



THE  
BRIGHTSAND LAKE  
REGIONAL PARK  
ZONING BYLAW

**BYLAW NO. \_\_\_\_**

*A BYLAW TO CONTROL THE USE OF LAND FOR PROVIDING FOR THE AMENITY OF THE AREA WITHIN THE PARK AUTHORITY'S JURISDICTION AND THE FOR THE HEALTH, SAFETY AND GENERAL WELFARE OF THE INHABITANTS OF THE PARK.*

BRIGHTSAND LAKE REGIONAL PARK  
ZONING BYLAW

PREPARED FOR:

BRIGHTSAND LAKE REGIONAL PARK

PREPARED BY:

Northbound Planning Ltd.

Mervin, SK

May 2019

**A BYLAW TO ADOPT A ZONING BYLAW**

**BYLAW NO. \_\_\_\_\_**

The Regional Park Authority of Brightsand Lake Regional Park (BSLRP), in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- 1) Pursuant to sections 46 and 75 of the Planning and Development Act, 2007 the Regional Park Authority of the BSLRP, hereby adopts a Zoning Bylaw, identified as Schedule "A" to this bylaw.
- 2) The Park Authority Chair and Vice Chair are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
- 3) This bylaw shall come into force and take effect upon final approval of the Minister of Government Relations.

Read a First Time the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Read a Second Time the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Read a Third Time the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Adoption of this Bylaw this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Park Authority Chair

(SEAL)

\_\_\_\_\_  
Park Authority Vice Chair

**BRIGHTSAND LAKE REGIONAL PARK**

**ZONING BYLAW**

**SCHEDULE 'A' to**

**BYLAW NO. \_\_\_\_**

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## **1.0 Introduction**

Under the authority provided by *The Regional Parks Act, 2013*, *The Regional Parks Regulations, 2015*, and *The Planning and Development Act, 2007*, the Regional Park Authority (RPA) of the Brightsand Lake Regional Park (BSLRP), in the Province of Saskatchewan, in open meeting hereby enacts as follows:

**1. Title**

This Bylaw shall be known and may be cited as the "Zoning Bylaw" of BSLRP.

**2. Purpose**

This bylaw has been created to regulate development in BSLRP in order to provide for the amenity of the area as well as for the health, safety and welfare of the inhabitants of the Park.

**3. Scope**

All development hereafter shall be permitted within the limits of BSLRP only when in conformity with the provisions with in this bylaw.

#### **4. 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, the same shall not affect the validity of the Bylaw in whole or in part, other than the section, clause or provision, including anything shown on the Zoning Map, so declared to be invalid.

#### **5. Other Legislative and Bylaw Requirements**

Nothing in this bylaw affects the duty or obligation of a person to obtain a Development Permit, or to obtain any other permit, license or other authorization required by any bylaw, or The Act, or any regulation pursuant to those provincial regulations.

#### **6. Bylaw Compliance**

Errors and/or admissions by the Development Officer or someone acting under their direction administering this bylaw while processing applications for development do not clear any party of responsibility for complying with the provisions of this bylaw or any other bylaw of BSLRP or relieve any applicant from liability for failure to comply with this bylaw.

No mistake or omission by the Development Officer or someone acting under their direction relieves any applicant from liability for failure to comply with this Bylaw.

#### **7. Adaptation**

The provisions of the Act regarding policy and implementation of land use controls to the municipal governance context shall apply to the RPA with any necessary modification.

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## **2.0 Administration**

### **2.1 Development Officer**

- (a) The RPA shall appoint a Development Officer responsible for the administration of this Bylaw on a 1-year term and renewable at the RPA's discretion. In the event that a specific Development Officer is not actively appointed by the RPA, or in their absence, the duties of the Development Officer shall fall to the Park Manager. and in their absence by such other employee of the RPA as is designated from time to time.

## 2.2 Application for a Development Permit

- (a) No person shall undertake a development or commence a use unless a development permit has first been obtained, or is except as described in this bylaw.

(1) Any person wishing to erect, alter, repair, , install, remove or relocate any building or structure , or make any excavation or landscaping within the jurisdictional boundaries of BSLRP shall be required to submit a Development Permit Application unless exempted in subsection 2.3

(2) All structures shall be required to submit a Development Permit Application, regardless of size.

(3) A demolition permit is required for the removal of any building or structure.

- (b) 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 Act.

- (c) A building permit shall not be issued unless a development permit, where required, has also been issued.

- (d) The application for a development permit shall be made to the Development Officer in "Form A" as adopted or amended by resolution of the RPA and is not defined in this bylaw.

(1) Where no new construction is proposed, but where a change to the intensity of use results, applicants shall still be required to submit a Development Permit Application and supply a written description of the proposed development in place of such plans.

- (e) Any Development Permit Application will be required to contain:

(1) Electronic building plans, or printed building plans on paper no larger than 11 x 17 sized paper. Plans must be prepared by a qualified professional. The Development Officer may accept alternative forms of printed plans with prior consultation. Plans shall also contain:

(a) Elevations, or diagrams showing the type, installation and/or construction schematics of the proposed building or structure.

(b) Landscaping plans surrounding the proposed construction, or for simply site elevation alterations.

(2) Site plans, which shall contain:

(a) The proposed use of land and any buildings or parts of buildings on the site.

(b) A north arrow.

- (c) The property boundaries, all existing structures within the property boundaries, and setbacks from the proposed development to the property boundaries (i.e., cabins, decks, garages, etc.).
- (d) The street frontage of the lot.
- (e) The location of all existing vegetation on site, and a description of any alteration to surface vegetation.
- (f) The Development Officer retains the right to ask for any studies or research they believe is necessary for making a decision on a development permit, at the cost of the applicant, before rendering a decision. Such inclusion may contain, but is not limited to:
  - (1) Major drainage paths for water travelling over the lot.
  - (2) A Real Property Surveyors Report (RPSR) showing all existing structures and easements on the site.
  - (3) Reclamation plans, emergency response plans, etc.
  - (4) Any and all photos or pictures of the proposed development in its existing condition (i.e., Move-In Residential Buildings).
  - (5) Site elevations and the 1:500-year flood elevation.
- (g) **Corner Locates and Real Property Surveyors Reports (RPSRs):**
  - (1) Upon approval of a development permit application, but before beginning construction of any new buildings or additions on site, the applicant shall, at its own expense, have a Saskatchewan Land Surveyor locate the property corners of the site and verify setback distances.
  - (2) Any LD1 – Lakeshore Development 1 District surveyed lot shall be required to produce a RPSR for all buildings or structures 18.6 square metres (200 sq. ft.) in area or larger on a permanent foundation, except those exempted from requiring a development permit. The RPSR shall be undertaken after installation of the permanent foundation, but before installation or construction of the building above the permanent foundation.
  - (3) A development permit application for a proposed residence on potentially hazardous land as defined by provincial regulation, this Bylaw, and the Official Community Plan, or lands that have an interest registered on the title pursuant to Section 130 of the Act, must be accompanied by a RPSR prepared by a Saskatchewan Land Surveyor, which illustrates that the proposed elevation of the finished main floor is above the Safe Building Elevation as defined herein.
- (h) The RPA may require the submission of a letter of credit, performance bond, servicing agreement, or any other form of assurance to ensure that the development is



constructed and completed in accordance with the development standards and regulations set forth within this Bylaw.

(1) All agreements for letter of credits, performance bonds, and servicing agreements shall individually stipulate procedures for the release or completion of the agreement that will be mutually agreed upon between the RPA and development proponents.

(2) Sites with existing retaining walls may be required to provide a geotechnical engineered compliance certificate to the Development Officer prior to rendering a decision on future development permit applications.

(i) **Hazard Lands:**

(1) Where a proposed development of a building is to be located on land considered by the RPA or under provincial regulation to be potentially hazardous, the land may be deemed "hazard lands". The RPA may require the applicant to submit additional information to determine if the development will be within: the 1:500 flood elevation; and/or, within 50.0 metres (164.0 feet) of any slope that is deemed unstable.

(2) The RPA may require that before a permit be issued in a flood hazard areas the applicant may be required to supply the following:

(a) Professionally prepared information confirming that all development, redevelopment or alterations and additions will be adequately flood proofed to at least 0.5 metres (1.6 feet) above the 1:500-year flood elevation. This 1:500-year flood elevation plus any prescribed additional freeboard is commonly known as the estimated Safe Building Elevation (SBE).

(b) The bottom of the joists on the first floor, or the bottom surface of the slab on grade, of the building or structure is to be above the SBE .

(c) Basements are prohibited, except where flood proofing is undertaken. The basement is to be designed to withstand any forces generated by flood water or ice up to and including the SBE.

(d) Plumbing outlets may be permitted in basements below the SBE provided they contain an automatic shut-off valve approved by a certified inspector.

(e) Electrical outlets may be permitted in basements below the SBE provided they contain an independent switch for each outlet. The main switch box, heating and air conditioning units shall be located above the SBE.

(f) Foundations and walls of any building or structure shall be adequately flood proofed to an elevation above the SBE. All plans for development shall be certified by a Professional Engineer.

(3) Actions identified in an assessment prepared pursuant to preceding sections which prevent, change, mitigate or remedy hazards in lands deemed hazardous may be incorporated as conditions to issuance of any development permit that may be issued.

(4) The RPA may refuse a permit for any development for which, in its opinion, the proposed actions are inadequate to address the adverse effects to will result in excessive costs to BSLRP.

### **2.3 Developments Not Requiring a Development Permit**

A development permit is not required for the following, but all other applicable provisions of this Bylaw are to be followed:

(1) The construction, installation, or maintenance of a public work by the RPA or a public utility.

(2) Internal maintenance and repairs that do not include structural alterations (i.e., mechanical or electrical work), where the alteration does not result in a change of use or an increase in the number of dwelling units within the building or on the site.

(3) Fences, subject to height restrictions listed within each specific zoning district.

(4) Signs.

(5) Official temporary uses include the use of all or part of a building as a temporary polling station, returning officer's headquarters, candidates campaign offices and any other official temporary use in connection with a federal, provincial or municipal election, referendum or census.

(6) Private on-site domestic sewage systems subject to compliance with *The Saskatchewan Onsite Wastewater Disposal Guide*, *The Shoreland Pollution Control Regulations, 1976*, and approval from the appropriate provincial authority responsible for their administration.

### **2.4 Validity and Effective Time Period for Development Permit Applications**

This section shall apply to both permitted and discretionary use applications.

- (a) If the development or use authorized by a development permit is not commenced within six (6) months from the date of issue of a permit and completed within twelve (12) months of its issue, the permit is deemed void unless an extension has been granted prior to its expiry.
- (b) If the use changes or there is a change to the intensity of use, a new development permit application shall be required.
- (c) Where the RPA has approved a use for a limited time, as specified on Form B, and that time has expired, that use of land or structure on that property shall cease until a new application is submitted and approval is provided.

### **2.5 Review of Applications**

- (a) The Development Officer is responsible for reviewing all applications to ensure that the proposed development complies with all applicable regulations and provisions of this bylaw and the policies contained in the OCP.
- (b) The Development Officer shall submit all applications to the RPA for a decision on the interpretation of this bylaw, or on special conditions provided in this bylaw, and shall inform the applicant of this action. The RPA or the Development Officer may require the applicant to provide such further information as may be required prior to rendering a decision.

## 2.6 Discretionary Use Applications

This section addresses special provisions and specific development standards that apply to discretionary development permits. These regulations shall apply in addition to the standard development permit regulations, as well as any standards listed in specific zoning districts.

- (a) The RPA may approve the application, reject the application, or approve the application with conditions, including a condition limiting the length of time that the use may be conducted on the site to secure the objectives of the OCP or Zoning Bylaw, with respect to:
  - (1) The nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of buildings.
  - (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of that traffic and the adequacy of proposed off-street parking and loading.
  - (3) The safeguards afforded to minimize noxious or offensive emissions including noise, glare, dust, and odour.
  - (4) Any treatment given, as determined by the RPA, to aspects including landscaping, screening, open spaces, parking and loading areas, lighting and signs, but not including the colour, texture or type of materials, and any architectural detail.

- (b) **Discretionary Use Evaluation Criteria:**

In exercising its discretion the RPA will consider the evaluation criteria identified below, and should determine the extent and nature of the information and analysis required to render a decision:

- (1) **Roadways:** the assessment of capacity of existing roadway infrastructure to accommodate the proposed use.
- (2) **Air Resources:** assess and consider the potential impacts and effects on local air resources.

(3) **Soil Resources:** assess and consider the potential impacts and effects on local soil resources.

(4) **Water Resources:** assess and consider the generation of waste resulting from the proposed use, and the capacity of existing water management services.

(5) **Natural and Heritage Resources:** assess and consider the potential impacts and effects on natural, cultural and heritage resources.

(6) **Sustainability:** assess and consider the potential impacts and effects on social, economic and physical sustainability of BSLRP.

(7) **Surrounding Land Uses:** assess for potential land use conflicts with existing surrounding land uses.

(8) **Regional Park Servicing Capacity:** assess the demands on service provision provided by the RPA.

(9) **Potential Impacts on Lake:** assess the impacts of development on lake and public access to it.

(c) **Advertising Discretionary Use Applications:**

(1) The Development Officer shall advise the applicant that advertisement for the proposed use will be required by:

i) mailing a copy of the notice to the assessed owner or occupant (lessee), and cabin owners of each property within 75 metres (246 feet) of the subject property;

ii) posting notice at the BSLRP office; and

iii) any electronic information communication or distribution method employed by the RPA.

(2) The Development Officer may increase the notification area, or method (i.e., posting in the newspaper) at their discretion.

(3) The notice shall be published at least seven days, and mailed at least twelve days, prior to the date of the meeting, unless additional time is required for post handling.

(4) The applicant shall pay all costs to the RPA associated with the public notification.

**2.7 Notice of Decision:**

Upon completion of the review of an application for development, the Development Officer shall provide a Notice of Decision identified as "Form B", as adopted by the RPA. The form shall state one of the following options:

- (a) An approval, where the application conforms to the Zoning Bylaw, incorporating any special regulations, performance standards or development standards authorized by this Bylaw where necessary.
- (b) A refusal, where the application does not comply with a provision or regulation of this Bylaw, or in the opinion of the RPA the development does not meet the evaluation criteria for suitability, stating the reasons for the refusal, and advising the applicant of any right of appeal that they may have.

## **2.8 Revocation of Decision:**

This section shall apply to both permitted and discretionary use applications.

- (a) Where an approved development is not being developed in accordance with the provisions of this zoning bylaw, or with the standards and conditions specified in the development permit, the RPA may revoke or suspend the development permit. The development permit shall not be reissued or reinstated until all deficiencies have been corrected.
- (b) Revocation of the development permit shall be submitted to the applicant in writing, stating the reason for the revocation, the effective date, the means of remedying the contravention and any legislated right of appeal.

## **2.9 Development Appeal Board**

- (a) The RPA shall appoint a Development Appeal Board in accordance with sections 49 and 214 to 218 of The Act with any necessary adaption for a regional park setting.

## **2.10 Fees and Amendment to the Bylaws**

- (a) Where a person requests the RPA amend the OCP, Zoning Bylaw, or other planning bylaw, that person shall pay to the Park a fee equal to the costs associated with the public advertisement of the proposed amendment, pursuant to the requirements of Part X of The Act.
- (b) Any application made in accordance with this bylaw shall be subject to an application fee which may be established by separate bylaw of the RPA in accordance with section 51 of the Act, and may be subject to amendment from time to time at the discretion of the RPA.
  - i) No application fee shall apply to buildings and structures under 100 sq. ft.
- (c) These fees shall be in addition to any building permit and inspection fees or other fees as may be prescribed by the provincial or federal government regulatory agencies.

- (d) Any proposed changes to the Official Community Plan, Zoning Bylaw, and affiliated maps is encouraged to be sent to the RM of Mervin No. 499, and Town of St. Walburg, and any other municipality deemed appropriate by the RPA for comment.

#### **2.11 Minor Variances to the Zoning Bylaw**

- (a) The Development Officer shall review minor variance applications in accordance with section 60 of the Act.
- (b) An application for a minor variance to the Zoning Bylaw shall be made to the Development Officer in a form as prescribed by the Development Officer.

#### **2.12 Enforcement, Offences and Penalties**

- (a) The Development Officer shall proceed with enforcement in accordance with sections 242 to 245 of the Act.
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## **3.0 General Regulations**

### **3.1 One Principal Building and Use Permitted on a Site**

- (a) Not more than one principal use shall be established and not more than one principal building shall be placed on any one site (or leasehold site), except for:
  - i) Uses and facilities owned and/or operated by the RPA;
  - ii) Any public works or public utility; and
  - iii) Multiple complementary principal uses (excluding any residential use or sleeping accommodation), buildings, or structures on sites under private lease, subject to adherence to all site and setback regulations. (See definition of “horizontal integration”)

### **3.2 Permitted Yard Encroachments**

- (a) Cantilevered construction for bay windows, bow windows, chimney chases, bookcases, built in cabinets, gutters, window sills, canopies, eaves, accessory building under 100 sq. ft., and fire escapes to a maximum projection of 0.61 metres (2.0 feet) in to the required yard;
- (b) Wheelchair ramps to main floor level;
- (c) Light standards, flag poles, and permitted signs;
- (d) Handrails are permitted in all yards;

- (e) Private on-site domestic sewage systems subject to clause 2.3(6);
- (f) Fences subject to the specific requirements of the zoning district in which they are located; and
- (g) Driveways and walkways in the absence of a retaining wall or alteration to the natural topography of the site.

### **3.3 Non-conforming Uses, Buildings and Sites**

- (a) The provisions of The Act, sections 88 to 93 inclusive, shall apply to all lawful existing non-conforming buildings, uses, and sites.

### **3.4 Natural Environment, Riparian Area Protection Regulations**

- (a) All removal of trees and vegetation is prohibited without the prior approval of the RPA; a written request must be submitted.
- (b) Should any vegetation be removed without proper authorization it shall be replaced at the cost of the offending party to restore the environment back to a state equal to its original condition to the satisfaction of the RPA.
- (c) No residential dwellings or structures shall be located within riparian areas.

### **3.5 Landscaping, Grading and Levelling of a Site**

- (a) All landscaping, grading or levelling of sites shall require the submission of a Development Permit Application.
- (b) The finished grade of any cabin lot, measured at the front wall of the principal building shall not be more than 0.6 metres (1.97 feet), or less than 0.4 metres (1.31 feet) above the finished grade of the abutting street, directly in the front of the lot, unless otherwise authorized by the Development Officer.
- (c) Any site proposed for development shall be graded and levelled at the developers or owner's expense as is necessary to provide for adequate surface drainage within the parcel boundaries.
- (d) Grading, leveling or placement of fill shall be located entirely within the boundaries of the site with accommodation of drainage routes incorporated into the landscaping.
  - (1) Landscape plans submitted to the Development Officer shall incorporate adjacent lot topography to mitigate adverse effects of surface drainage from fill placement.
  - (2) No landscaping shall occur beyond the boundaries of the site.

- (e) Fill must be placed so that natural drainage courses, ditches, and culverts are not blocked or diverted, and does not cause off-site adverse effects to neighbouring properties.
- (f) Fill placed on a site must be compacted sufficiently to ensure that the finished grade level does not sink below specified estimated safe building elevations, or the erosion of fill causes adverse effects off-site.
- (g) Failure to perform reasonable measures to prevent erosion of fill material into water bodies or water courses is in violation of this bylaw and provincial regulation and is subject to enforcement. Persons found in violation will be subject to a penalty that reflects the recovery cost of the Park to perform site remediation and treatment.
- (h) The Development Officer may include approval conditions for development permits that require additional landscaping, xeriscaping, or visual screening within any district.
- (i) Required and approved landscaping shall be suitably maintained in a neat and tidy condition at all times.
- (j) The introduction of invasive plant species is prohibited.

### **3.6 Public Works, Water and Sewer Systems, Utilities, and Facilities of the Regional Park**

- (a) Public works and municipal facilities, except for solid and liquid waste disposal sites, shall be permitted uses in every zoning district, and unless otherwise specified by this bylaw, no minimum site or yard requirements shall apply.
- (b) Subject to the provincial regulations administered by the appropriate government ministries, no liquid, solid or gaseous wastes shall be allowed to be discharged into any stream, creek, river, lake, pond, slough, intermittent drainage channel or other body of water, onto any land or into the air.
- (c) Where available, every dwelling and every building containing washroom facilities shall be connected to a sewer and water supply system. All costs related to connection are at the proponent's expense.
- (d) Where a collection, distribution, or transmission line will cross a registered road allowance, the RPA may apply special design standards as it considers necessary to protect existing and future improvements to the road.
- (e) Final locations for water and sewage distribution and collection systems shall be chosen in consultation with the *Water Security Agency* and shall abide by all applicable provincial legislation.
- (f) No BSLRP facilities, buildings, fencing, water systems, or other BSLRP infrastructure or improvements shall be removed without written consent of the RPA.



- (g) Without written consent of the RPA, no person shall have a privy pit, or make any connect with a water main, sewer main, or any associated connecting infrastructure.
  - (h) Upon receipt of a septic tank application, the Development Officer may require as a condition of approval all documented approvals from appropriate government ministries, such as but not limited to: the *Saskatchewan Health Authority*, the *Water Security Agency*, the *Ministry of the Environment*.
  - (i) Additional regulations may be required at time of application as per *Brightsand Lake Regional Park Sewage Bylaw No. 01-2018*.
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## **4.0 Zoning Districts and Zoning Map**

### **4.1 Classification of Zoning Districts**

- (a) For the purpose of this zoning bylaw, BSLRP is divided into the following zoning districts, and the boundaries of which are shown on the “Zoning District Map.” Such zoning districts may be referred to by the appropriate symbol, as shown below:
  - **LD1** – Lakeshore Development 1 District
  - **REC** – Recreational District

### **4.2 Zoning District Map**

- (a) The Zoning District Map accompanies and forms part of this Bylaw and is referred to in this Bylaw adopted by the RPA signed by the RPA Chair and RPA Vice-Chair under the seal of the BSLRP.

### **4.3 Boundaries of Zoning Districts**

- (a) The boundaries of the zoning districts referred to in this zoning bylaw, together with an explanatory legend, notations and reference to this zoning bylaw, are shown on the map entitled, Zoning District Map.
- (b) Unless otherwise shown, the boundaries of zoning districts are site lines, centre lines of streets, lanes, road allowances, or such lines extended and the boundaries of BSLRP.

### **4.4 Zoning District Schedules**

- (a) The uses or forms of development allowed within a zoning district, along with regulations or standards which apply are contained in the individual schedules in this bylaw.

- (b) Any site that does not conform to the specific district site sizes or frontage requirements shall be deemed to be a conforming site for the existing use provided that a Certificate of Title existed in the Land Titles Office prior to the coming into force of this Bylaw.
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# **Schedule A: LD1 – Lakeshore Development 1 District**

The purpose of this district is to provide and regulate sites for low-density residential development (i.e., single detached dwellings, cabins, etc.) and additional uses that are compatible.

## **A. PERMITTED USES**

The following uses are permitted in this district:

### **1. Principal Uses:**

#### (a) Residential:

(1) Single-detached dwellings

(b) Public utilities, excluding municipal solid and liquid waste disposal facilities.

(c) Historical and archaeological sites and uses, recreational sites, walking and cross-country ski trails and similar uses

### **2. Accessory Uses:**

Buildings, structures or uses secondary to and located on the same site with the principal or discretionary use are permitted.

(a) Bunkhouses, ancillary sleeping accommodations

### **3. Discretionary Uses:**

The following principal uses and their accessory uses are discretionary in this district:

#### (a) Commercial Uses:

(1) Home based businesses

#### (b) Residential Uses:

(1) Move-In Residential Buildings

(2) Ready-to-move (RTM) residential buildings, park model trailers, modular homes, and manufactured homes

#### (c) Accessory Uses:

(1) Membrane Covered Structures

**4. Prohibited Uses:**

The following uses are prohibited in this district:

- (a) Shipping containers, sea cans and similar structures

**B. REGULATIONS**

**1. Site Area:**

- (a) Single detached dwellings **Minimum** – 719.65 sq. metres (7,746.25 sq. ft.)  
**Maximum** – 983.87 sq. metres (10,590.25 sq. ft.)
- (b) Public utilities **None**
- (c) All other uses: **Minimum** – 700 sq. metres (7,534.73 sq. ft.)

**2. Site Frontage:**

- (a) Single detached dwellings **Minimum** – 19.8 metres (65.0 feet)
- (b) Public utilities **None**
- (c) All other uses: **Minimum** – 15 metres (50 feet)

**3. Yard Requirements:**

**(a) Front Yard**

- (1) Public utilities **None**
- (2) All uses: **Minimum** – 6 metres (20 feet)

**(b) Side Yard:**

- (1) Public utilities **None**
- (2) All uses: **Minimum** – 1.5 metre (5 ft. on ea. side)

**(c) Rear Yard:**

- (1) Public utilities **None**
- (2) All uses: **Minimum** – 3 metres (10 feet)

(d) **Lot Coverage Percentages**

(1) The combined total lot coverage of the principal use building and the accessory use building may not exceed 70% of the total area of the lot.

(2) The accessory buildings may not by themselves have a lot coverage exceeding 30% of the total area of the lot.

(e) **Decks and Balconies:**

(1) Notwithstanding the foregoing, all uncovered decks will be required to be set back a minimum of 1.5 metres (5 ft.) from any site line.

(2) Covered decks and balconies shall be considered part of the principal building and shall abide by the principal building setback requirements.

(f) **Accessory Buildings and Structures**

(1) Private garages, carports and accessory buildings that are attached by a roof to a residential building shall be considered a part of the building and subject to the yard requirements of the building. Uncovered decks will not be considered a part of the principal building setback requirements.

(2) There shall be no more than three (3) accessory buildings permitted on any individual site, including accessory buildings under 9.3 sq. metres (100.0 sq. feet).

(g) **Bunkhouses, Ancillary Sleeping Accommodations**

(1) Buildings and structures which are secondary to the principal or discretionary use and which will permit overnight sleeping accommodations but such buildings or structures shall not contain kitchen facilities.

(2) The granting of a development permit to accommodate overnight sleeping accommodation shall not be construed, in any way, as consent or approval for a future subdivision for the use.

4. **Floor Area Requirements**

- |                                  |  |
|----------------------------------|--|
| (a) Single detached dwellings    | <b>Minimum</b> – 55 sq. m. (592 sq. ft.) on the main floor |
| (b) Detached accessory buildings | <b>Maximum</b> – 110 sq. m (1187 sq. ft)                   |

**5. Fences**

- (a) Shall be a maximum height of 1 metre (3 feet) above an unaltered grade in a required front yard and 2 metres (6 feet) above grade in any other yard.

**6. Outdoor Storage:**

- (a) No outside storage shall be permitted in the front yard.

**7. Natural Environment, Riparian Area Protection Regulations**

- (a) All removal of trees and vegetation is prohibited without the prior written consent from the RPA.

**C. SPECIFIC DEVELOPMENT STANDARDS AND CRITERIA FOR DISCRETIONARY USES**

**1. Commercial Uses:**

- (a) Home based businesses, personal service establishments:

- (1) Current home-based businesses shall be allowed to remain and be considered an existing non-conforming use; however, new applications may not be considered by the Park Authority.

- (2) Shall not cause a variation in the residential character and appearance of the dwelling, accessory residential building, or property; except for permitted signs.

- (3) The RPA will consider the potential impact(s) to local traffic and parking, and the proposal's plans to address said potential impacts.

**2. Residential Uses:**

- (a) Move-In Residential Buildings:

- (1) Applicants shall be required to submit photos showing the current condition of the dwelling, including photos of all external walls.

- (2) The RPA will consider the feasibility of moving of the structure on to a site and the potential impacts to roadways, vegetation, utilities, or disruption to existing properties.

- (3) Applicants will be required to submit detailed plans and timing for the moving in of structures. Where upgrades to infrastructure or relocation of utilities is required, the responsibility for any associated costs will be the sole responsibility of the applicant.

- (4) Subject to conformance with National Building Code and building inspection.

- (b) Ready-to-move (RTM) residential buildings, park model trailers, modular homes, and manufactured homes:

- (1) The date of manufacture of the structure or trailer must not be greater than 5 years old at the time of development permit application.
- (2) The RPA will consider the feasibility of moving of the structure on to a site and the potential impacts to roadways, vegetation, utilities, or disruption to existing properties.
- (3) Applicants will be required to submit detailed plans and timing for the moving in of structures. Where upgrades to infrastructure or relocation of utilities is required, the responsibility for any associated costs will be the sole responsibility of the applicant.
- (4) Subject to conformance with National Building Code and building inspection.

## **Schedule B: REC – Recreational District**

The objective of the **REC – Recreational District** is to provide for a range of uses on BLSRP-operated land that is held for natural, recreational uses, campgrounds, and potential future subdivision and development through the process of rezoning land to another district. It is noted that much of the land initially zoned **REC – Recreational District** is Crown-owned land administered by the Ministry of Environment. Any development or use thereon is subject to any required approval of the Ministry.

### **A. PERMITTED USES**

The following uses are permitted in this district:

#### **1. Principal Uses:**

(a) Recreational Uses:

- (1) Nature trails, cross-country skiing and hiking trails
- (2) Sports fields, parks and playgrounds, day use pavilions, beaches
- (3) Golf courses, volleyball courts, ball diamonds, and other similar recreational facilities.

(b) Transportation Uses:

- (1) Boat launches, parking lots and overflow parking

(c) Nature exhibits and interpretive sites, heritage and cultural sites, and similar uses.

(d) Afforestation projects, forest management and silvaculture.

(e) Wildlife and wildfowl habitat and conservation projects.

(f) Commercial Uses:

- (1) Campgrounds, RV parks and similar uses, rental cabins
- (2) Concession stands, convenience stores, mobile food trucks, restaurants and similar uses.
- (3) Automotive and recreational vehicle rentals, and similar uses.

(g) Public utilities, excluding solid and liquid waste facilities.

#### **2. Accessory Uses:**

Buildings, structures or uses accessory to, and located on the same site with the main use, excluding any habitable building or structure. Such accessory uses may include:



- (a) Viewing platforms
- (b) Shelters, accessory buildings, membrane covered structures
- (c) Related equipment storage structures or pumphouses.

**3. Discretionary Uses:**

- (a) Solid and liquid waste facilities.

**4. Prohibited Uses:**

The following uses are prohibited in this district:

- (a) In campground areas only:
  - (1) Shipping containers, sea cans and similar structures, sheds, ancillary sleeping accommodations.

**B. REGULATIONS**

**1. Site Area:**

- (a) Golf Courses **Minimum** – 16 hectares (39.54 acres)
- (b) Public utilities **None**
- (c) All other uses: **Minimum** – 700 sq. metres (7,534.73 sq. ft.)

**2. Site Frontage:**

- (a) Public utilities **None**
- (b) All other uses: **Minimum** - 15 metres (50 feet)

**3. Yard Requirements:**

**(a) Front Yard**

- (1) Public utilities **None**
- (2) All uses: **Minimum** - 6 metres (20 feet)

**(b) Side Yard:**

- (1) Public utilities **None**
- (2) All uses: **Minimum** - 1.5 metre (5 ft. on each side)

(c) **Rear Yard:**

- (1) Public Utilities **None**
- (2) All uses: **Minimum** - 3 metres (10 feet)

(d) **Horizontal Integration:**

(1) The Development Officer and/or the RPA may grant the use multiple complementary principal uses, buildings, or structures on a site subject to adherence to all site and setback regulations. (See definition of “horizontal integration”)

(e) **Campgrounds:**

- (1) Each campsite in the campground shall be designated and clearly marked on the ground.
- (2) Each campsite shall have a direct and convenient access to a developed internal roadway.

(3) **Decks:**

(a) Notwithstanding any regulation in this zoning district, all open decks will be required to be set back a minimum of 1.5 metres (5 ft.) from any campsite boundaries.

**4. Natural Environment, Riparian Area Protection Regulations**

- (a) All removal of trees and vegetation (including scavenging for firewood) is prohibited without the prior written approval of the RPA.

**C. SPECIFIC DEVELOPMENT STANDARDS AND CRITERIA FOR DISCRETIONARY USES**

(a) Solid and liquid waste facilities:

- (1) Applications shall be required to provide all federal and/or provincial approvals as a condition of approval.
- (2) Site designs may be required to incorporate heavy truck traffic and adequate turn-around space.

(3) All solid and liquid waste facilities must be located at least 550 metres from any dwelling, campsite, cook kitchen, or recreational gathering space designated by the RPA.

## 5.0 Interpretation

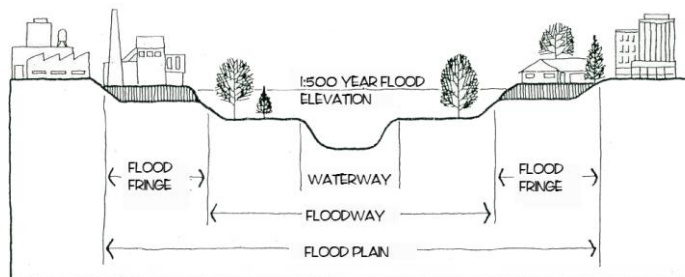
5.1 This document makes frequent use of acronyms in the place of proper nouns once they have been introduced into the text. As a general guideline the following will apply when reading and interpreting this document:

- (a) The term and acronym “Regional Park Authority (RPA)” will be used when referring to the park authority as a governance body similar to that of a municipal council.
  
- (b) The term and acronym “Brightsand Lake Regional Park (BSLRP)” will be used when referring to the regional park itself as an entity and/or a geographic area. “BSLRP” may also be used when referring to the “Park” as a proper noun.
  
- (c) The term “park” where not capitalized may be used where the document is referring to general park space and not used as a proper noun.

## 5.2 Definitions

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

**1:500 Flood Hazard Elevation:** an overflowing of a large amount of water beyond its normal confines, with a probability of a 1:500, or 0.2 percent (0.2 %) chance of happening in any given year.



**1:500 Flood Hazard Elevation**

**Accessory Building or Use:** a use or building that:

- (a) Is subordinate to and is exclusively devoted to the principal building or principal use;
  
- (b) Is subordinate in area, extent and purpose to the principal building or principal use served;

(c) Contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served; and,

(d) Is located on the same site as the principal building or principal use served.

(e) May include additional sleeping accommodations and washroom facilities, however it shall not include kitchen facilities.

**Act:** *The Planning and Development Act, 2007*, as amended.

**Adjacent:** contiguous or would be contiguous if not for a river, stream, railway, road or utility right-of-way or reserve land; and any other land identified in this Bylaw as adjacent land for the purpose of notifications.

**Adjacent Residential or Commercial Development:** Any residential or commercial development that directly borders another residential or commercial development which is not separated by a road allowance or Municipal Highway.

**Administrator:** the Park Manager appointed by the RPA of BSLRP.

**Agricultural:** a use of land, buildings or structures for the purpose of animal husbandry, fallow, field crops, forestry, market gardening, pasturage, private greenhouses and includes the growing, packing, treating, storing and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agricultural activity.

**Alteration:** any structural change or addition made to any building or structure. This includes any structural change including but not limited to an addition to the area or height of a building, any changes to the structure or supports of a building, or the addition or expansion of a deck raised more than 16 inches above grade.

**Applicant:** a developer or person applying for a development permit under this bylaw.

**Approved:** approved by the RPA of the BSLRP or the Development Officer of BSLRP depending on the nature of the application in question.

**Balcony:** a platform projecting from the face of a wall, cantilevered or supported by columns or brackets, typically at least 2.4 metres (8.0 feet) above ground level.

**Basement:** a portion of a building that is partly or wholly underground and which has more than one (1) half of its height, from finished floor to finished ceiling, below grade level.

**Brightsand Lake Regional Park (BSLRP):** the legal name of the regional park.

**Buffer:** a strip of land, vegetation or land use that physically separates. Does not equate to "Buffer Strip" under the Act.

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

**Building Bylaw:** a bylaw of BSLRP regulating the erection, alteration, repair, occupancy, or maintenance of buildings and structures, adopted pursuant to *The Uniform Building and Accessibility Standards Act*.

**Building Floor Area:** the sum of the gross horizontal area of all floors of a building. All dimensions shall be measured between exterior faces of walls or supporting columns separating two (2) buildings. Floor area is calculated excluding in the case of a dwelling, any private garage, porch, and veranda.

**Building Height:** the vertical distance of a building measured from grade level to the highest point of the roof.

**Building Permit:** a permit, issued under the Building Bylaw of BSLRP, authorizing the construction of all or part of a building or structure.

**Building, Principal:** a building within which the principal use of the site is housed or conducted.

**Building Line, Established:** a line, parallel to the front site line (and, in the case of corner sites, a line, parallel to the side site line along the flanking street), and set back the average distanced from the edge of the street to the main walls of the existing buildings on a side of any block of the street where more than half the lots have been built on.

**Bunkhouses:** buildings and structures that are secondary to the principal or discretionary use and which will permit overnight accommodations, but such structures shall not contain kitchen facilities. Shall not be construed, in any way, as consent or approval for a future subdivision for the use.

**Camp:** to remain overnight with or without a tent or temporary shelter.

**Campground Site, Group:** an area of land managed as a unit, used to provide accommodation for tents, and Recreational Vehicles. Sites shall be considered a campground where there is more than one (1) unit (i.e., campers, recreational vehicles, etc.) within an individual site boundary.

**Campground Site, Seasonal:** an area of land managed as a unit, used to provide accommodation for tents, and Recreational Vehicles. Sites shall be considered a campground where there one (1) unit (i.e., campers, recreational vehicles, etc.) within individual site boundaries, or two (2) or more units in a group site boundary. This type of site is rented for long-term periods to be determined by the RPA.

**Campground Site, Non-Seasonal:** an area of land managed as a unit, used to provide accommodation for tents, and Recreational Vehicles. Sites shall be considered a campground where there one (1) units (i.e., campers, recreational vehicles, etc.) within individual site boundaries. This type of site is rented for short-term periods to be determined by the RPA.

**Camping Unit:** a vehicle or structure that is or may be used as a temporary living quarter or shelter, and typically includes: motor homes, cabin trailer, tent trailer, truck camper, tent, van, car, truck, recreational vehicle, houseboat and other similar uses.

**Campsite:** an area within a seasonal campground, designed and developed to accommodate a family or a specified number of persons in one camping unit.

**Carport:** a roofed enclosure for the parking of a motor vehicle which has less than 60 percent (60%) of the perimeter enclosed by walls, doors or windows and is attached to the principal building on the site.

**Communication Tower:** a structure or structures used for receiving and broadcasting radio, internet, cellular service or television signals.

**Compatible:** with respect to land use, that land uses are able to coexist near each other without conflict or are consistent and capable of being used in combination with each other.

**Corner lot:** a lot at the intersection or junction of two (2) or more streets.

**Deck or Porch:** a raised open platform, with or without railings, which is at least 40 centimetres (16 inches) above grade and attached to the principal building.

**Dedicated Lands:** lands dedicated pursuant to The Act, and *The Dedicated Lands Regulations, 2009*, as buffer strips, environmental reserve, municipal reserve, public reserve, and walkways.

**Development:** the carrying out of any building, engineering, mining or other operations, in, on, or over land, or the making of any material change in the use of any building or land.

**Development Appeals Board:** a board established pursuant to section 49 of the Act, which may be a District Development Appeals Board if municipalities and the RPA have authorized an agreement pursuant to subsection 214(3) of the Act.

**Development Officer:** the individual(s) appointed pursuant to section 2.1 – Development Officer to administer this Bylaw.

**Development Permit:** a permit, issued by the RPA of BSLRP or its designated Development Officer that authorizes development but does not include a building permit.

**Discretionary Use:** a use or form of development that may be allowed in a zoning district following application to, and approval of the RPA; and which complies with the development standards, as required by the RPA, contained in this Bylaw.

**Dwelling Unit:** one or more habitable rooms constituting a self-contained unit and used or intended to be used together for living and sleeping purposes by one or more persons.

**Dwelling, Single Detached:** a detached building consisting of one dwelling unit as defined here; and occupied or intended to be occupied as a permanent home or residence, including an RTM

when attached to its foundation on the site, but not including a mobile or modular home as defined. It may include a basement suite.

**Elevation:** the height of a point on the Earth's surface above sea level.

**Estimated Peak Water Level (EPWL):** means the water level calculated by the *Water Security Agency* or other certified professional to determine a flood hazard area. It is based on the 1:500 peak flow for rivers and the higher of the 1:500 peak calm level or the 1:100 peak calm level with a 1:5 wind from the most critical direction for most water bodies.

**Existing:** anything in place, or taking place, on the date of adoption of this bylaw.

**Fence:** a constructed barrier erected to separate, enclose, screen or divide areas of land.

**Flood plain:** the area prone to flooding from a water body or watercourse that comprises the combined area of the flood way and flood fringe.

**Flood proofed:** a measure, or combination of structural and non-structural measures, incorporated into the design of a structure that reduces or eliminates the risk of flood damage to a defined elevation.

**Flood way:** 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 1.0 metre or a velocity of 1.0 metre per second.

**Flood fringe:** the portion of the flood plain where the waters in the 1:500 year flood are projected to be less than a depth of 1.0 metre or a velocity of 1.0 metre per second.

**Frontage:** the length of the site line front, the site line abutting the street providing access. In the case of a corner lot the shorter side shall be considered the front. Where a pie shaped or non-rectangular lot is involved, the average width of the lot measured by its front and rear lot lines may be considered as the value for calculating the minimum frontage requirement of the lot.

**Grade Level:** the average level of the finished surface of the ground adjacent to the exterior walls of the building or structure. In the case of one-unit dwellings, two-unit dwellings and semi-detached dwellings with a walk-out basement, grade level shall be the average elevation of the finished surface of the ground adjacent to the side walls of the building.

**Hazard Lands:** land that is contaminated, unstable, prone to flooding or otherwise unsuited for development or occupation because of its inherent danger to public health, safety or property.

**Hazardous Material:** any material, product, substance, organism, gas, liquid or anything else which because of its quantity, concentration, location risk of spill, chemical or infectious characteristics, carcinogenic or mutagenic properties, is a potential or current threat to the physical environment, human health, living organisms, water supplies or other resources.



**Heritage Building or Site:** any property or site that is designated by the RPA, the Provincial Government or the Federal Government as being a site that should be protected and preserved to protect heritage resources within BSLRP.

**Heritage Resources:**

(a) Archaeological and paleontological objects; and

(b) Any property or site of interest for its architectural, historical, cultural, environmental, archaeological, paleontological, aesthetic or scientific value.

(c) Heritage resources include built sites and structures, archaeological sites and objects, paleontological localities and objects, traditional cultural locations and cultural landscapes.

**Home Based Business:** a business, occupation, trade, profession or craft customarily conducted entirely within a residential building or accessory building by the inhabitants of the dwelling, and where the use is clearly accessory and secondary to the residential use and does not change the character of the dwelling.

**Horizontal Integration:** the accommodation of multiple complimentary activities which could be considered principal permitted uses under single or multiple ownership within one or more buildings on a single parcel where these uses are considered to provide additional processing, and/or the sale of manufactured goods produced onsite.

**Intersection:** any place where two (2) or more streets meet or cross at grade.

**Liquid Waste Disposal Facility:** a facility to accommodate any liquid waste in solution or suspension from residential, commercial, institutional and industrial sources, but does not include a septic system for a single residence, or a manure storage area for an intensive livestock operation.

**Lot:** one surface parcel as defined under *Land Titles Act, 2000*, and used as a unit for the purpose of regulation under this zoning bylaw.

**Lot Coverage:** the percentage of the lot covered by building, such as principal and accessory use buildings as outlined in this bylaw.

**Lot Line, Front:** the property line that divides the lot from the street, in the case of a corner lot, the line separating the narrowest street frontage on the lot from the street.

**Lot Line, Rear:** the line at the rear of the lot opposite the front lot line.

**Lot Line, Side:** a lot line which is neither the front or rear lot line.

**Membrane Covered Structures:** a structure consisting of a frame that is covered with a plastic, fabric, canvas, or similar non-permanent material, which is used to provide storage for vehicles, boats, recreational vehicles, or other personal property. The term shall also apply to structures

also commonly known as hoop houses, canopy covered carports, tent garages and can be fully or partially covered, but does not include gazebos.

**Mobile or Manufactured Home:** a trailer coach:

- (a) That is used as a dwelling for permanent or year round living.
- (b) That has water faucets, wash basin, a shower or bathtub, and a toilet that may be connected to a water distribution and sewage collection system.
- (c) Certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-Z240 series standards.
- (d) That is properly skirted and attached to a permanent foundation.

**Modular Home:** a factory built home that is manufactured as a whole or modular unit and is designed 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.

**Municipality** – a municipality within the meaning of *The Municipalities Act, 2006*.

**Non-Conforming Building:** a building:

- (a) 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.
- (b) 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:

- (a) 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 the zoning bylaw or any amendment to the zoning bylaw affecting the land or building becomes effective.
- (b) That on the date the zoning bylaw or any amendment to the 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):** the Official Community Plan for the BSLRP.

**Park:** Where capitalized, the “Brightsand Lake Regional Park” unless clearly stated otherwise. Dependent on the context “park” may refer to passive or active recreational space. Any issue of interpretation of whether Park refers to the BSLRP shall be decided by the RPA.

**Park Facility:** any structures or land owned and/or maintained by the RPA that are used for:

- (a) Office and meeting space.
- (b) Storage of municipal equipment and supplies.
- (c) Recreation.
- (d) Other institutional purposes.

**Permanent Foundation:** a foundation built up to the Canadian Standards Association Code CSA-Z240 series standards. The lower portion of a building, usually concrete, masonry or an engineered wood basement which renders the structure fixed, secure and immobile.

**Permitted Use:** a use permitted within BSLRP in a certain zoning district as long as all other bylaw and regulation requirements are met.

**Personal Service Establishment:** a development used for the provision of personal services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects, including barbershops, hairdresser, beauty salons, tanning salons, tailors, dressmakers, laundromats, shoe repair shops, photographers, but excluding any adult or sexually explicit services.

**Principal Building, Structure or Use:** the main or primary activity, for which a site or its buildings are designed, arranged, developed or intended, or for which it is occupied or maintained.

**Public Works:** a system, works, plant, equipment or service, whether owned or operated by or for BSLRP, or by a corporation under agreement with the Park, or under a federal or provincial statute, which furnishes any of the following services and facilities to the visitors of the Park.

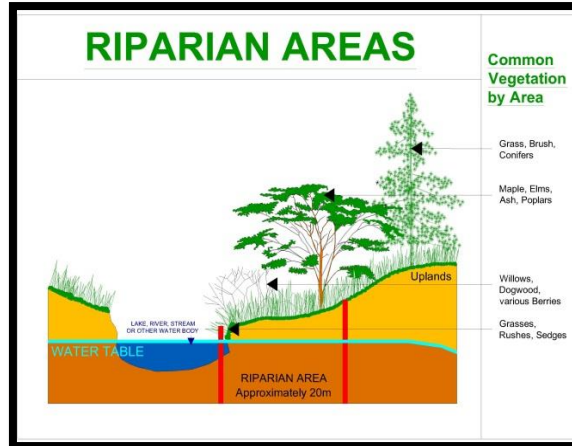
**Ready-to-Move (RTM) Dwelling:** a new single detached dwelling constructed off site to National Building Code or CSA-A277 standards to be moved onto a new permanent residential site building foundation.

**Recreational Vehicle or RV:** a tent trailer, travel trailer, truck camper, fifth wheel, motor home or other similar structure intended to provide temporary accommodation for travellers, tourists and campers.

**Regional Park Authority (RPA):** shall mean the Regional Park Authority established under *The Regional Parks Act, 2013*, for Brightsand Lake Regional Park.

**Restaurant:** a commercial establishment where the primary products sold are food and beverages prepared and served to customers on site at tables or chairs or off-site, as in the case of take out and drive-thru's.

**Riparian Area:** the areas along the edges of water bodies and waterways such as streams, rivers and lakes that act as important natural bio-filters that protect water bodies and water resources such as groundwater from excessive sedimentation, pollutants in surface water runoff and erosion. These areas and the vegetation within them are instrumental in water quality management and protection and need to be protected. The area that they cover can vary depending on the area where they are located but it will be assumed to be the first 20.0 metres (65.61 feet) from the shoreline in BSLRP unless evidence to the contrary is provided by what RPA determines to be a qualified professional.

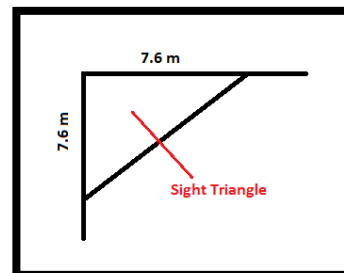


**[Estimated] Safe Building Elevation (SBE):** an elevation a minimum of 0.5 metres above the EPWL which includes a necessary freeboard to adequately protect development from potential flooding, damage, erosion, ice, etc. The *Water Security Agency* usually recommends a freeboard of 0.5 metres for most situations and may be increased to 0.6 metres where dykes are used for flood proofing, or 1.0 metres in lake or river areas with greater uncertainty in estimating hydrological response. In some instances, the SBE may be registered to title with development standards as a condition of subdivision approval by the subdivision approving authority.

**Sand and gravel:** sand and gravel products, excluding ceramic clays, found on the surface of land and obtainable by either or both stripping off the service or excavation.

**Setback:** the minimum distance certain developments must be set back from other uses due to their nature to disqualify future development or injuriously affect the existing development.

**Sight Triangle:** the triangular area formed, on a corner sites, by the intersecting front and side site lines at a street intersection and the straight line joining said site lines at points which are a measured distanced along said site lines.



**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.

**Site:** a parcel or contiguous parcels of land in one ownership as defined in the Lands Titles Act, 2000.

**Site Line, Front:** the boundary that divides the site from the street, in the case of a corner site, the front site line shall mean the boundary separating the narrowest street frontage of the site.

**Site Line, Rear:** the boundary at the rear of the site and opposite the front site line.

**Site Line, Side:** a site boundary other than a front or rear site line.

**Solid Waste Facility:** a sight designed specifically to store and/or process solid waste on land in a way that protects and respects the health of residents and the environment in the surrounding area.

**Statement of Provincial Interest:** a statement of provincial interest respecting land use planning and development, as per the *Statement of Provincial Interest Regulations*, pursuant to *The Planning and Development Act, 2007*.

**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 the ground, or attached to something located on or in the ground.

**Structure, Temporary:** anything that is built, constructed or erected, located on the ground or attached to something located on the ground but that may be relocated or moved and is not of a permanent nature.

**Sustainable:** meeting present needs without compromising the ability of future generations to meet their needs.

**Units of measure:** units of measure in this Bylaw are metric abbreviated as follows:

ac – acres	m <sup>2</sup> - square metre(s)
ft. – feet	km - kilometres
ft <sup>2</sup> – square feet	ha - hectare(s)
m - metre(s)	

**Yard:** any part of a site unoccupied and unobstructed by any principal building or structure.

**Yard, Front:** a yard extending across the full width of a site between the front site line and the

nearest main wall of the principal building.

**Yard, Rear:** a yard extending across the full width of the site between the rear site line and the nearest main wall of the principal building or structure on the site.

**Yard, Side:** a yard extending from the front yard to the rear yard between the side site line and nearest main wall of the principal building or structure on the site.

**Zoning District:** a specifically designated area of BSLRP that is subject to a corresponding set of development rules and policies contained within the Zoning Bylaw and Official Community Plan.

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## **6.0 Zoning District Map**