicated lands) are considered temporary developments subject to the provisions of *The PDA*.
3. Any temporary use of lakeside lands (dedicated lands) must be within what is permitted by *The PDA* (Section 192) and *The Dedicated Lands Regulations, 2009*.
4. Subject to the provisions of the official community plan and this zoning bylaw, Council may allow some development of landscaping or temporary structures and may:
 - a. Grant a person permission (municipal permit) to place a temporary structure on any dedicated lands (lakeside lands) other than a walkway, under Section 194 (2) (a) of *The PDA*. A dock or a boat lift is an example of a temporary structure.
 - b. By agreement, grant a person permission (municipal permit) to place a development on any dedicated lands (lakeside lands) other than an environmental reserve and a walkway under Section 194 (2) (b) of *The PDA*. Development, pursuant to Section 194 (1) of *The PDA*, means improvements, or landscaping and maintenance of the improvement or landscaping, or shoreline modifications for the purpose of these regulations.
5. No person shall:
 - a. Undertake a *development* including *shoreline modification* or a *repair of modification(s)*; or, 'works' without first
 - Obtaining a shoreline alteration/modification permit(s) from federal and provincial agencies; and
 - A valid agreement and a onetime development permit for development from the Resort Village; or
 - b. Rent or lease out any dock without the prior written permission of the Resort Village.

NOTE: As removal of vegetation for the installation of shoreline structures is considered 'works', such proposal to remove aquatic vegetation or any other type of bank work must be reviewed by Saskatchewan Environment.

5.4 Lakeside Development and Shoreline Structures

5.4.1 Lakeside Development

1. *Lakeside land development* and modifications (proposed 'work' such as including beach development and re-

profiling of backshore lands, landscaping and construction of foreshore/backshore installations such as swimming beach improvements, a boat launch and marinas) will not be permitted unless an environmental review shows the proposed 'work' in or near the water can be carried out in an environmentally acceptable and responsible manner. Approval from Saskatchewan Environment, Saskatchewan Parks, Culture and Sport (Heritage Resources), Water Security Agency, Fisheries and Oceans, Transport Canada is required before consideration of application for a development permit by Council.

- Lakeside lands (municipal and Crown foreshore lands) located between private lots and the water's edge may only be developed (example: landscaping and shore land protection) as approved and directed by Council, but only after the required federal and provincial permits ('agency permits') have been obtained and then an application for *development agreement (a municipal temporary use permit with conditions attached to the permit)* may be considered for approval by Council. Referrals, directed by MOE, are mandatory. Receipt of 'agency permits' is not an assurance of automatic approval by Council.

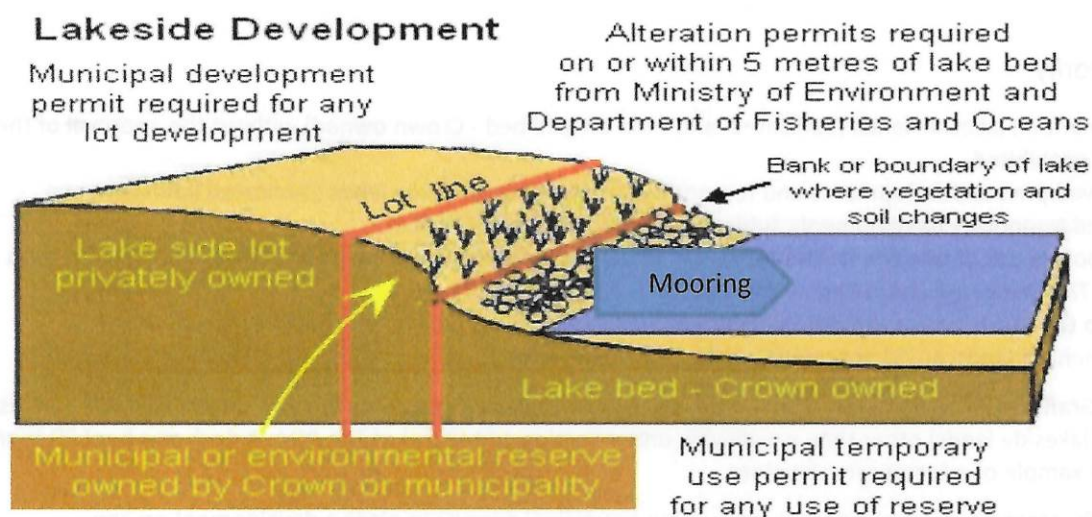


Figure 1 - Lakeside development and mooring (shoreline structures)

5.4.2 Shoreline Structures (moorings)

- 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.

5.5 Application and Permit(s) Process

- Authorization for *lakeside development* may be required from any of the federal and provincial agencies before municipal approval can be issued. It is the applicant's responsibility to contact those agencies and to supply evidence of their authorization/approval (permits) and or that their approval is not required for the contemplated work in or near water.
- Shorelines are protected under *The Environmental Management and Protection Act, 2002* and modifications and installations may not be allowed by Council unless an environmental review shows the proposed improvements can be carried out in an environmentally responsible manner and receive approval from Saskatchewan Environment and/or Saskatchewan Agriculture. Water Security Agency overseeing management of lake levels on Turtle Lake may also be consulted regarding lake elevations, erosion and risk of floods.
- Shoreline protection measures and shoreline modification require the approval of Saskatchewan Ministry of Environment. Under Section 36 of *The Environmental Management and Protection Act, 2002* any person planning any work near any water body or water course must contact the Saskatchewan Ministry of Environment to obtain the required Aquatic Habitat Protection Permit.

4. Approvals are also required from the Department of Fisheries and Oceans for any work in or near water that may affect fish habitat. NOTE: The applicant should not view authorization from any of these agencies as imminent assurance of approval by the Resort Village.
5. In addition, following 3) and 4), and proof of public liability insurance, approval of a permit application for the proposed development is required from the Municipality (the Resort Village).
6. A combined one form application for municipal permits for lakeside land development and placement of shoreline structures shall be regulated by applicable provisions of Section 2.1.16 *Municipal Temporary Discretionary Use Permit for Lakeside Development and Shoreline Structures*.
7. A permit issued or an agreement made is not transferable to another person, nor accrue to the property nor can be sold.
8. A permit issued or an agreement made does not give the grantee (recipient of a permit or an agreement) exclusive right with respect to the use of dedicated lands (lakeside lands) or privatize any part of the dedicated lands (lakeshore lands).

5.6 Allowable and Prohibited Use

5.6.1 Allowable Shoreline Structures (for mooring)

1. 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 interfere with public (pedestrian) access along the shoreline and on the shore land buffer and with navigation, nor adversely impact on fish habitat.
2. Only removable shoreline structures will be allowed. Prior to freeze up docks and other moorings must be removed and stored on owner's property, or on lakeside municipal/public reserve directly in front of the owner's property for a limited time specified in a permit.
3. If shoreline structures are not removed within the permitted time, Council may remove and dispose such structures (e.g. docks, piers, lifts) as Council deems appropriate.
4. Permitted shoreline structures include the following: stake tie-up, dock, pier, rollout pier or other removable pier, boat lift, float lift (to lift a float or a boat out of the water).
5. Maximum limit of allowable shoreline structures per cottage site property in the Resort Village include one of each:
 - a. One dock per cottage site property
 - b. Two boat lift per cottage site property
 - c. Two personal watercraft on one double lift per cottage site property
6. Stairs (of a steel, aluminium, approved wood or plastic construction) may only be allowed by permit in cases where the shore land is steep for access to the shoreline or where a footpath would cause erosion. Where installed, such stairways shall meet the National Building Code requirements.
7. All permitted shoreline structures may be conditional on obtaining and renewing an annual temporary use permit from the municipality (municipal permit).
8. Some agency approved uses may not be approved by the Resort Village if such uses were contrary to provisions of the Official Community Plan and Zoning bylaw.

5.6.2 Allowable Lakeside Development (by agreement for lakeside development, for example, beach improvement, erosion control, boat launch and marina).

1. Lakeside development and modifications including beach development and re-profiling of backshore lands and construction of foreshore/backshore installations such as a public boat launch or a marina, 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
 - Remove or add any material to the bed, bank, or boundary;
 - Remove vegetation from the bed, bank or boundary

- Place extended structures that may pose concerns for navigation on the lake can be carried out in an environmentally responsible manner and receives approval from Saskatchewan Environment (aquatic habitat protection), Water Security Agency (Aquatic Habitat Protection, lake elevation and flooding), Fisheries and Oceans (fish habitat).
2. Lakeside lands (public and municipal 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 temporary use permit with conditions attached to the permit for development) may be considered for approval by Council.
 3. Proof of public liability insurance for the development is required to save the Resort Village harmless.

5.6.3 Prohibited Use (Lakeside Developments and Shoreline Structures)

1. Prohibited structures, developments and uses, considered unauthorized, on *municipal and public reserve and environmental reserve lands* and lakeside lands include but not limited to the following:
 - a. Skirting around piers, docks, boatlifts and similar structures as it interferes with fish habitat.
 - b. Decks, permanent cribbed docks (piles acceptable), boathouses, boat storage buildings, gazebos, and storage of other structures such as ice fishing huts and recreation vehicles.
 - c. Houseboats shall not be allowed permanent docking at private docks/piers (also refer to sub-section g) below). These should be stored on private property, or at a commercial marina.
 - d. Development of boat ramps, boat railways, rollers and other facilities to launch a watercraft through the 'strip of lakeside land' from private lot will not be allowed (with exception for provision to facilitate access by handicapped persons) in order to minimize shore land disturbances. Use of the village boat ramp will be encouraged.
 - e. The running of household animals without a leash for concern about wildlife and public safety.
 - f. Removal of trees, shrubs and other vegetation are prohibited without a permit
 - g. Human habitation, such as camping or living on a vessel.
 - h. Exclusive private use of dedicated lands and Crown foreshore lands.
 - i. Uses prohibited by 'review agencies'.
2. Such unauthorized developments, structures and uses found on dedicated lands and foreshores (Section 242 of *The PDA*) might be subject to a fine, penalty and removal under Section 243 of *The PDA*. Cost of removal of unauthorized structures and works and remedial works will be charged against the cottage property tax of person(s).

5.7 Criteria, Standards and Guidelines

The following criteria, standards and guidelines as applicable, shall be part of a *Municipal Temporary Use Permit (Municipal Temporary Shoreline Structures (moorings) permit)*:

5.7.1 Criteria

1. All boats/watercraft moored at an authorized dock must be owned by the nearest lot (lakefront lot) owner across the municipal reserve or public reserve at an assigned dock/slip or by a registered cottage lot owner in the Resort Village.
2. Where no municipal or public reserve exists between the property line and the lake shore (e.g. surveyed bank of a lake), only the lakefront property owner of the lakefront lot will have lake access for shoreline structures.
3. Proof of public liability insurance.
4. Permit conditions authorized on 'agency' permits will be part of the development criteria and standards when issuing a municipal permit and during yearly permit renewal.
5. Only registered vessels of ratepayers of the Resort Village and their overnight guests shall be allowed for docking and mooring at authorized docks.
6. Maximum number shoreline structures and their installation will be limited to one (1) dock or pier and two (2)

boat lifts, and two (2) personal watercraft on one double lift with a limit of two (2) boats (vessels) and two personal watercraft slips per cottage lot. Substitution of vessels to increase a type of vessel will not be allowed.

7. Council, subject to the permission of neighbouring cottage owner's permission, available shoreline, and limitations of 5.7.1.6 above, may use discretion to allow the placement of one additional dock at a neighbouring location when topographic limitations may preclude placement of a dock/pier behind the applicant's property.

5.7.2 Standards

1. Width of docks or piers must not exceed 1.82 m (6 ft.), unless to accommodate a person with disability.
2. Docks and piers must be of adequate length to ensure sufficient water depth for mooring, except for shared multiple slip structures.
3. To avoid potential land use conflicts and to reduce impacts on the shoreline, and for safety the location of authorized docks, where possible, will be not less than 2.43 m (8 ft.) from the projected side lot line to the lake and 6 m (20 ft.) from other docks or piers.
4. Only registered vessels of ratepayers of the Resort Village shall be allowed for docking and mooring at authorized docks. Overnight docking of non-resident watercrafts shall not be authorized without prior authorization from the Resort Village.
5. Will encourage cooperative use of piers and docks in order to reduce the proliferation of single purpose private piers and docks. Eligible applicants will be limited to owning or sharing ownership of one dock or pier and limited to one boat, or one boat lift, or one personal watercraft.
6. 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. 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.
7. Will allow, under a permit system of Council, storage of docks, piers, or boatlifts on lakeside (dedicated) lands, directly in front of the owner's property, during the period of ice coverage/winter.
8. Storage of vessels such as boats, personal watercrafts, pontoon boats, all terrain and other vehicles, accessories and other personal property shall be prohibited on lakeside (dedicated) lands. These must be placed on private land.

5.7.3 Guidelines for the installation of structures:

1. Must be done manually as no equipment is allowed to work in the water or on the bank.
2. Only floating docks or docks supported by posts may be installed.
3. 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.
4. Creosote and pentachlorophenol treated wood are prohibited.
5. Dredging to improve access to the mooring area and the dock is prohibited.
6. 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/).

5.8 Other regulations

1. **Development standards for marinas are:**
 - a. The area of the marina shall not exclude public access to the lake. Marina structures shall be maintained structurally sound and safe condition at all times.

- b. There shall be no discharge of sewage or solid wastes into the water body.
- c. There shall be no discharge of water and contaminants into the lake from boat maintenance or from hull clearing within the marina.
- d. The applicant shall supply to the Council a plan that includes as a minimum:
 - A description of operations, facilities and maintenance;
 - Oil or gas spill plan;
 - Inspection of vessels for 'pests' [zebra mussel];
 - A waste disposal and litter management plan;
 - Sanitary facilities for client and public use; and
 - A public safety (fire safety and other) plan.
- e. Provisions of the Official Community Plan and the Zoning Bylaw shall apply, for example the need for environmental review (section 5.5 of the ZB) of development and operation of marinas.

2. Stairs and Stairways

Stairs (of a steel, aluminium, approved wood or plastic construction) may only be allowed in cases where the shore land is steep for access to the bank or shoreline or where a footpath would cause erosion. Where installed, such stairways shall require a development permit and must meet the National Building Code.

SECTION 6 – SEASONAL CAMPGROUND REGULATIONS

Preamble

South of the present Resort Village, after annexation, appropriate lands within the Rural District (RD) may be available for seasonal campgrounds as a discretionary use within a Conservation District (CNS).

1. Intent/focus

The intent and focus of these regulations are to provide sites (e.g., place) for development of campgrounds for seasonal use to a maximum of 15 campsites on a property/parcel.

2. Campgrounds

1. The operator of a campground shall provide the Development Officer with a plan of the campground, identifying any buildings, uses of land, and the location of all roadways and trailer coach or tent campsites with dimensions.
2. The addition or rearrangement of campsites, the construction or moving of buildings, the material change in use of portions of land, 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.
3. A seasonal campground shall have within its boundaries a buffer area abutting the boundary which shall:
 - a. Have a minimum depth of not less than 6 m (20 ft.) 4.5 m in width, which shall contain no buildings or structures; and
 - b. Not contain any roads except a connector from a public roadway to road system within the campground.
4. Each campsite shall have a buffer not less than 4 m (13.12 ft.), landscaped or tree buffer between campsite stall.
5. Each campsite shall be designated and clearly marked and numbered on the ground.
6. One permanent sign, located on the campsite, is permitted. The sign surface shall not exceed 0.5 m² (5.4 ft.²). The sign shall not obstruct or jeopardize the safety of the public.
7. Each campsite shall have a minimum area of 557 m² (6,000 ft.²).
8. No portion of any campsite shall be located within a roadway or required buffer area, or within the required setback from the centre line of a road established by Saskatchewan Ministry of Highways and Infrastructure.
9. Each campsite shall have direct and convenient access to a developed roadway, and an emergency exit (example: pull-through camp site design), which are not located in any required buffer area.

10. Each campsite shall be large enough to allow for each trailer coach (e.g. recreational vehicle) to be located:
 - a. At least 4.5 m (15 ft.) from any other trailer coach and no portion of the campsite shall be located closer than 4.5 m from the site boundary;
 - b. At least 3 m (10 ft.) from any internal street.
11. The space provided for roadways within a campground shall be at least 7.5 m in width. No portion of any campsite, other use or structure shall be located in any roadway.
12. 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.
13. Solid and liquid waste shall be managed as regulated by *The Environmental Management and Protection Act, 2010*.
14. *The Public Health Act*, and Regulations passed there under and associated regulations (*The Shoreland Pollution Control Regulations, 1976*), shall be complied with in respect to all operations and development of the campground.
15. Council will consider applications for campground with respect to the Official Community Plan and Zoning Bylaw of the Resort Village.
16. The operator shall collect and remit any permit fees set by bylaw of council of the Resort Village as an alternative to taxation for trailers (*Section 306 Trailers and mobile homes, of The Municipalities Act, 2007*). Mobile homes will not be allowed.
17. The campground operator shall pay to the Resort Village a yearly servicing fee of \$600.00 per campsite.

SECTION 7 – ZONING DISTRICTS

7.1 Zoning District Map, Holding Provision and Overlay Districts

7.1.1 The Zoning District Map

The map, bearing the statement "This is the Zoning District Map referred to as Schedule 'A' in Bylaw No. ___ 2021" adopted by the Resort Village and signed by the Mayor and Municipal Administrator under the seal of the municipality, shall be known as the "Zoning District Map" with 3 map sheets and such maps are attached as Schedule 'A' and forms part of this Bylaw.

7.1.2 Boundaries of Zoning Districts

1. Unless shown otherwise, the boundaries of zoning districts are lot lines, center lines of streets, lanes, roads, road allowances or such lines extended, bank (shoreline) of Turtle Lake, and the boundaries of the municipality.
2. In un-subdivided land, the boundaries of the districts shall be determined by the use of the scale shown on the map.
3. A district boundary shown following approximately the shoreline, row of trees, or road and trails shall be deemed to be at shoreline or the center line of the roads and trails, and move with any natural change in such natural features or center line.

7.1.3 Holding Provision

1. Where on the Zoning District Map the symbol for a zoning district has the prefix "H", any lands so designated on the map shall be subject to a holding provision in accordance with Section 71 of *The PDA*, and shall not be developed or redeveloped until the Resort Village enacts an amending bylaw removing the "H" holding symbol.
2. Any lands subject to a holding provision shall only be used for the following uses:
 - a. Those existing uses, buildings, and structures lawfully permitted when the "H" is applied.
 - b. Passive recreation
 - c. Golf course
 - d. Forestation and other conservation practices

- e. Public works
 - f. Municipal facilities
3. Council may, by bylaw, remove the holding symbol H from a portion of the Rural District (RD) for residential development after the following conditions are met:
- a. Any development plan for this area shall be required to meet the applicable provisions of the Official Community Plan and the Zoning Bylaw guidelines at the time.
 - b. Once conditions set by the Resort Village have been met, the holding symbol may be removed by an amending bylaw according to Section 71 (2) of The PDA.

7.1.4 Overlay Districts

Overlay zoning districts may apply additional regulations to specific land and are indicated on the Zoning District Map. These regulations add to the regulations contained in the conventional zoning district (base zone) applicable to a site. Where the conventional district regulations applicable to a site appear to be in conflict with the overlay zone regulations, the following overlay zone regulations shall take precedence:

7.1.4.1 f - Flood Hazard Area (Minimum building elevation)

1. **The purpose** of this regulatory overlay is to provide for orderly development and safe construction in areas subject to flooding.

NOTE: as mentioned earlier in the OCP (section 4.5 Flood Mitigation and Fire Protection), the Resort Village does not have a flood hazard area map. Therefore, individuals are expected to determine the relevant Minimum Building Elevation by making a request for a specific location from The Saskatchewan Water Security Agency.

In any district designated on a zoning map with the letter "f" after the district symbol (base district) all uses in that district shall be subject to the special regulations specified in this part.

2. **Permitted Uses** in addition to those in the base district include:
- a. Passive parks
 - b. Picnic sites
 - c. Playgrounds
 - d. Beach access
 - e. Boat launches
 - f. Foot paths/trails
3. **Discretionary Uses:** none.
4. **Special Regulations:**
- a. Where excavation or filling is proposed for any development in a flood hazard land overlay zone, the Council may request the comments of the Water Security Agency or the applicant to provide such further geotechnical information as the Resort Village may require prior to making a decision on the Development Permit application.
 - b. Floor elevation requirements shall apply in a cautionary flood hazard land overlay zone.
 - c. Minimum building elevation for all existing and new sites within the Resort Village zoning districts along Turtle Lake shall be above the 1:500 design flood level as defined by the Statements of Provincial Interest on findings of the estimated 1:500 peak calm water level, Estimated Peak Water Level (EPWL), above sea level by Water Security Agency, plus a 0.5 m freeboard value.

NOTE: Individuals are expected to determine the relevant minimum building elevation for their location by making a request for a specific location from The Saskatchewan Water Security Agency (SWS).

- d. Applications for development permits for sites with habitable dwellings below the minimum building elevation shall show the elevation of site corners and the floor elevation of dwellings along Turtle Lake within the Resort Village.
- e. The grade elevation of the building or structure must be at or above the minimum building elevation, above sea level.
- f. Basements shall not be allowed on sites within the 1:500 design flood level.
- g. The finished floor elevation of the building or structure must be a minimum of 0.6 m above the minimum building elevation and on flood proofed foundation or the structure must be flood proofed to that elevation.
- h. Heating units and heating plants and electrical service panels shall be located above the minimum building elevation.
- i. Grade elevation of habitable buildings must be above the road centreline grade where site drainage and flooding are a concern.

NOTE: Caveats (flood proofing required) - To minimize potential flood damage in a subdivision, caveats may be registered (Section 130 of *The PDA*) by the approving authority against certain titles in a subdivision in the flood hazard area. The caveat requires each existing cottage owner of affected site, pursuant to the issuance of development permit or building permits, to have:

- a. Flood proofing of permanent buildings (up to the underside of main floor joist of new above sea level (based on 1:500 flood event) in such a way that surface water can be drained residential buildings) or structures up to an elevation of the minimum building elevation without ponding;
- b. Portions of residential buildings that are below the flood proofing elevation are to be flood proofed in accordance with CMCH Publication NHA 5701 2/84 Problem Lands and as updated after;
- c. Sewage holding tanks be flood proofed up to the same elevation and installed in compliance with the requirements of the Ministry of Health; and that,
- d. Approved shoreline stabilization works be installed and maintained by the owner.

NOTE: New siting and construction of buildings and structures will be acceding to the latest Bylaw and public safety as a requirement of the Statements of Provincial Interest.

7.2 Zoning Districts

7.2.1 Residential Districts (R1 and R2)

7.2.1.1 R1 – Residential District (Low Density Residential District)

Preamble

Appropriate lands within Rural Development areas (in the OCP) and Rural District (RD) of the Zoning Bylaw will be considered for rezoning to R1 – Residential District (Low Density Residential).

Single detached dwellings

1. Permitted Uses /Allowable Uses

- a. Residential
 - i. single detached dwellings, premanufactured and modular homes.
- b. Recreational
 - i. playgrounds, beaches, golf courses
- c. Institutional
 - i. Community halls and facilities
 - ii. Places of worship and halls
 - iii. Public works, excluding solid waste and sewage lagoons, and land fills

2. Discretionary Uses

- a. Lakeside development (see: Section 5 of this ZB)
- b. Placement of temporary shoreline structures (See: Section 5 of this ZB)
- c. Existing motor homes and travel trailers on cottage sites (about 28 sites in all)
- d. Neighbourhood confectionary/convenience store
- e. Home-based business
- f. Bed-and-Breakfast lodging
- g. Home occupation
- h. Sports fields, parks, public recreation facilities
- i. Semi-detached and duplex dwellings
- j. One accessory dwelling unit ('granny-suite') or a detached accessory building as a *temporary discretionary (conditional) use*.

3. Other District Regulations

3.1 One Primary Storage Building, per Section 3.1.6 of the ZB.

3.2 Accessory Uses

Accessory buildings, structures, and uses (excluding accessory dwelling units or commercial uses), that are secondary and subordinate to, and located on the same site as the principal building shall be permitted and comply with this zoning bylaw.

Regulations shall apply as outlined in Section 3, General Regulations of this Zoning Bylaw.

3.3 Development Standards (R -1 Low Density Residential Districts):

Requirements Residential Uses (principal building)	Single Detached Dwellings	Semi-detached and Duplex Dwellings	Other Uses
Site area, minimum	550 m ² (5920 ft. ²)	325 m ² (3,498 ft. ²) per unit	450 m ² (4,844 ft. ²)
Site frontage/width, minimum, rectangular sites	18 m (59.1 ft.)	11 m (36.1 ft.) per unit	18.m (59.1 ft.)
Site frontage for non-rectangular sites, minimum	10 m (32.8 ft.) with a mean width of 18 m (59.1 ft)	7.5 m (24.6 ft.) with a mean width of 11 m (36.1 ft.) per unit	13 m (42.7 ft.) with a mean width of 18 m (59.1 ft.)
<i>Front yard</i> , minimum:	6 m (19.7 ft.)	6 m (19.7 ft.)	6 m (19.7 ft.)
- principal building			
- accessory building (non-lakeshore site)	6 m (19.7 ft.)	6 m (19.7 ft.)	6 m (19.7 ft.)
- accessory building in front yard on lakeshore site:	<i>Front yard: the minimum shall be 1.5 m (4.9 ft.), and where a garage has vehicle door opening to the street or lane the setback is 3 m (9.8ft.) from the front site line.</i>		
Side yard, minimum:			
- principal building	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)
- accessory building			
Side yard abutting a street, minimum:			
- principal building	3 m (9.8 ft.)	3 m (9.8 ft.)	3 m (9.8 ft.)
- and accessory building			

- accessory building	1.5 m (4.9 ft.) on streets 18 m (59.1 ft.) wide	1.5 m (4.9 ft.) on streets 18 m (59.1 ft.) wide	
<i>Rear yard</i> , minimum:	6 m (19.7 ft.)	6 m (19.7 ft.)	6 m (19.7 ft.)
- principal building			
- accessory building (non-lakeshore site)	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)
- accessory building in rear yard on lakeshore site:	<i>Rear yard: (rear yard abuts the bank of the lake), the minimum setback shall be 6 m (19.7ft.).</i>		
Principal building floor area (footprint), min.	74.32 m ² (800 ft. ²)	74.32 m ² (800 ft. ²)	74.32 m ² (800 ft. ²)
One Primary Storage Building and Accessory buildings , (maximum of two detached buildings)	Total floor area of stand-alone Primary Storage Building or a garage shall not exceed 20% of site coverage. The combined floor area of Primary Storage Building and any other accessory building as a second allowable building shall not exceed 30% of the total site area.		
Maximum Site Coverage ¹	50%	60%	60%
Building height ² max.:	- principal building: 8.5 m (27.8 ft.), nor shall be more than two (2) stories in height - other buildings: 6 m (19.7 ft.), height shall not exceed the height of principal building		
- principal building			
- primary storage and accessory building			
<u>Places of Worship and Cultural Institutions</u>	7.5 m (24.6 ft.), front 1.5 m (4.9 ft.), side. Or one half the building height whichever is greater	7.5 m (24.6 ft.), front 1.5 m (4.9 ft.), side. Or one half the building height whichever is greater	7.5 m (24.6 ft.), front 1.5 m (4.9 ft.), side. Or one half the building height whichever is greater
- front yard, minimum			
- side yard, minimum			

¹—The floor area of all principal and accessory buildings on a site shall not exceed the **maximum site coverage**.

²—Building height shall not have negative impact on the natural vista of the lake, landscape, or on the neighbouring property owner's views. Council shall have the deciding authority if there is any dispute on property owner's views.

*

No minimum requirements for Recreational and Public Facilities – playgrounds, parks, and public works.

7.2.1.2 R2 – Residential District (Medium Density Residential)

Preamble

Appropriate lands within Rural Development areas (in the OCP) and Rural District (RD) of the Zoning Bylaw will be considered for rezoning to R2 – Residential District (Medium Density Residential).

1. Permitted Uses /Allowable Uses

- a. Residential
 - i. All those uses listed as permitted in the R1 residential district; and
 - ii. Town houses, row houses and multiple dwellings with a maximum of eight (8) dwelling units.
- b. Recreational -- parks and playgrounds
- c. Institutional -
 - i. Community halls and facilities
 - ii. Places of worship
 - iii. Public works, excluding solid waste, sewage lagoon, and landfills.

2. Discretionary Uses in R2 District:

- a. Neighbourhood confectionary/convenience store.
- b. Home-based business.

- c. Bed and Breakfast lodging in one and two unit dwellings.
- d. Home occupation.
- e. Sports fields, playgrounds, parks and public recreation facilities.
- f. One accessory dwelling unit ('granny-suite') or a detached accessory building as a *temporary discretionary (conditional) use*.
- g. Community halls and facilities (cultural institutions).
- h. Churches and church halls (Places of worship).

3. Other District Regulations

3.1 One Primary Storage Building, per Section 3.16 of the ZB.

3.2 Accessory Uses

All buildings, structures, or uses (excluding accessory dwelling units or commercial uses), that are secondary and subordinate to, and located on the same site as the principal building are accessory uses in the R2 District.

3.3 Regulations as outlined elsewhere in this Zoning Bylaw

Section 3. – General Regulations shall apply in this Zoning District.

Landscaping as outlined in Section 3.4.6. Further, landscaping should reflect the forest setting of the Resort Village.

- The Development Officer shall not approve an application for a development permit for a townhouse, row house, or multiple-unit dwelling without an acceptable landscape sketch plan, which in the opinion of the Development Officer is appropriate to enhance the visual amenity of the site, and if necessary provide adequate visual screening.
- In addition to regulations outlined elsewhere in this Zoning Bylaw, sites containing a townhouse, row house, or multiple-unit dwelling, all areas of the site not taken up by buildings or parking or loading areas shall be landscaped with trees, shrubs, grasses, rocks, pavers or other similar materials.
- All landscaping shall be maintained in a neat and tidy condition.
- Section 7.1.4 Overlay Districts shall apply.

3.4 Development Standards, R - 2 Medium Density Residential District*

Requirements Residential Uses (principal building)	Single Detached Dwellings	Semi-detached and Duplex Dwellings	Townhouses, Row houses	Multiple Unit Dwellings and Other Uses
Site area, minimum	550 m ² (5,920 ft. ²)	325 m ² (3,498 ft. ²) per unit	325 m ² (3,498 ft. ²) per unit	550 m ² (5,920 ft. ²)
Site frontage, minimum for rectangular sites	18 m (59.1 ft.)	11 m (36.1 ft.) per unit	7.5 m (24.6 ft.) per unit	21 m (68.9 ft.)
Site frontage for non-rectangular sites, minimum	15 m (49.2 ft.) with a mean width of 18 m (59.1 ft.)	7.5 m (24.6 ft.) per unit with a mean width of 11 m (36 ft.) per unit	6.5 m (21.3 ft.) per unit with a mean width of 7.5 m (24.6 ft.)	18 m (59.1 ft.) with a mean width of 21 m (68.9 ft.)
Front yard, minimum: - principal building - accessory building	6 m (19.7 ft.) 6 m (19.7 ft.)	6 m (19.7 ft.) 6 m (19.7 ft.)	6 m (19.7 ft.) 6 m (19.7 ft.)	6 m (19.7 ft.) 6 m (19.7 ft.)
- accessory building in front yard on	Front yard: the minimum shall be 1.5 m (4.9 ft.), and where a garage has vehicle door opening to the street or lane the setback is 3 m (9.8 ft.) from the front site line.			

Requirements Residential Uses (principal building)	Single Detached Dwellings	Semi-detached and Duplex Dwellings	Townhouses, Row houses	Multiple Unit Dwellings and Other Uses
<i>lakeshore site</i>				
Side yard, minimum - principal building - accessory building	1.5 m (4.9 ft.)	1.5 m (4.9 ft.)	3.5 m (11.5 ft.)	3.5 m (11.5 ft.)
Side yard abutting a street, minimum - principal building - accessory building	3 m (9.8 ft.)	3 m (9.8 ft.)	3.5 m (11.5 ft.)	3.5 m (11.5 ft.)
- accessory building	1.5 m (4.9 ft.) on streets 18 m (59.1 ft.) wide	1.5 m (4.9 ft.) on streets 18 m (59.1 ft.) wide	-	-
Rear yard, minimum - principal building - accessory building	6 m (19.7 ft.) 1.5 m (4.9 ft.)	6 m (19.7 ft.) 1.5 m (4.9 ft.)	6 m (19.7 ft.) 1.5 m (4.9 ft.)	7.5 m (24.6 ft.) 1.5 m (4.9 ft.)
- accessory building in rear yard on lakeshore site	Rear yard: (rear yard abuts the bank of the lake), the minimum setback shall be 6 m (19.7 ft.).			
Principal building floor area (footprint), minimum	74.32 m ² (800 ft. ²)	74.32 m ² (800 ft. ²) per unit	74.32 m ² (800 ft. ²) per unit	74.32 m ² (800 ft. ²) per unit
One Primary Storage Building and accessory buildings	See: R – 1 District	See: R – 1 District	No	No
Maximum Site coverage¹	50%	60%	60%	60%
Max. Building height² - principal building - accessory building	8.5 m (27.9 ft.) 6 m (19.7 ft.)	8.5 m (27.9 ft.) 6 m (19.7 ft.)	8.5 m (27.9 ft.) 6 m (19.7 ft.)	11 m (36 ft.) 6 m (19.7 ft.)
Places of Worship and Cultural Institutions - front yard, minimum - side yard, min.	7.5 m (24.6 ft.), front, 1.5 m (4.9 ft.), side; or one half the building height whichever is greater	7.5 m (24.6 ft.), front, 1.5 m (4.9 ft.), side; or one half the building height whichever is greater	7.5 m (24.6 ft.), front, 1.5 m (4.9 ft.), side; or one half the building height whichever is greater	7.5 m (24.6 ft.), front, 1.5 m (4.9 ft.),side; or one half the building height whichever is greater

¹—The floor area of all principal and accessory buildings on a site shall not exceed the **maximum site coverage**.

² **Building height** shall not have negative impact on the natural vista of the lake, landscape, or on the neighbouring property owner's views. Council shall have the deciding authority if there is any dispute on property owner's views.

*

No minimum requirements for Recreational and Public Facilities – playgrounds, parks, and public works.

7.2.2 Commercial District (C)

1. Permitted Uses

- a. Neighbourhood type store (confectionaries)
- b. Coffee shop
- c. Restaurant
- d. Rental accommodation (rental cabins)
- e. Golf course

- f. Arts and crafts store/boutique/studios
- g. Cultural institutions
- h. Places of worship.

2. Discretionary Uses

- a. Dwelling units accessory to the principal use, for the owner/operator of the above permitted uses where appropriate according to Council;
- b. Stand alone, or an adjunct/secondary to appropriate permitted uses above, agency office location for off-site ecotourism operations in the surrounding region/area;
- c. Gas bars and service stations.
- d. Marinas for the launching, servicing or storage of water craft.

Additional Standards for Discretionary Uses

- a. Gas bars and service stations to be sited beside collector/arterial roads, away from neighbourhood.
- b. Fuel pumps and other accessory equipment shall be located at least 6 m (10.9 ft.) from any street or site line.
- c. Dwelling units shall have a separate entrance from the commercial establishment and must have fire exit secondary to the required entrance.
- d. Storage of Goods in Yards
 - i. Vehicles, machinery, and commodities shall not be stored or collected in any yard unless within an enclosed building or screened to the satisfaction of Council.
- e. Signs and Billboards:
 - i. No more than two (2) signs are permitted on the premises.
 - ii. No sign shall have a facial area in excess of 3.4 m² (36 ft.²). Each sign may be double faced.
 - iii. Maximum height of any sign shall be 6 m (19.7 ft.).
 - iv. No sign shall be located in any manner that may, in the opinion of Council, jeopardize the safety of others or create a visual obstruction.

3. Secondary and Accessory Uses

- a. All buildings, structures, or uses, excluding industrial uses that are secondary and subordinate to, and located on the same site as the principal building.
- b. Where a site has a front yard, no accessory building shall be located in that front yard.

- 4. **Regulations** as outlined in Section 3 – General Regulations shall apply.

Development Standards for Commercial District

Requirements	Neighbourhood Type Store (Confectionaries) Coffee Shop Restaurant	All Other Uses* (no minimum requirements for public works)
Site area, minimum	929 m ² (10,000 ft. ²)	450 m ² (4,844 ft. ²)
Site frontage, minimum for rectangular sites	30 m (98.4 ft.)	15 m (49.2 ft.)
Site frontage minimum for non-rectangular sites	11 m (36 ft.) with a mean width of 30 m (98.4 ft.)	11 m (36 ft.) with a mean width of 30 m (98.4 ft.)
Front yard, minimum	10% of site depth	Nil
Rear yard, minimum	1.5 m (5 ft.) where a lane is present 6 m (19.7 ft.) where the rear yard of the site abuts a residential district	6 m (19.7 ft.)
Side yard, minimum	Nil, except 6 m (19.7 ft.) abutting a residential district without an	

Requirements	Neighbourhood Type Store (Confectionaries) Coffee Shop Restaurant	All Other Uses* (no minimum requirements for public works)
	intervening lane or street	
Building Height, maximum	11 m (36 ft.)	11 m (36 ft.)
NOTE: Any dwelling accessory to a principal commercial use shall conform to the site and yard area regulations for residential uses as specified in the R1 - Residential District		

* There are no minimum requirements for public works.

7.2.3 Recreation District (REC)

Preamble

Before enactment of the Official Community Plan and this Zoning Bylaw, land allocation for recreation development and use was taken up by (R) Residential as permitted uses by the Basic Planning Statement of the Rural Municipality of Parkdale No. 498 now occupied by the Resort Village of Turtle View. Recreation developments for use by village residents also will be allowed in (R1 and R2 Residential Districts, (CS) Community Services, and (CNS) Conservation Districts.

1. Purpose and Intent

To provide for and regulate recreational development and related uses.

2. Permitted Uses

- a. Roads discretely located and under stricter than normal controls due to erosion and risk of flood
- b. Parking lots
- c. Picnic grounds, playgrounds, public beaches and parks.
- d. Golf course
- e. Hiking and cross country ski trails
- f. Sports and playgrounds
- g. Beach and boat launch access
- h. Public boat docking facilities
- i. Foot paths, stairs and boardwalks as appropriate
- j. Public building or facility
- k. Utilities

3. Prohibited uses:

- a. Overnight parking
- b. Idling of vehicles
- c. Camping
- d. Off-site gardens
- e. Storage of cars, boats trailers and other private property
- f. Extension of 'private space' by off-site landscaping
- g. 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).

4. Discretionary Uses

- a. Lakeside development (see: Section 5 of this ZB)
- b. Placement of temporary shoreline structures (See: Section 5 of this ZB)
- c. Marina and gas pump and/or boat rental (Section 5.0)

- d. Snack bar at the beach
- e. Motorized trails in areas designated by Council
- f. Shore land protection measures (erosion control)
- g. Swimming areas
- h. Boat launch
- i. Public washrooms (risk of high water table)
- j. Water safety related facilities and navigational aids such as beacons and signs; and
- k. Shore land alteration and management efforts shall include prior consultation with government environmental and water management agencies.

5. Accessory Buildings, Structures and Uses

General Regulations in this Bylaw and the following additional development standards shall apply:

- a. Buildings, structures and uses secondary or subordinate to the principal permitted or discretionary use, shall apply.
- b. Setback and general performance standards for Accessory Buildings, Structures and Uses shall meet the requirements as the principal building, structure or use.

6. Regulations:

- 1. 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 *The Planning and Development Act, 2007*.
- 2. Section 3 - General Regulations of this Zoning Bylaw shall apply.
- 3. Section 5 - *Regulations for Lakeside Development and Shoreline Structures* of this zoning bylaw shall apply.

- 7. **Standards:** No minimum requirements.

7.2.4 Conservation District (CNS)

Preamble

Regulations presented here deal with the wider use and management of open space lands than a specific land use and development (e.g. R1 or R2 Residential Development) while including some aspects (e.g. landscaping) of that specific land use. Conservation Districts may be identified during the preparation of concept plans for large areas after annexation of land south of the resort Village. These open spaces, for example would include lands from shoreline setbacks (refer to OCP in section 5.10.3 Subdivision, Shoreline setback).

CNS districts are not indicated for the present corporate area of the Resort Village.

1. Purpose

CNS - Conservation District is to provide for the management of open space lands for the most part and land use and development shall be low impact on the environment.

2. Permitted Uses and Developments

- a. Historical and archeological site.
- b. Interpretive building.
- c. Low impact passive recreation uses.
- d. Where appropriate, carefully placed low impact developments (foot path, boardwalk, viewing posts, park benches, and discretely placed informational signs) and non-destructive recreational activities (wildlife viewing, nature appreciation) may be allowed.
- e. Carefully located access road to the periphery (protection purpose).
- f. Picnic grounds.
- g. Hiking, bicycling, and skiing.

- h. Protection measures during emergency.
- i. Haying as permitted by Council.

3. Discretionary Uses

- a. Campground, seasonal.
- b. As a designated trail access corridor for motorized recreation vehicles to nearby Turtle Lake Recreation Site.
- c. Public Utility.

4. Accessory Uses

- a. All buildings, structures, or uses that are secondary and subordinate and exclusively to the principal building, principal structure or principal use of the same site as the principal building.
- b. General Regulations in this Zoning Bylaw shall apply to accessory uses.

5. Prohibited Uses

- a. Open fires.
- b. Discharge of firearm (authorized officials performing their duties, exempt).
- c. Hunting and trapping (authorized management activities exempt e.g. animal control and relocation).
- d. Cutting of trees (only authorized by a cutting permit from the Resort Village).
- e. Removal of sand and soil, except as authorized by a resolution of Council followed by a temporary permit with conditions as deemed by Council.
- f. Dumping of garbage, building material, tires, and abandoned vehicles.
- g. Production and emission of dust, odour, fumes or other similar substances or situations by any use or activities or development.

6. Regulations

Section 3 – General Regulations of this Zoning Bylaw shall apply.

7. Standards

- 1. No minimum or maximum site area.
- 2. Building Setback:
 - i. Front yards: 45 m (147.6 ft.) all buildings shall be set back from centerline of municipal road allowance or provincial highway (as set by Ministry of Highways and Infrastructure), and 20 m (65.6 ft.) from the front site line (lot boundary) of an internal subdivision road.
 - ii. Side and rear yards: all buildings, 15 m (49 ft.) from side property line; same set back as for front yard from municipal road allowance.
 - iii. Public utilities and village facilities are exempt from building setback standards.

7.2.5 Community Services District (CS)

- 1. **Purpose** - to provide areas for public works and for a number of services related activities such as public services, recreational, social, institutional, and protection service.

2. Permitted Uses

- a. Roads and parking.
- b. Public works buildings and structures.
- c. Municipal offices, libraries, historic and cultural institutions.
- d. Places of worship.
- e. Recreational – playgrounds, tennis courts, lawn bowling greens, sports fields and similar uses.
- f. Drainage ditches, culverts, and other drainage works.
- g. Pedestrian trails and bicycle paths.
- h. Fire halls.

3. Discretionary Uses

- a. Lakeside development (see: Section 5 of this ZB)
- b. Placement of temporary shoreline structures (See: Section 5 of this ZB)
- c. Boat launches.
- d. Marinas Type I.
- e. Marinas Type II.
- f. Airports and aircraft hangars.
- g. Solar and wind energy facilities (special standards shall apply).
- h. Communication facilities.
- i. Municipal wells.

4. Accessory Uses

All buildings, structures, or uses, excluding industrial uses that are secondary and subordinate and exclusively to the principal building, principal structure or principal use of the same site as the principal building.

5. Accessory Buildings, Structures or Uses

Secondary or subordinate to and located in the same area as the principal permitted use shall be permitted.

6. Regulations

Section 3 – General Regulations of this Zoning Bylaw shall apply.

Development Standards - Community Services District

Requirement*	All Uses
Site area, minimum	N/A
Site frontage, minimum for rectangular sites	N/A
Site frontage, minimum for non-rectangular sites	N/A
Front yard, minimum	7.5 m (24.6 ft.)
Rear yard, minimum	7.5 m (24.6 ft.)
Sid yard, minimum	3.5 m (11.5 ft.)
Site coverage, maximum	50%
Building height, maximum	11 (36 ft.)

*No minimum for parks, playgrounds and public works.

7.2.6 Liquid and Solid Waste Disposal District (LSWD)

1. Purpose

To provide land and development to manage the disposal of solid waste and liquid waste under required licenses.

2. Permitted Uses

- a. Develop a solid waste transfer station under license from Saskatchewan Environment.
- b. Operate a transfer station.
- c. Recycling of recyclable material.

- d. Develop and operate a sewage lagoon.
- e. Store machinery and tools for the operation and protection of the site.
- f. Use of residential tag-a-bag delivery of waste to the transfer station.

3. Discretionary Uses

None.

4. Accessory Uses

Developments and use that is secondary and subordinate exclusively to the principal uses (solid waste and sewage) on the same site.

5. Prohibited Uses

- a. Disposal of used machinery.
- b. Pesticides and other hazardous wastes, or any material treated with those substances.
- c. Petroleum, petroleum remains or by-products.
- d. Dumping of liquid domestic sewage other than in designated lagoon cells.
- e. Remains of dead animals.
- f. Other prohibited uses as condition of license from approving authorities.

6. Regulations

Section 3 – General Regulations of this Zoning Bylaw shall apply.

7. Standards

- 1. No area standards. These are established at the time of site development planning as required for the amount of use.
- 2. The separation distance between public works in the form of liquid and solid waste management or disposal facilities and other principal land uses are listed below.
 - a) Separation for single lot residence is 457 metres (1,500 ft.);
 - b) Separation for multiple-lot residences is 457 metres (1,500 ft.); and,
 - c) Separation for Municipal water well from a treatment plant is 1 500 metres or more.
- 3. Prevent blowing of refuse away from the waste management site.
- 4. Security and protection, the area shall be fenced off and access controlled by the Resort Village.
- 5. Tag-a-bag ticket tied to amount of refuse delivered to the transfer station.
- 6. Council will see to that required record keeping will be maintained as required for the maintenance and operation of the transfer station.

The following minimum separation distances shall apply to solid and liquid waste management facilities and sites from residential development or land authorized for use for residential purposes:

Solid waste site/management and transfer station, minimum from any residential development or land for residential purposes.	457 m (1,500 ft.)
Liquid waste management/sewage lagoon, minimum from any residential development or land for residential purposes.	457 m (1,500 ft.)

*Source: *The Subdivision Regulations, 2014.*

- 1) Permit conditions as set by Saskatchewan Environment shall apply.

7.2.7 Rural District (RD)

1. Preamble:

Rezoning of lands in the Rural District (RD), only where requested by the landowner, will be considered to other land use districts according to provisions of the Official Community Plan and the Zoning Bylaw.

2. Purpose

The purpose of the Rural District (RD) is to reserve land that is un-subdivided and undeveloped land within the Municipality for future development and other land uses.

3. Permitted Uses

Subject to all other provisions of this Bylaw, only the following uses shall be permitted:

- a. All uses and buildings lawfully existing on or before the effective date of this bylaw.
- b. Agricultural field crops, cultivation of land, and haying.
- c. Tree farms
- d. Recreational uses including golf course, lake shore access, camping, and sports fields; hiking skiing, nature appreciation, and other similar uses.
- e. New campground development (intended to be allowed in the area to be annexed)
- f. Conservation practices.
- g. Public works, public utility buildings (excluding offices and warehouses) and structures.
- h. Communications - radio and television buildings and structures and other similar uses.
- i. Municipal facilities.
- j. Single detached farm dwellings, storage building and or accessory buildings; or single detached residential dwellings, storage building and or accessory buildings.
- k. Grazing of livestock.
- l. Wind turbines.
- m. Permanent membrane covered structures.
- n. Modular homes.
- o. Mobile homes in good working condition and meeting all current building, electrical and plumbing codes at the time mobile home is installed.

4. Prohibited uses

- a. Intensive livestock operation
- b. Processing.

5. Discretionary Uses

- a. Commercial green houses, market gardens, tree and plant nurseries.
- b. Heritage, archeological, and interpretive uses.
- c. Liquid waste disposal fields as per government regulations.
- d. Gravel removal (Section 3.2.4 Sand and Gravel Extraction).
- e. Convenience stores, gas bars, restaurants, retail stores and services, public accommodation establishments.
- f. Educational institutions.
- g. Places of worship and religious institutions.
- h. Marinas.

6. Accessory Uses

Any buildings, structures or uses, which are accessory to the principal use of the site, but only once the principal use or discretionary use has been established.

7. 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.

8. Regulations:

1. 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.
2. Land may be rezoned from Rural District (RD) to any other Zoning District as guided by the Official Community Plan.
3. 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.
4. Posting of Signs and Billboards. Signs showing the names of occupants, information signs bearing no advertising and signs bearing notice of sale or lease of any property are permitted.
5. Signs shall comply with Section 3.3.10 (Signs).
6. Section 3 – General Regulations of this Zoning Bylaw shall apply.
7. H - Holding provision (access capacities/lake management, plebiscite, and service agreement)

9. Standards Rural District (RD)

Site area and setback requirements for all developments shall conform to the following:

- 1) Lot Area Minimum:
 - a. Agricultural uses 2.0235 hectares (5.0 acres)
 - b. Public works and other permitted uses no minimum
 - c. Non-Agricultural Discretionary uses not exceeding 2.0235 hectares (5.0 acres)
- 2) Setback for permitted uses:
 - a. Front yard, minimum 6 m (20 ft.)
 - b. Side yard, minimum 1.5 m (5 ft.)
 - c. Rear yard, minimum 6 m (20 ft.)

10. Rezoning of Land

Proposed rezoning of land from Rural District (RD) by the landowner to another land use shall be considered only where the rezoning would be in conformity with the Official Community Plan. The proposed development shall constitute orderly and economic development with regard to adjacent land uses, future service requirement such as roads, services and public works.

7.3 Prohibited Land Use in All Zoning Districts

1. Within the current corporate area of the Resort Village, without further limiting the authority of Council to prohibit other land uses, the following land uses are prohibited in all Zoning Districts: The breeding of household pets such as dogs, cats, snakes, and the breeding of rats, mice and other rodents, and insects (Bees are allowed).
2. Other uses not mentioned in the OCP and the ZB are prohibited also.

SECTION 8 - DEFINITIONS

Wherever the following words or terms are used in this Bylaw, unless the context provides otherwise, they shall have the following meaning:

Accessory - A use, or structure, normally incidental, subordinate, exclusively devoted to, and located on the same site as the principal use or building.

Accessory Building - See Building, Accessory.

Accessory Use - See Use, Accessory.

Administrator - The administrator of a municipality appointed pursuant to Section 110 of The Municipalities Act.

Alterations - Any structural changing, or addition to, a building or structure, and shall include a change from one type of use to another.

Bare Land Condominium - A condominium with bare land units as defined by *The Condominium Property Act, 1993*.

Bare Land Condominium Unit - A bare land unit as defined by *The Condominium Property Act, 1993*.

Bed and Breakfast Home - A dwelling unit in which the occupants use a portion of the dwelling unit for the purpose of providing, for remuneration, sleeping accommodation and one meal per day to members of the general public, and in which:

Not more than four (4) bedrooms within the dwelling unit are used to provide such sleeping accommodation; and

- i) the dwelling unit is the principal residence of the person or persons receiving the remuneration and providing the sleeping accommodation and one meal per day; and,
- ii) the meal which is provided is served before noon each day.

Billboard - A private free-standing sign, including supporting structures, which advertises goods, products, services, organizations, or facilities that are available from, located on, or refer to, a site other than the site on which the sign is located, and which is greater than 2 sq. metres in surface area.

Boat - A vessel other than a Personal Watercraft.

Boat lift. - Any structure having temporary footings in the lake or on land, designed to lift a vessel out of the water and/or provide a platform for temporary vessel storage. A boat lift may be attached or unattached to a dock.

Buffer - Strip of land, vegetation or land use that physically separates two or more different land uses.

Building - Any structure constructed or placed on, in, or over land but does not include a public highway.

Building Accessory - A detached building located on the same site, the purpose of which is to provide better and more convenient enjoyment of the site.

Building Floor Area - The maximum habitable area contained within the outside walls of a building, excluding in the case of a dwelling unit any private garage, porch, sunroom, unfinished attic or unfinished basement.

Building Height - The vertical distance of a building or structure measured from the average grade level of the footprint of where the building or structure stands or will stand.

Building Permit - Shall mean a permit issued under building bylaw of the Resort Village authorizing the construction of all or part of any building.

Building, Principal - A building in which the main or primary use of the site is conducted.

Building Bylaw - A bylaw adopted by the council pursuant to the relevant provincial statute that regulates the construction, alteration, repair, occupancy, or maintenance of buildings.

Building Line, Established - a line parallel to the front lot line, and set back the average distance from the edge of the front lot line to the front wall of the existing buildings on a side of the street where more than half of the lots have been built upon.

Commercial Use - The use of land, building(s), or structure(s) for the purpose of buying and selling commodities, and supplying professional and personal services for compensation.

Condominium - Means the land included in a condominium plan together with the buildings and units and the common property and common facilities belonging to them.

Condominium Plan - A plan that is described in the heading of the plan as a condominium plan, shows the whole or any part of the buildings and land included in the plan as being divided into two or more units; and meets the requirements of Section 9 of The Condominium Property Act of 1993, Part 1, Sec 2(1).

Condominium Unit - A division of land or building as defined in the Condominium Property Act, 1993.

Confectionary - Retail, commercial establishment supplying a limited selection of foodstuffs and other daily household necessities to the surrounding area.

Conservation - The planning, management and implementation of an activity with the objective of protecting the essential physical, chemical, and biological characteristics of the environment.

Construction Trades - Offices, shops, and warehouses, plumbing and heating, electrical, carpentry, masonry, pipe fitting, metal working, and other trades associated with the construction of buildings, services, or of landscaping features or planting.

Corner Triangle - refer to Sight Triangle.

Council - The Council of the Resort Village.

Deck - An open platform that is attached to a principal building and may have rails but no roof.

Deck Covered - Shall mean an open platform that is attached to a principal building and may have rails and roof, but no solid walls.

Dedicated lands - Those lands within the definition of dedicated lands contained in Section 2 of *The PDA*.

Development - The carrying out of any clearing, land stripping, building, mining, or other operations in, on, or over land or the making of any material change in the use or intensity of the use of any building or land.

Development Permit - A document authorizing a development issued pursuant to this bylaw, but does not include a building permit.

Discretionary Use - A use of land or a building that may be permitted in a zoning district only at the discretion of the Council and that may be subject to specific development standards as required by Council.

Dwelling - A building or part of a building that may be used as a permanent residence, including a prefabricated or modular home but excluding a mobile home.

Dwelling Unit - A separate set of living quarters whether occupied or not, that may be used as a residence, each

Unit having separate sleeping, cooking, and sanitary facilities but does not include rooming houses or rooming units.

Dwelling Unit Group - Two or more dwelling units, or multiple dwelling units, that are situated on a site containing communal land and facilities collectively administered by the owners of the dwelling units.

Dwelling, Duplex - A building divided horizontally into two dwelling units.

Dwelling, Multiple Unit - A building containing three or more dwelling units but not including a motel or hotel.

Dwelling, Semi-detached - A building divided vertically into two dwelling units by a common wall extending from the base of the foundation to the roof line.

Dwelling, Single Detached - A building containing only one dwelling unit but not including a mobile home.

Environmental Site Assessment - An investigation intended to identify actual or potential contamination, and is performed by a qualified person in accordance with The Canadian Standards Association Standard 2768-94, Phase I Environmental Site Assessment.

Erected - To be built, constructed, or reconstructed including the removal of a structure from one site to another; and any physical operation such as excavating, filling, or draining, preparatory to commencing the work of erecting, building, or constructing a building.

Estimated Peak Water Level (EPWL) - The water level calculated by Saskatchewan Water Security Agency (SWSA) to determine a flood hazard area.

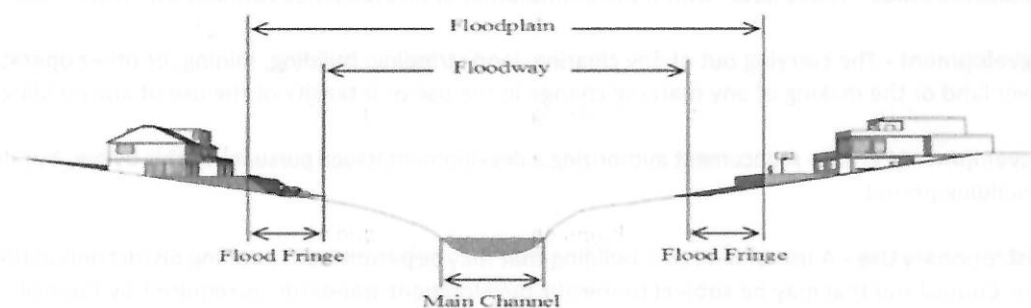
Fence - An artificially constructed barrier erected to enclose or screen areas of land.

Fill - Soil, rock, rubble, or a combination of these that is placed on the natural surface or previously graded area or used to fill an excavation.

Flood - Temporary rise in water level that results in the inundation of areas not ordinarily covered by water.

Flood fringe - means the portion of the flood plain where the waters in the 1:500 year flood are projected to be less than a depth of one metre or a velocity of one metre per second.

Flood Hazard Area - The land area below the EPWL (Estimated Peak Water Level) plus a recommended freeboard.



Floodplain, flood fringe and floodway

Flood plain – means the area prone to flooding from a water body or water course that comprises the combined area of the flood way and flood fringe.

Flood-proofing - Techniques or measures taken to permanently protect a structure or development from flood damage. Any combination of structural and non-structural additions, changes or adjustments to structures which reduces or eliminates flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Flood way – means the portion of the flood plain adjoining the channel where the waters in the 1:500 year flood are projected to meet or exceed a depth of one metre or a velocity of one metre per second.

Floor Area – The maximum habitable area contained within the outside walls of a building at, or above grade level, excluding, in the case of a dwelling unit, an attached garage, porch, veranda, sunroom, unfinished basement or unfinished attic.

Freeboard - The elevation of the design flood plus 0.5 m

Frontage - The side of a site abutting a street and, in the case of a corner site, the shorter of the sides is the frontage.

Garage Private - A building or part of a building used or intended to be used for the storage of motor vehicles, boats and recreational vehicles.

Garage Portable - Any fabric covered frame structure.

Grade Level – The finished ground elevation of a site at the front of the principle building midway between the outermost front corners of the building.

Gross floor area – The total floor area in a principle building or structure measured between the exterior faces of the exterior walls of the building or structure at the level of each story below, at and above grade, excluding attics, balconies, boiler rooms, electrical and mechanical rooms, and basement areas used exclusively for parking or storage.

Hazard Land – It shall mean land that is contaminated, unstable (landslides, subsidence, or erosion), prone to flooding or otherwise unsuitable for development or occupation because of its inherent danger to public health, safety or property.

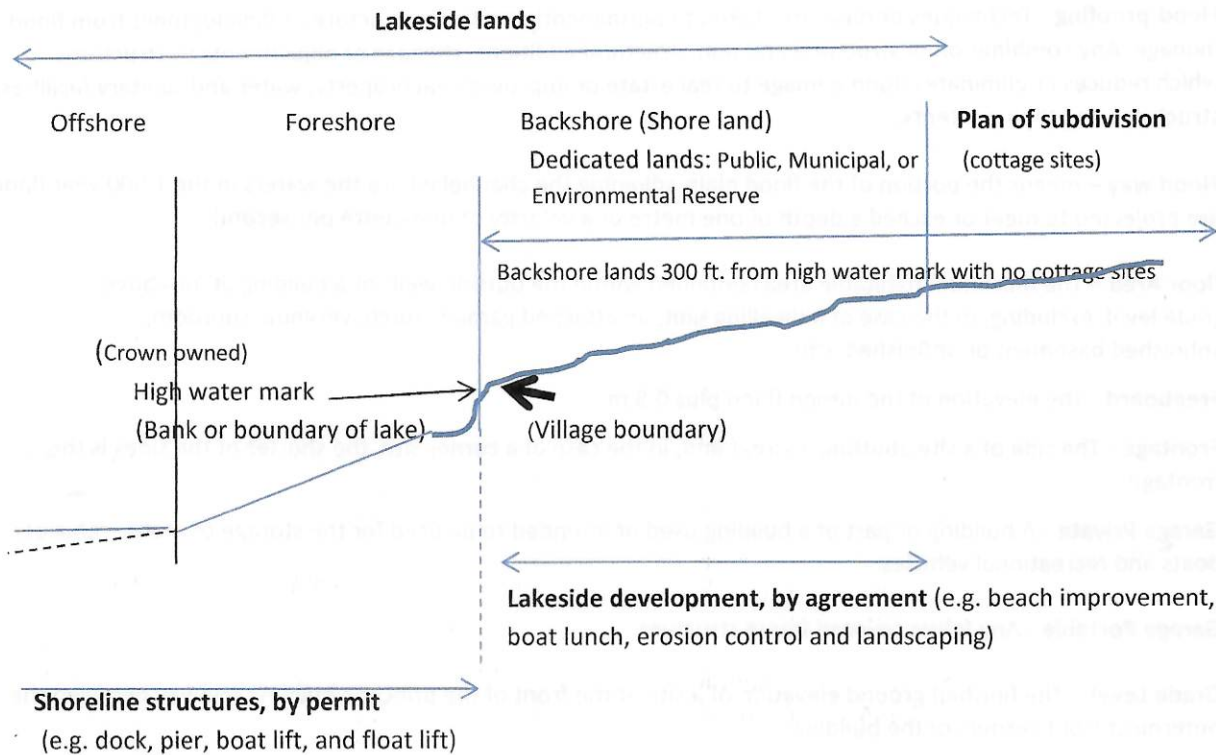
Home-based Business - A trade or craft conducted for gain in a dwelling unit or a conforming accessory building by the resident or residents and which is incidental and secondary to the residence and does not change the building's exterior character.

Home Occupation - An occupation or profession conducted for gain in a dwelling unit or accessory building solely by the resident or residents and which is incidental and secondary to the residence and does not change the building's exterior character.

Hot tub - A hot tub or Jacuzzi, whirlpool or spa.

Ice Push Ridge - A natural feature formed by lake ice pushing shore materials into a ridge in the shore area.

Lakeside lands – see next illustration titled: Lakeside lands with and without cottage sites and application of permits and agreements.



Lakeside lands with and without cottage sites and application of permits and agreements

Lakefront Lot (see: Lakeshore Site).

Lakeside Lot (see: Lakeshore Site)

Lakeshore Site - A site which has a rear site line that abuts the surveyed bank of a lake or whose rear site line is directly adjoining the bank across an intervening municipal, public or environmental reserve.

Lane - A public highway vested in the Crown as a secondary level of access to a lot or parcel of land.

Livestock – Domesticated animals used primarily as beasts of burden or to produce fur, hides, meat, milk, eggs or other product, but excluding companion animals.

Lot - A parcel of land in a subdivision, the plan of which has been filed or registered with Information Services Corporation (ISC) of Saskatchewan

Lot Area – The horizontal area within the lot lines of the lot/site.

Lot coverage - The footprint of the buildings on the lot buildings on the lot, expressed as a percentage of the lot/site area, including the principal building, accessory buildings, carports, open decks, entry covered walkways and enclosed walkways, but excluding driveway, parking, heat pumps, air conditioners, steps, landings, wheelchair ramps, eaves, gutters, and awnings.

Lot Line (lot boundary) - A line delineating any boundary of a lot, the boundary of a lot/site, defined as follows

- i) Lot Line, Front (Street), also street frontage - the boundary that divides the lot from the street (road right of way), in the case of a corner lot, the front lot line shall mean the boundary separating the narrowest street frontage of the lot.
- ii) Lot Line, Side - a lot boundary other than a front or a rear lot line
- iii) Lot Line, Rear (Green Space) - the lot line at the rear of the lot and opposite from the front lot line.

Manufactured Home - Is a type of prefabricated housing that is largely assembled off-site and then transported to sites of use but does not include a Park Model Trailer.

Marina Type I - A facility accessible by boat from a water body for the launching and berthing of watercraft.

Marina, Type II - A facility, accessible by boat from a water body for the launching, berthing, and fueling of watercraft, and may include a confectionary or sales of boating supplies as accessory use, but not a night club, tavern, or lounge.

Mayor - The Mayor of the Resort Village.

Mean Width - The width of a yard, measured as a straight line connecting the mid-point of the two side property lines.

Minimum Building Elevation (MBE) - A level as defined by the Statements of Provincial Interest at the time of subdivision to which flood proofing must be done for developments in the flood hazard area. The MBE is calculated as the EPWL 1:500 peak calm water level (Estimated Peak Water Level (EPWL) by WSA (Water Security Agency) plus a freeboard value to allow for uncertainties in calculations and other possible hazards such as ice push, ice jams, wind, waves and erosion. The Statements of Provincial Interest require flood proofing of new buildings and additions to an elevation of 0.5 metres above 1: 500-year flood elevation. For most situations elevation of 0.5 metres may be increased to 0.6 m where dykes are used for flood proofing or 1 m in lake or river areas with greater uncertainty in estimating hydrological response. Before applying for a development permit, applicants should note that minimum building elevation area varies by location around the lake. Individuals are expected to determine the relevant minimum building elevation by making a request for a specific location from the Saskatchewan Water Security Agency.

Minister - The member of the Executive Council of the Government of Saskatchewan to whom is assigned the administration of The Planning and Development Act, 2007.

Mobile Home - A trailer coach that is used as a seasonal or year-round one-unit dwelling; that has water faucets and shower or other bathing facilities that may be connected to a water distribution system; that has facilities for washing and a water closet or other similar facility that may be connected to a sewage system; and that conforms to Canadian Standards Association, Construction Standard No. 2240.2.1-1979 and amendments thereto.

Modular - A method of construction differing from other methods (e.g. "stick-built" and other methods such as off-site construction). The modules are six sided boxes constructed in an exterior (sometimes remote) facility, then delivered to their Intended building's foundation and joined together to make a single building. The modules can be placed side-by-side, end-to- end, or stacked, allowing a wide variety of configurations and styles in the building layout.

Modular Home - A building that is manufactured in a factory as a whole or modular unit(s) to be used as one dwelling unit and is certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-A277 standard or revisions thereto, and is designed to be moved to the site and placed on a permanent foundation.

Modular Home, Single Wide - A modular home that is less than 5 m (16.40 ft.) in width.

Modular Home, Double Wide - A modular home that is greater than 7 m (23 ft.) in width.

Municipality - The Resort Village of Turtle View.

Non-conforming building - A building:

- that is lawfully constructed or lawfully under construction, or with respect to which all required permits have been issued, at the date a zoning bylaw or any amendment to a Zoning Bylaw affecting the building or land on which the building is situated or will be situated becomes effective; and,
- that on the date a Zoning Bylaw or any amendment to a Zoning Bylaw becomes effective does not, or when constructed will not, comply with the Zoning Bylaw.

Non-conforming site - A site, consisting of one or more contiguous parcels, that, on the date a Zoning Bylaw or any amendment to a zoning bylaw becomes effective, contains a use that conforms to the bylaw, but the site area or site dimensions do not conform to the standards of the bylaw for that use.

Non-conforming use - A lawful specific use:

- i. being made of land or a building or intended to be made of land or of a building lawfully under construction, or with respect to which all required permits have been issued, at the date a zoning bylaw or any amendment to a zoning bylaw affecting the land or building becomes effective; and
- ii. that on the date a zoning bylaw or any amendment to a zoning bylaw becomes effective does not, or in the case of a building under construction or with respect to which all required permits have been issued will not, comply with the zoning bylaw.

Official Community Plan (OCP) - An official community plan adopted pursuant to section 29 of The Planning and Development Act, 2007.

Parcel – Is a quantity of land (one or more lots) under one title identified for the purpose of regulations under this Bylaw.

Parking Space – A space within a building or parking lot for the parking of one vehicle, having a minimum dimension of 2.5 meters wide (8.2 ft.) by 5.5 metres deep (18 feet), and which has access to a developed street or lane.

Parking, Off Street - Parking space(s) for the parking of a motor vehicle and contained wholly within the Site Lines.

Park Model Trailer - A seasonal dwelling mobile home that cannot be licensed as a recreation vehicle, has no brakes or taillights or must be permitted to be transported on a public highway, with the total square footage at or below the maximum of five hundred and forty thirty-eight (538) square feet, as specified in CSA Code 2241.

PDA – It is *The Planning and Development Act, 2007* as amended from time to time.

Permitted Use - A use or form of development, other than a discretionary use, specifically allowed in a zoning district subject to the regulations applicable to that zoning district and all uses not listed as permitted shall be deemed to be a prohibited use in that zone.

Pond - A body of still water artificially formed by excavation or embankment of soil and is greater than 0.7 m (2.5 ft.) in depth and with a side gradient of less than 20% (1 in 5) slope and is not intended for swimming.

Principal Building - See Building, Principal.

Property Line - A line of record bounding a site that divides one site from another or from a public street or any other public space.

Public Road – A road allowance or a legally surveyed road vested in the name of Department of Highways.

Public Utilities - A broad category of infrastructure projects financed and constructed by the government, for recreational, employment, and health and safety uses in the greater community. They include public buildings (municipal buildings, schools, hospitals), communication services (telephone lines, microwave, cable), television services, transport infrastructure (roads, railroads, bridges, pipelines, canals, ports, airports), public spaces (public squares, parks, beaches), public services (water supply, electrical grid, dams), fire and police services, collection and disposal of sewage, garbage, and other wastes, and other, usually long-term, physical assets and facilities.

Real Property Surveyor's Report - A report prepared by a certified Saskatchewan Land Surveyor, certifying both the accurate location of the foundation and the proposed elevation of all floors, including basements, is above the Minimum building elevation as defined herein and within the boundaries of the site and the guidelines of the yard requirements.

Recreational Facility, Public - A recreation or amusement facility operated by the province, municipality, or a non-profit organization and open to the general public with or without a fee.

Recreational Vehicle (RV) - Vehicle intended to provide temporary living accommodation, built as part of, or to be towed by, a motor vehicle to be used on a public highway without special permit; and includes truck campers, motor homes, 5th Wheel Trailers and travel trailers.

Resort Village - The Resort Village of Turtle View.

Sea Can - See "Ship Container".

Screening - Structures or vegetation that visually buffer a use from adjoining areas or uses.

Septic tank - A digestion chamber in which sewage is received and retained and from which the effluent is discharged.

Sewage Holding Tank - A tank designed to collect and hold sewage without treatment prior to its being transported to a final point of disposal.

Ship Container - A marine transportation storage container, also used for highway and rail transport, used as a land storage container, also referred to as a "sea can".

Sign - Any device, letter, figure, symbol, emblem, or picture which is affixed to or represented directly or indirectly upon a building, structure, or a piece of land and which identifies or advertises any object, product, place, activity, person, organization or business in such a way as to be visible to the public on any street or thoroughfare.

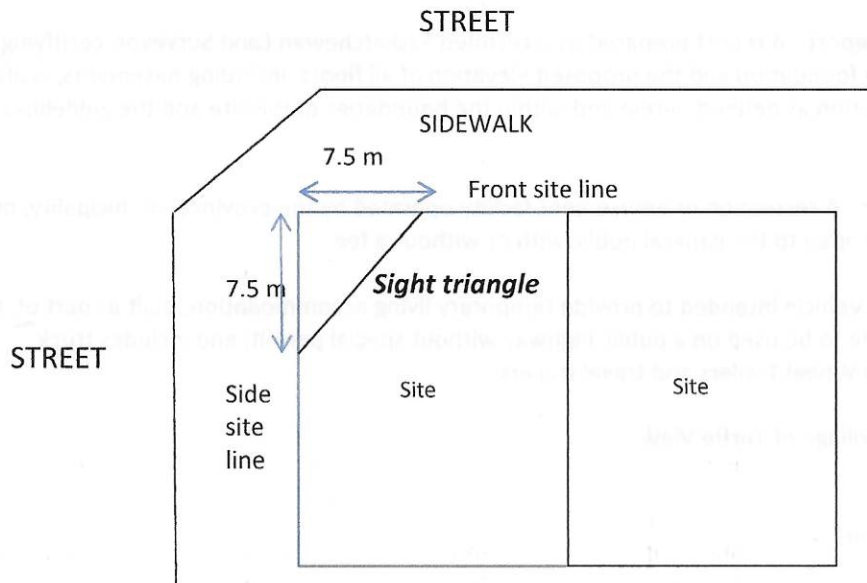
Sign, Directional and Informational - Sign providing information or directions to a location or attraction. Not intended for advertising, but for directions.

Sign, Portable - A sign designed to be easily moved and would include trailer mounted, truck mounted, vans or truck trailers converted for use as a sign.

Sign, Temporary - A removable sign erected for a period of time not exceeding six months, and may also be a portable sign.

Sight line on a corner lot (site) – It is a line joining a point on the exterior side(lot) line to a point on the front site (lot) line, with each such point being 7.7 metres (24.6 feet) from the hypothetical point of intersection of the exterior side and the front lot line.

Sight Triangle – On corner sites, a triangular area formed by the intersecting front and side site lines at a street intersection and the straight line (the sight line) joining said site lines at points which are a measured distance (7.5 m) along those site lines.



Site – An area of land, consisting of one or more lots consolidated under a single certificate of title considered as a unit devoted to a certain use or occupied by a building or a permitted group of buildings, and the customary accessories and open spaces belonging to the same.

Site – Shall mean one (1) or more contiguous surface parcels as defined under The Land Titles Act, 2000, and used as a unit for the purpose of regulations under this Bylaw.

Site Area – The total horizontal area within the site lines of a site.

Site corner – a site at the intersection or junction of two or more streets.

Site Coverage - The percentage of the site area covered by buildings above grade level exclusive of marquees, canopies, balconies, and eaves.

Site Line, Front - The line separating a site from a street and, for a corner site, the shorter of the two lines separating a site from the streets.

Site Line, Rear - The line at the rear of a site opposite the front site line.

Site Line, Side - A site line other than a front or rear site line.

Small Animals - As defined as house cat or companion dog.

Solar Charger - A collection device for energy produced by or coming from the sun.

Storage Building, Primary - Other than a private garage or accessory building, standalone storage building/use/development built earliest in time or order of development of principal dwelling or accessory buildings.

Storage Facilities - Facilities that offer indoor or outdoor space for household goods, vehicles, or recreational equipment generally for a fee.

Street - A public thoroughfare which affords the principal means of access to the abutting property.

Structure - Anything that is built, constructed, or erected, located on, or in the ground, or attached to something located on, or in the ground.

Structural Alteration - The construction or reconstruction of the supporting elements of a building or other structure.

Subdivision - Means a division of land that will result in the creation of a surface parcel, or the rearrangement of boundaries or limits of a surface parcel, as surface parcel is defined in The Land Titles Act, 2000.

Use - the purpose or activity for which a piece of land or its buildings is designed, arranged or intended, occupied or maintained.

Temporary Structure - A structure without a foundation or footing, and that is to be removed upon expiration of a designated time period.

Temporary Use - A use established for a fixed period of time and that is to be discontinued upon the expiration of the time period specified for that use.

Townhouse or Row House - A multiple-unit dwelling in which each unit has its own entrance to the outside, each unit being separated from other units by a common wall or ceiling which has no openings.

Vessel - Means every type of boat, ship, or craft designed, used or capable of being used solely for navigation in, on, through or immediately above water, without regard to method or lack of propulsion.

Village - The Resort Village of Turtle View.

Water Body - A Lake, pond, reservoir, lagoon, swamp, marsh, wetland, or any other area containing standing surface water, either permanently or intermittently.

Water Course - Any natural or artificial stream, river, creek, ditch, channel, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows in a definite direction or course, either continuously or intermittently, and has a definite channel, bed, and banks, and includes any area adjacent thereto subject to inundation by reason of overflow or design flood.

Watershed - The land area from which surface runoff drains into a stream, channel, lake, reservoir, or other body of water, also called the drainage basin.

Wetland - Land having the water table at, or near, or above the land surface or which is saturated for a long enough period to promote wetland or aquatic processes as indicated by hydric soils, hydrophytes ("water loving") vegetation, and various kinds of biological activity which are adapted to the wet environment.

Yard - Any part of a lot unoccupied and unobstructed by any principal building.

Yard Clearances - The open space between a site line and the portion of a site that may be built upon, unoccupied by buildings or structures except as specifically permitted elsewhere in this bylaw.

Yard, Front - That part of a site extending across the full width of the site between the front Lot line and the nearest wall or supporting member of a principal building or structure.

Yard, Rear - That part of a site extending across the full width of the site between the rear site line and the nearest wall or supporting member of a principal building or structure.

Yard, Side - That part of a site extending from the front yard to the rear yard between the side site line and the nearest wall or supporting member of a building or structure but not including a wall or supporting member that supports an uncovered patio or uncovered sun deck.

Zoning Districts – A specifically delineated area of the municipality within which certain uniform requirements and regulations or various combinations thereof govern the use, placement, spacing and size of land and structures.

SECTION 9 - REPEAL AND EFFECTIVE DATE OF BYLAW

Ministerial Approval

This Zoning Bylaw for the Resort Village of Turtle View is adopted pursuant to *The Planning and Development Act, 2007*, and shall come into force on the date of final approval by the Minister of Government Relations.

This bylaw repeals that part of "The Zoning Bylaw" of the Rural Municipality of Parkdale No. 498, Bylaw No. 4-06 and all of the amendments to that bylaw pertaining to the land of former Organized Hamlet of Turtle Lake Lodge and the Organized Hamlet of Indian Point and Golden Sands in the Rural Municipality of Parkdale No. 498 now occupied by the Resort Village of Turtle View.

Council Readings and Adoption

Introduction this 20th day of March 2021

Read a first time this 20th day of March 2021

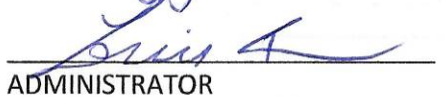
Read a second time this 18th day of September 2021

Read a third time this 18th day of September 2021

Adoption of Bylaw this 18th day of September 2021



 MAYOR




 ADMINISTRATOR

Ministerial Approval Date Feb 9, 2022

Joe Jozsa, RPP and MCIP
Registered Professional Community Planner of Saskatchewan.




August 10, 2021



Appendix A – Application for Development Permit, Form A and B

Form A – Bylaw No. 17-2021

The Resort Village of Turtle View
Application for Development Permit and other Permits

(You may wish to discuss your project idea with the Development Officer before completing this form.)

1. Applicant:

Name: _____ Mailing Address: _____

City/Province: _____ Postal Code: _____

Tel. No.: _____ Cell No.: _____ Fax No.: _____ Email: _____

I am (check one) ___ the registered owner of the property, ___ the agent on behalf of the owner.

2. Property (Legal description)

Lot(s) _____ Block: _____ Plan Number: _____

3. Present Zoning: _____**4. Property is** (check one) ___ vacant ___ occupied**5. Proposed Use/Development of Property or village land involves** (see sections of Zoning Bylaw):(a) ___ **Development Permit** (Permitted Use) – Sec. 2.1(b) ___ **Development Permit** (Discretionary Use) – Sec. 2.2(c) ___ **Yard encroachments** – Sec. 3.1.5(d) ___ **Accessory building permit** – Sec. 3.1.7(e) ___ **Temporary Residence during Construction** – Sec. 3.1.9(f) ___ **Demolition of Building** – Sec. 3.1.13 ___ **Building to be Moved** - Sec. 3.1.14(g) ___ **Minor Variances** - Sec. Sec. 2.3.4(h) ___ **Grading and Levelling** (and clearing) - Sec. 3.4.1(i) ___ **Tree Removal** - Sec. 3.4.7(j) ___ **Other proposed use and development** (see sections of zoning bylaw) _____**6. Estimated Dates** - Of commencement: _____ Of completion: _____**7. The following information is required to be filed with each the application:**

- **APPLICATION FEE:** ___ Paid ___ Invoiced
- **For items (a), (b), (c), (d), (f), (g), (h), (i), (j), A SITE PLAN DRAWN TO SCALE AND SHOWING ILLUSTRATING:**
 - Key plan showing north arrow, streets and lanes adjacent to the site, the nearby lot patterns
 - Legal site boundary and dimensions
 - Extent of site/cottage lot clearing
 - Location and dimensions (also height) of existing and/or proposed buildings (and Parcel Coverage: ___%)
 - Distance and dimensions between all buildings, structures and setback dimensions from property lines.
 - All fencing and proposed height of fencing
 - Landscaping, parking areas and driveway
 - Ingress and egress from the site/property
 - Proposed municipal services and locations such as location of holding tank and sucker line.

RIGHT OF APPEAL

In addition to any other right of appeal provided *The Planning and Development Act, 2007* or any other Act, under Section 219 of *The Planning and development Act, 2007* an affected person **may appeal** a decision by the municipality where:

- A development permit has been refused for a permitted use or permitted intensity of use or form of development.
- A development permit has been issued with standards and conditions that the applicant considers to be excessive.
- A development permit has been issued for a discretionary use (or form of development) with development standards or conditions (NOTE: only the standards or conditions may be appealed).
- A development permit has been issued but the appellant believes that the permit has been issued in contravention of the zoning bylaw.
- A person is affected by the refusal of, approval with terms and conditions of, or revocation of an approval to, an application of a minor variance.
- An order has been issued by the municipality to cease development.

An appeal is not allowed if:

- The use or intensity of use is not allowed by the bylaw.
- It is a discretionary use or discretionary intensity of use or form of development that has not been approved by Council.
- The use is prohibited.
- Council refuses to amend the zoning bylaw or rezone the land.

Your appeal must be made in writing within 30 days of this notice, to:

Secretary, Development Appeals Board

The Resort Village of Turtle View

Box 370, Livelong, SK. S0M 1J0

Appendix B: Application for Lakeside Land Development and Shoreline Structures Installation Permits
Form C – Bylaw No. 17-2021
The Resort Village of Turtle View

Application for a Municipal Temporary Discretionary Use Permit:

- Shoreline structures placement (dock and boat lift)
- Lakeside development and or alteration (plus an agreement)

Date _____

1. FULL NAME, with INITIALS of the applicant (or names of joint applicants for sharing a boat dock)

(Applications are accepted only from ratepayers of the resort village)

PROPERTY ADDRESS in the resort village. Lot _____ Block _____

MAILING (civic and legal) ADDRESS: _____

Telephone: _____, e-mail address: _____

2. REQUESTED LOCATION: ___ for the shoreline structure (boat dock or lift.) and or ___ for the shoreline development/alteration:

(Attach sketch of requested location)

3. Attach photograph of project location before *placement of shoreline structures or lakeside development* and photo of project location.

4. AGENCIES CONTACTED (underline name of agency) with your proposed *lakeside development and or alteration*.

- Saskatchewan Environment (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)
- Applicants interested in a municipal permit for *Lakeside Development and or Alteration* need to get permission as applicable from:
 - Saskatchewan Environment
 - Saskatchewan Water Security Agency
 - Fisheries and Oceans Canada (changes to the shore and to fish habitat)
 - Other _____

Attach copies of agency responses and conditions ___ and agency permits ___ to this application.

5. IF application is for **Lakeside Development and or Alteration**, please describe:

6. If application is for **Placement of Shoreline Structures** (dock, boatlift, personal watercraft lift) PLACEMENT at lakeside lands (dedicated lands), please describe:

7. If application is for **sharing** of dock, boatlift, and personal watercraft lift **with lakeside cottage owner**, please describe:

Distance from existing mooring structures (dock or pier) to the right (or projection of lot-line) _____ m (ft.) and to the left. _____ m (ft.), where applicable (#6 or #7)

8. **Stairway request?** _____ (attach sketch of location and sketch of stairway with dimensions. Stairways shall meet the National Building Code requirements).

9. ATTACHMENTS:

- Attach **proof of public liability insurance** (a condition of approval) _____
- Application fee: \$ _____
- Municipal permit fee \$ _____

10. APPROVED ___ or NOT APPROVED ___ BY COUNCIL for:

___ **An agreement**, to grant permission to place a development (shore land stabilization or landscaping) and maintenance of the improvement on dedicated lands pursuant to Section 194 of *The PDA*.

___ **A permit** to grant permission to placement of shoreline structures on dedicated lands (shorelines) Section 194 of *The PDA*. for six months durations (during open water).

11. ___ APPROVED WITH ATTACHED CONDITIONS, if

any: _____

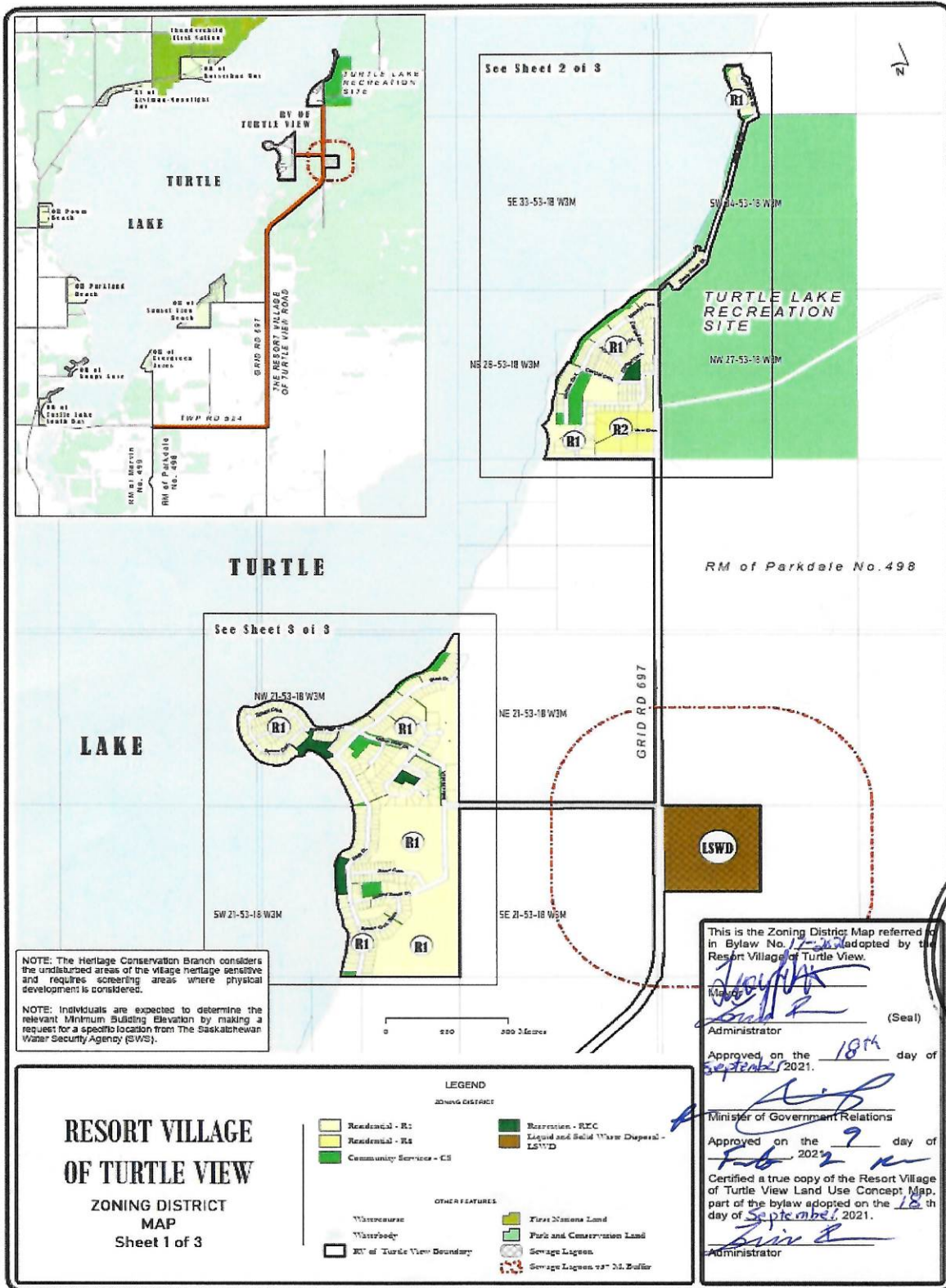
___ Two Permanent identification markers when available (to be affixed to your structure for inspection from the lake and from land) attached.

Date

Signature of Development Officer

Appendix C: Zoning District Map





NOTE: The Heritage Conservation Branch considers the undisturbed areas of the village heritage sensitive and requires screening areas where physical development is considered.

NOTE: Individuals are expected to determine the relevant Minimum Building Elevation by making a request for a specific location from The Saskatchewan Water Security Agency (SWSA).

RESORT VILLAGE OF TURTLE VIEW
ZONING DISTRICT MAP
 Sheet 1 of 3

LEGEND

ZONING DISTRICTS

Residential - R1	Recreation - REC
Residential - R2	Liquid and Solid Waste Disposal - LSWD
Community Services - CS	

OTHER FEATURES

Watercourse	First Nations Land
Waterbody	Park and Conservation Land
RV of Turtle View Boundary	Sewage Lagoon
	Sewage Lagoon 75' D. Buffer

This is the Zoning District Map referred to in Bylaw No. 1720 adopted by the Resort Village of Turtle View.

[Signature] (Seal)
 Administrator

Approved on the 18th day of September 2021.

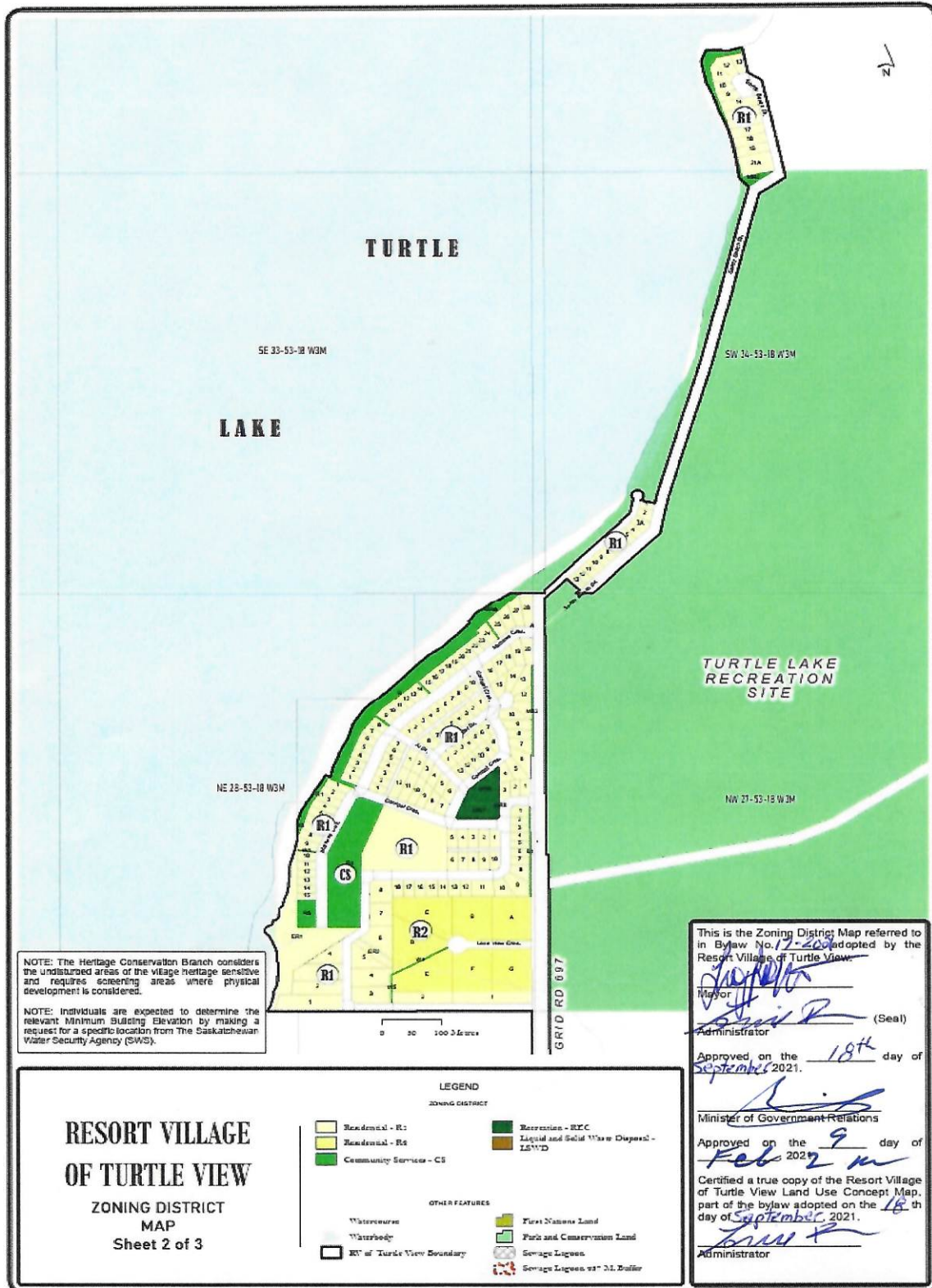
[Signature]
 Minister of Government Relations

Approved on the 7th day of Feb 2022

Certified a true copy of the Resort Village of Turtle View Land Use Concept Map, part of the bylaw adopted on the 18th day of September 2021.

[Signature]
 Administrator





NOTE: The Heritage Conservation Branch considers the undisturbed areas of the village heritage sensitive and requires screening areas where physical development is considered.

NOTE: Individuals are expected to determine the relevant Minimum Building Elevation by making a request for a specific location from The Saskatchewan Water Security Agency (SWS).

**RESORT VILLAGE
OF TURTLE VIEW**
ZONING DISTRICT
MAP
Sheet 2 of 3

LEGEND	
ZONING DISTRICT	
	Residential - R1
	Residential - R2
	Community Services - CS
	Recreation - RYC
	Liquid and Solid Waste Disposal - LSWD
OTHER FEATURES	
	Watercourse
	Waterbody
	RV of Turtle View Boundary
	First Nations Land
	Park and Conservation Land
	Sewage Lagoon
	Sewage Lagoon w/ M. Duffin

This is the Zoning District Map referred to in Bylaw No. 17-2001 adopted by the Resort Village of Turtle View.

[Signature]
Mayor

[Signature] (Seal)
Administrator

Approved on the 18th day of September 2021.

[Signature]
Minister of Government Relations

Approved on the 9th day of Feb 2022

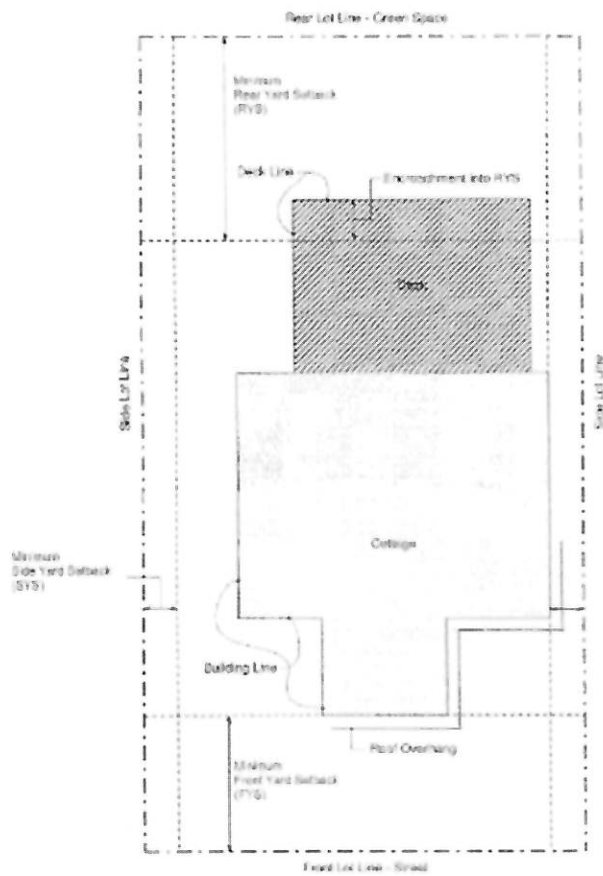
Certified a true copy of the Resort Village of Turtle View Land Use Concept Map, part of the bylaw adopted on the 18th day of September 2021.

[Signature]
Administrator





Appendix D: Lot Schematics



Resort Village of Turtle View
Lot Lines and Yard Descriptions
(with an example of encroachment into rear
yard setback)