

**Rural Municipality of Lumsden No. 189
Bylaw No. 3 – 2014**

A bylaw to amend Bylaw No. 7 – 2012 known as the Zoning Bylaw of the R.M. of Lumsden No. 189.

The Council of the R.M. of Lumsden No. 189 in the Province of Saskatchewan enacts to amend Bylaw No. 7 – 2012 as follows:

1. **Part 2 Interpretation** is amended by deleting the definition of **Garden Suite** in its entirety and replacing it with the following new definition:

“**Garden Suite** - shall mean a self-contained dwelling unit that is accessory to a one unit dwelling or farm dwelling.”
2. **Part 2 Interpretation** is amended by adding the following new definition:

“**Garage Suite** – shall mean a self-contained dwelling unit that is attached to a detached garage, and that is accessory to a one unit dwelling or farm dwelling.”
3. **Section 4.14 Special Standards and Regulations**, subsection 4.14.12 (6), is amended by adding the following new subsection:

“(d) a garage suite, subject to the following provisions:

 - (i) The maximum height for a garage suite shall be 5.5 m or the height of the garage, whichever is the least.
 - (ii) The maximum floor area of a garage suite shall be 50 m² and the minimum floor area shall be 30 m².
 - (iii) The minimum distance between a detached garage containing a garage suite and the principal residential building on the site shall be 4 m.
 - (iv) No decks on garage suites shall be allowed.
 - (v) Garage suites may only be approved where they would not:
 1. change the character of the neighbourhood or area;
 2. adversely affect the natural environment;
 3. result in any increase in demand on municipal services or public utilities.”
4. **Part 4 General Regulations** is amended by adding the following new section:

4.24 Temporary Accommodation and Use

4.24.1 Nothing in this bylaw shall prevent the use of land, or the use of any building, modular home, trailer coach, recreational vehicle, or park model RV as a temporary dwelling incidental to and necessary for the construction of a permanent principal dwelling on the site but only so long as the temporary dwelling is necessary for such construction work that is in progress and has not been abandoned. A development permit shall be required for a proposed use by a property owner of a modular home, trailer coach, recreational vehicle, or park model RV for temporary accommodation during the period of construction activity on a site. The effective period of a development permit for temporary occupancy is 12 months and may be extended by the development officer for an additional 12 month period.

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5. **Table 6-1 A – AGRICULTURE DISTRICT DEVELOPMENT STANDARDS**, is amended by changing the use category of “Garden suites” from a permitted use (P) to a discretionary use (D).
6. **Table 6-1 A – AGRICULTURE DISTRICT DEVELOPMENT STANDARDS**, is amended by adding the following after the words “Distilleries, wineries and breweries”
 “ including restaurant facilities, orchards, vineyards and other associated uses”
7. **Table 6-1 A – AGRICULTURE DISTRICT DEVELOPMENT STANDARDS**, is amended by adding “Garage suites” as a discretionary residential use with development standards as follows:

Table 6-1 A – AGRICULTURE DISTRICT DEVELOPMENT STANDARDS for the Rural Municipality of Lumsden No. 189									
Use	Permitted or Discretionary	Subject to Sections	Development Standards						
			Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	
Residential Uses									
... ..									
(7) Garage suites	D	4.14.12 (6)	1.01	--	60	15 ⁽⁵⁾	15 ⁽⁶⁾	15	

8. **Table 7-1 CR1 – LOW DENSITY COUNTRY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS**, is amended by adding “Garage suites” as a discretionary residential use with development standards as follows:

Table 7-1 CR1 – LOW DENSITY COUNTRY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS for the Rural Municipality of Lumsden No. 189										
Use	Permitted or Discretionary	Subject to Sections	Development Standards							
			Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Maximum Bldg Height (m)	Minimum Floor Area (m ²)
Residential Uses										
... ..										
(4) Garage suites	D	4.14.12 (6)	4.01	8.01	61	10 ⁽¹⁾	15	10	--	--

9. **Table 7-1 CR1 – LOW DENSITY COUNTRY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS**, is amended by adding the following after the words “Distilleries, wineries and breweries”
 “ including restaurant facilities, orchards, vineyards and other associated uses”

JRH

10. **Table 8-1 CR2 – MEDIUM DENSITY COUNTRY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS**, is amended by adding “Garage suites” as a discretionary residential use with development standards as follows:

Table 8-1										
CR2 – MEDIUM DENSITY COUNTRY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS										
for the Rural Municipality of Lumsden No. 189										
<u>Use</u>	Permitted or Discretionary	Subject to Sections	Development Standards							
			Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Maximum Bldg Height (m)	Minimum Floor Area (m ²)
Residential Uses										
... ..										
(4) Garage suites	D	4.14.12 (6)	1.01	4.0	31	10 ⁽¹⁾	8	8	--	--

11. **Table 9-1 CR3 – HIGH DENSITY COUNTRY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS**, is amended by adding “Garage suites” as a discretionary residential use with development standards as follows:

Table 9-1										
CR3 – HIGH DENSITY COUNTRY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS										
for the Rural Municipality of Lumsden No. 189										
<u>Use</u>	Permitted or Discretionary	Subject to Sections	Development Standards							
			Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Maximum Bldg Height (m)	Minimum Floor Area (m ²)
Residential Uses										
... ..										
(4) Garage suites	D	4.14.12 (6)	0.4	1.0	31	10 ⁽¹⁾	8	8	--	--

12. **Table 10-1 HDMU – HIGH DENSITY MIXED USE RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS**, is amended by adding “Garage suites” as a discretionary residential use with development standards as follows:

Table 10-1									
HDMU – HIGH DENSITY MIXED USE RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS									
for the Rural Municipality of Lumsden No. 189									
<u>Use</u>	Permitted or Discretionary	Subject to Sections	Development Standards						
			Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)	Maximum Site Coverage (%)	
Residential Uses									
... ..									
(11) Garage suites	D	4.14.12 (6)	255 ⁽⁶⁾	11 ⁽¹⁰⁾	3	1.2 ⁽⁷⁾	4.5	75	

13. **PART 11.0 R1 – LOW DENSITY VALLEY RESIDENTIAL DISTRICT** is amended by adding the following residential discretionary use to section 11.2.2:

“(2) Garage suites”

JRH

14. **PART 11.0 R1 – LOW DENSITY VALLEY RESIDENTIAL DISTRICT**, subsection 11.2.2 in Commercial is deleted and replaced with the following new subsection:

Commercial

- (1) Bed and breakfast establishments
- (2) Golf courses
- (3) Bakeries
- (4) Butcher shops
- (5) Dairy processing
- (6) Distilleries, wineries and breweries, including restaurant facilities, orchards, vineyards and other associated uses
- (7) Farmers markets
- (8) Farm stands

15. **PART 11.0 R1 – LOW DENSITY VALLEY RESIDENTIAL DISTRICT**, subsection 11.4.1, is amended by adding the following accessory use:

“(8) Home based businesses”

16. **PART 11.0 R1- LOW DENSITY VALLEY RESIDENTIAL DISTRICT 11.6 Standards for Discretionary Uses** is amended by adding the following new section:

“11.6.3 *Garage Suites*

Garage suites are subject to Section 4.14.12 (6)”

17. **PART 12.0 R2 – MEDIUM DENSITY VALLEY RESIDENTIAL DISTRICT** is amended by adding the following discretionary use to Section 12.2.2:

“(7) Garage suites”

18. **PART 12.0 R2 - MEDIUM DENSITY VALLEY RESIDENTIAL DISTRICT 12.5 Standards for Discretionary Uses** is amended by adding the following new section:

“12.5.3 *Garage Suites*

Garage suites are subject to Section 4.14.12 (6)”

19. **PART 12.0 R2 - MEDIUM DENSITY VALLEY RESIDENTIAL DISTRICT** is amended by adding the following new section:

“12.3a ACCESSORY BUILDINGS AND USES

12.3a.1 The following accessory buildings shall be permitted and are subject to Section 4.14.12:

- (1) Private garages, whether detached or attached to a dwelling unit.
- (2) Garden sheds used for the storage of non-industrial yard maintenance equipment.
- (3) Greenhouses where accessory to a residential use.
- (4) Keeping of animals on the same site as the residence, subject to Section 12.4.1.
- (5) Barns and stables for animals permitted by Section 12.4.1.
- (6) Orchards and vegetable, horticultural or fruit gardens, where accessory to a residence.
- (7) Field crops.”

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20. **PART 13.0 R3 – PLANNED VALLEY RESIDENTIAL DISTRICT (BY AGREEMENT)** is amended by adding the following discretionary use to Section 13.2.2:

“(7) Garage suites”

21. **PART 13.0 R3 - PLANNED VALLEY RESIDENTIAL DISTRICT (BY AGREEMENT) 13.4 Standards for Discretionary Uses** is amended by adding the following new section:

“13.4.3 *Garage Suites*

Garage suites are subject to Section 4.14.12 (6)”

22. This Bylaw will come into force and take effect upon date of final approval by the Minister of Government Relations.

Readings

Read a first time this 30th Day of January, 2014.

Read a second time this 27th Day of February, 2014.

Read a third time this 27th Day of February, 2014.



James C. Hipkin

Reeve

Dorcie Cooper

Chief Administrative Officer

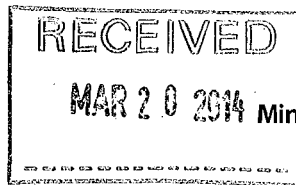
Certified to be a true copy of Bylaw No. 3-2014
adopted by the Council of the R.M. of Lumsden
on the 27th day of February, 2014.

Dorcie Cooper

Chief Administrative Officer



Government
of
Saskatchewan



Ministry of Government Relations

Community Planning
420 - 1855 Victoria Avenue
Regina, Saskatchewan S4P3T2
(306) 787-7704
(306) 798-0194 (fax)

File: RM 189 Bylaws

March 14, 2014

Ms. Darcie Cooper, Administrator
RM of Lumsden No. 189
Box 160
LUMSDEN SK S0G 3C0

Dear Ms. Cooper:

**RE: RM of Lumsden No. 189
Zoning Bylaw Amendment 03-2014**

I am pleased to inform you that the above noted bylaw amendment for the RM of Lumsden No. 189 has been approved effective March 14, 2014. Enclosed is one copy of the approved bylaws for your records. I appreciate the time and effort that you and your council have contributed on behalf of your municipality in developing this important document.

If you have any questions please call.

Sincerely,

Amanda J, Brinda, MCIP RPP
Planning Consultant

Enclosure