

RURAL MUNICIPALITY OF BIG RIVER NO. 555
BYLAW NO. 23-04-05

A BYLAW TO AMEND BYLAW 23-01-02 KNOWN AS THE ZONING BYLAW

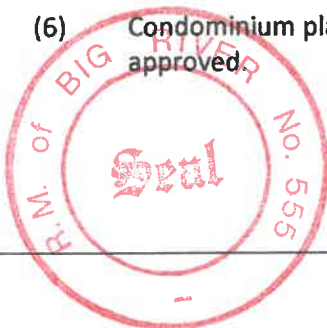
A Bylaw to amend Bylaw No. 23-01-02 known as the Zoning Bylaw of the Rural Municipality of Big River No. 555.

The Council of the Rural Municipality of Big River No. 555, in the Province of Saskatchewan, enacts to amend Bylaw No. 23-01-02 as follows:

1. Section 2 Interpretations is amended by deleting the definition for "Farm Dwelling" in its entirety and replacing it with the following new definition:
"Farm Dwelling: an accessory dwelling unit on a farm that is intended to accommodate farm families or workers and may be in the form of a single detached dwelling or modular dwelling"
2. Section 2 Interpretations is amended by deleting the definition for "Dwelling, Single Detached" in its entirety and replacing it with the following new definition:
"Dwelling, Single Detached: a detached building consisting of one dwelling unit as herein defined"
3. Section 3.7.3 – Use Specific Discretionary Use Evaluation Criteria is amended by deleting subsection (24) – Garage and Garden Suites in its entirety.
4. Section 4.14 – Special Standards and Regulations is amended by adding the following subsection immediately following subsection 4.14.31 – Cannabis Retail Stores:

"4.14.32 Garage and Garden Suites

- (1) One garage or one garden suite shall be accommodated as a permitted accessory use to a single detached dwelling, modular home or mobile home in any district but shall not be permitted as an accessory use to a recreation vehicle or park model trailer.
- (2) The maximum floor area of a garden or garage suite shall be 50 m² and the minimum floor area shall be 30 m².
- (3) Garden and garage suites shall have a full bathroom, kitchen, and a maximum of two bedrooms.
- (4) No more than four persons are allowed to occupy any garden or garage suite.
- (5) All habitable areas of a garden or garage suite shall be above grade.
- (6) Condominium plans to provide a separate title for a garden or garage suite shall not be approved.



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- (7) The maximum building height of a garden suite shall be 5 m and shall not exceed one storey in height. The maximum height of a garage suite shall be 7.5 m or the height of principal dwelling, whichever is less.
- (8) Garden and garage suites shall be located a minimum of 4.0 metres away from the principal dwelling.
- (9) The minimum side yard setback for a garden or garage suite shall be the same as the side yard requirements of the principal building, including corner lots.
- (10) The minimum rear yard setback for a garden or garage suite shall be 2.0 m. The minimum rear yard setback may be reduced to 1.2 m on sites with a rear lane.
- (11) No portion of a garage or garden suite may be located on, under or over a registered easement.
- (12) Windows and doors in garden or garage suites shall be of a size and in locations which will not result in the loss of privacy for residents of adjacent sites.
- (13) Mechanical units such as air conditioners and vents shall be located so as not to constitute a nuisance to adjacent properties.
- (14) One parking space shall be provided for each dwelling unit on the site. On sites with a rear or side lane, the parking space for the garden or garage suite shall be accessed from said lane.
- (15) The site plan submitted for a garden or garage suite must include details regarding utility service connections. The site plan must be approved by the Rural Municipality.
- (16) A building permit is required for garden or garage suites which shall comply with all relevant building, plumbing and development codes."

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5. Section 6.1 – Agriculture District is amended by deleting subsection 6.1.4 ‘accessory buildings’ in its entirety and replacing it with the following new subsection:
 “6.1.4 Accessory buildings
 Accessory Buildings and Uses included the following:

Accessory Buildings and Uses		Subject to Section
(1)	Accessory uses, Buildings and Structures	4.14.10
(2)	Satellite Dishes and Solar Collectors	4.14.16
(3)	Staff Accommodation as an Accessory Use	4.14.3
(4)	Garage and Garden Suites	4.14.32

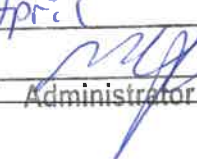
6. Section 6.1 – Agriculture District is amended by deleting Residential Use (7) ‘Garage and garden suites’, and accompanying development standards, from Table 6-1 ‘A – Agriculture District Development Standards’.
7. Section 6.2 – Forest District is amended by deleting subsection 6.2.4 ‘accessory buildings’ in its entirety and replacing it with the following new subsection:
 “6.2.4 Accessory buildings
 Accessory Buildings and Uses included the following:

Accessory Buildings and Uses		Subject to Section
(1)	Accessory uses, Buildings and Structures	4.14.10
(2)	Satellite Dishes and Solar Collectors	4.14.16
(3)	Staff Accommodation as an Accessory Use	4.14.3
(4)	Garage and Garden Suites	4.14.32

8. Section 6.3 – CR1 – Low Density Country Residential District is amended by deleting Residential Use (4) ‘Garage and garden suites’, and accompanying development standards, from Table 6-3 ‘CR1 – Low Density Country Residential District Development Standards’.
9. Section 6.3 – CR1 – Low Density Country Residential District is amended by deleting subsection 6.3.4 ‘accessory buildings’ in its entirety and replacing it with the following new subsection:
 “6.3.4 Accessory buildings
 Accessory Buildings and Uses included the following:

Accessory Buildings and Uses		Subject to Section
(1)	Accessory uses, Buildings and Structures	4.14.10
(2)	Satellite Dishes and Solar Collectors	4.14.16
(3)	Staff Accommodation as an Accessory Use	4.14.3
(4)	Garage and Garden Suites	4.14.32

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10. Section 6.4 – CR2 – Medium Density Country Residential District is amended by deleting Residential Use (4) ‘Garage and garden suites’, and accompanying development standards, from Table 6-4 ‘CR2 – Medium Density Country Residential District Development Standards’.

11. Section 6.4 – CR2 – Medium Density Country Residential District is amended by deleting subsection 6.4.4 ‘accessory buildings’ in its entirety and replacing it with the following new subsection:

“6.4.4 Accessory buildings

Accessory Buildings and Uses included the following:

Accessory Buildings and Uses		Subject to Section
(1)	Accessory uses, Buildings and Structures	4.14.10
(2)	Satellite Dishes and Solar Collectors	4.14.16
(3)	Staff Accommodation as an Accessory Use	4.14.3
(4)	Garage and Garden Suites	4.14.32

”

12. Section 6.5 – CR3 – High Density Country Residential District is amended by deleting Residential Use (4) – Garage and garden suites, and accompanying development standards, from Table 6-5 ‘CR3 – High Density Country Residential District Development Standards’.

13. Section 6.5 – CR3 – High Density Country Residential District is amended by deleting subsection 6.5.4 ‘accessory buildings’ in its entirety and replacing it with the following new subsection:

“6.5.4 Accessory buildings

Accessory Buildings and Uses included the following:

Accessory Buildings and Uses		Subject to Section
(1)	Accessory uses, Buildings and Structures	4.14.10
(2)	Satellite Dishes and Solar Collectors	4.14.16
(3)	Staff Accommodation as an Accessory Use	4.14.3
(4)	Garage and Garden Suites	4.14.32

”

14. Section 6.6 – LD1 – Low Density Lakeshore Residential District is amended by deleting subsection 6.6.4 ‘accessory buildings’ in its entirety and replacing it with the following new subsection:

“6.6.4 Accessory buildings

Accessory Buildings and Uses included the following:

Accessory Buildings and Uses		Subject to Section
(1)	Accessory uses, Buildings and Structures	4.14.10
(2)	Satellite Dishes and Solar Collectors	4.14.16
(3)	Garage and Garden Suites	4.14.32

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15. Section 6.7 – LD2 – Medium Density Lakeshore Residential District is amended by deleting subsection 6.7.4 ‘accessory buildings’ in its entirety and replacing it with the following new subsection:

“6.7.4 Accessory buildings

Accessory Buildings and Uses included the following:

Accessory Buildings and Uses		Subject to Section
(1)	Accessory uses, Buildings and Structures	4.14.10
(2)	Satellite Dishes and Solar Collectors	4.14.16
(3)	Garage and Garden Suites	4.14.32

”

16. Section 6.8 – RMH – Manufactured Residential District is amended by deleting subsection 6.8.4 ‘accessory buildings’ in its entirety and replacing it with the following new subsection:

“6.8.4 Accessory buildings

Accessory Buildings and Uses included the following:

Accessory Buildings and Uses		Subject to Section
(1)	Accessory uses, Buildings and Structures	4.14.10
(2)	Satellite Dishes and Solar Collectors	4.14.16
(3)	Garage and Garden Suites	4.14.32

”

17. Section 6.9 – RPM – Park Model Residential District is amended by deleting subsection 6.9.4 ‘accessory buildings’ in its entirety and replacing it with the following new subsection:

“6.9.4 Accessory buildings

Accessory Buildings and Uses included the following:

Accessory Buildings and Uses		Subject to Section
(1)	Accessory uses, Buildings and Structures	4.14.10
(2)	Satellite Dishes and Solar Collectors	4.14.16

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18. This Bylaw shall come into force and take effect when approved by the Minister of Government Relations.



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This Bylaw read a first time on April 10th, 2023.

This Bylaw read a second time on April 10th, 2023.

This Bylaw read a third time and adopted on April 10th, 2023.



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