

## **RPM – PARK MODEL RESIDENTIAL DISTRICT (Draft – Subject to Change)**

Information from RM of Big River No. 555 Official Community Plan Bylaw #23-01-01 and Zoning Bylaw #23-01-02.

**Permitted Use** – Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in the zoning bylaw.

**Discretionary Use** – A use or form of development specified in the zoning bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in the zoning bylaw.

### **Sewage Disposal Permit**

- All development permit applications, permitted or discretionary use, must be accompanied by a copy of a valid sewage disposal permit issued by Public Health in 306 765 6500

### **Manufactured Dwellings, Modular Dwellings, Park Model Trailers, and Recreational Vehicles**

- Manufactured dwellings, modular dwellings, park model trailers and recreational vehicles are a Permitted Use.
- Tents, tent trailers, truck campers and converted buses are prohibited.
- Minimum setbacks:
  - Front yard – 6 m.
  - Side yard – 1.5 m.
  - Rear yard – 6 m, except for lakefront sites, where the minimum rear yard shall be 4.5 m.
- Maximum site coverage – 50%.
- Manufactured dwellings must conform to CSA Standard No. Z240.2.1-1979 and amendments thereto.
- Modular dwellings must conform to CSA Standard A277.
- The undercarriage of all manufactured dwellings and modular dwellings shall be required to be completely screened by way of the foundation, skirting, or material which is consistent with the exterior of the unit, and shall allow for the circulation of air beneath the unit.
- Park model trailers shall bear a CAN/SCA-Z241 label of certification from CSA; must have a self-contained unit that has a system for sewage and waste water that has been approved by the Prince Albert Parkland Health Region; must be attached to an approved septic system prior to occupancy; and shall be securely anchored to the ground and skirted prior to occupancy or placed on a permanent foundation that has been approved by the municipality's building official.
- Recreational vehicles shall bear a CAN/SCA-Z240 RV Series label of certification from CSA; must have a self-contained unit that has a system for sewage and waste water that has been approved by the Prince Albert Parkland Health Region; must be attached to an approved septic system prior to occupancy; shall be securely anchored to the ground and skirted prior to occupancy; and shall not be modified or made permanent through the removal of axels and/or wheels or placed on a permanent foundation.

### **Accessory Buildings**

- Accessory buildings are a Permitted Use.
- Accessory uses, buildings and structures shall be subordinate to, and located on the same site as the principal building or use, and used in conjunction with that principal use, and shall include detached decks.

- Accessory buildings shall not be constructed or placed on any site prior to the construction of the principal building.
- Shipping containers are prohibited in LR2 Districts.
- Membrane covered structures are permitted, but must meet the National Building Code requirements.

Maximum number of permitted accessory buildings and structures – 3.

Maximum combined floor area of all accessory buildings and structures – 223 m<sup>2</sup>.

Minimum setbacks:

- Front yard – 6 m, except for lakeshore sites, the minimum shall be 1.5 m.
- Side yard – 1.5 m.
- Rear yard – 1.5 m, except for lakeshore sites, the minimum shall be 6 m.

**6.9 RPM – PARK MODEL RESIDENTIAL DISTRICT**

**6.9.1 Intent**

The objective of the – Park Model Residential District is to provide for comprehensively planned park model trailer residential development and other compatible uses.

**6.9.2 Permitted and Discretionary Uses and Development Standards**

The permitted and discretionary uses and applicable development standards are laid out in Table 6-9.

**6.9.3 Prohibited Uses**

Uses prohibited in **RPM** – Park Model Residential District are as follows:

- (1) Accessory buildings and structures intended to provide permanent shelter over a park model trailer or trailer coach (commonly referred to as a trailer hood)
- (2) Dwelling units, as herein defined
- (3) Tents, tent trailer, truck campers, or converted buses
- (4) Shipping Containers
- (5) Outhouses
- (6) Accessory Dwelling units
- (7) Studios or lofts above accessory buildings

**6.9.4 Accessory Buildings and Uses**

(1) Accessory buildings and uses include 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

- (2) Subject to Section 4.14.10, a recreational vehicle may be permitted on the same site as a park model trailer on a temporary basis for a period of time not to exceed 90 days in any calendar year.
- (3) Subject to Section 4.14.10 outhouses may be permitted subject to compliance with all relevant Provincial requirements.

**6.9.5 Regulations**

(1) *Site Requirements*

The minimum and maximum site size and yard requirements are shown in Table 6-9.

*(2) Keeping of Animals*

The keeping of animals shall be limited to domestic pets of the residents of the site. The keeping of livestock is prohibited.

**6.9.6 Standards for Discretionary Uses**

Council will consider discretionary use applications in the **RPM** – Park Model Residential District with regard to Section 3.7.2 Discretionary use Evaluation Criteria and Section 3.7.3 Terms and Conditions for Discretionary Use Approvals as well as additional development standards noted as follows.

(1) All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development.

*(2) Home Based Businesses*

(a) Home based businesses are subject to Section 4.14.1 of this Bylaw.

(b) No home-based business in this district shall include auto body repair or repainting operations.

(c) No heavy construction or industrial equipment or supplies shall be stored on any site for a home-based business in this district, except skid-steers, and small utility tractors with a dozer and / or loader, that may be stored on site for on-site maintenance only

**6.9.7 Exceptions to Development Standards**

**6.9.8 Off-Street Parking and Loading**

Off-Street parking and loading requirements are subject to Section 4.17

**6.9.9 Outside Storage**

Outside storage, including garbage storage, is subject to Section 4.166.9.7

**Use Designations:**

**(P) - Permitted Use**

Means a use or form of development allowed as of right in a zoning district, subject to the regulations contained in this Bylaw.

**D) - Discretionary Use**

A use or form of development specified in this Bylaw, which may be allowed following application to, and approval by Council; and which complies with the development standards and other regulations as may be required by Council and/or contained in this Bylaw.

**Special limitations and standards regarding Table 6-7 and the LR2 - Medium Density Lakeshore Residential Development District:**

(1) Except for Lakeshore sites where the minimum shall be 4.5 meters



#### **4.14.10 Accessory Uses, Buildings and Structures**

**(1) Accessory uses,** buildings and structures shall be subordinate to, and located on the same site as the principal building or use, and used in conjunction with that principal use, and shall include detached decks.

**(3) Time of Construction:**

Accessory buildings shall not be constructed or placed on any site prior to the construction of the principal building.

**(4) Height of Accessory Buildings and Structures:**

(a) Residential Districts:

- (i) Detached accessory buildings and structures in any lakeshore residential district: not greater than the height of the principal building, except for garage suites, which in any case have a maximum height of 7.5 meters.
- (ii) Detached accessory buildings and structures in any park model or manufactured dwelling district shall not exceed a height of 5 meters, and in no case shall they be two storeys in height.
- (iii) Detached accessory buildings and structures in any country residential development district: No height restrictions.

(b) Agricultural, Commercial and Industrial Districts:

- (i) Detached accessory buildings and structures in any agriculture district, forest district, commercial district or industrial district: No height restrictions.

**(5) Number of Permitted Accessory Buildings:**

The floor area of all principal and accessory buildings and structures on a site shall not exceed the maximum site coverage, where required.

(a) Residential Districts:

- (i) Detached accessory buildings and structures in any country residential development district - no restrictions.
- (ii) Detached accessory buildings and structures in any other residential district: (3) three, except for sites that include one or more consolidated lots under one title, where the maximum is (4) four.
- (iii) A greenhouse, less than 10 m<sup>2</sup> in area, shall not be included in the number of accessory buildings noted in subsection (ii) above.

(b) Agricultural, Commercial and Industrial Districts:

- (i) Detached accessory buildings and structures in any agriculture district, forest district, commercial district or industrial district - no restrictions.

(c) Where this bylaw specifies the maximum building floor area for accessory buildings, that area shall mean the combined building floor area of all accessory buildings and structures, including detached decks, on site.

**(6) Location of Accessory Buildings:**

- (a) Park Model Residential District and Manufactured Dwelling Residential District – detached accessory buildings and structures are subject to the following regulations:

(i) *Front Yard*: minimum – 6 meters, except for lakeshore sites, the minimum shall be 1.5 meters.

(ii) *Rear Yard*: minimum – 1.5 meters, except for lakeshore sites, the minimum shall be 6 meters.

(iii) *Side Yard*: minimum – 1.5 meters.

(iv) *Building Floor Area*: maximum – 135 m<sup>2</sup>.

(1) Council may at its discretion approve a private garage, greater than 135 m<sup>2</sup>, to a maximum of 10% of the site area, where:

(a) the abutting landowners are notified and comments are obtained;  
and

(b) consideration is given to the location of the building on the site relative to the neighboring properties.

(b) Lakeshore Residential Districts – detached accessory buildings and structures are subject to the following regulations:

(i) *Front Yard*: minimum – 6 meters, except for lakeshore sites, the minimum shall be 1.5 meters.

(ii) *Rear Yard*: minimum – 1.5 meters, except for lakeshore sites, the minimum shall be 6 meters.

(iii) *Side Yard*: minimum – 1.5 meters.

(iv) *Building Floor Area*: maximum of 223 m<sup>2</sup>

(1) Council may at its discretion approve a private garage, greater than 223 m<sup>2</sup>, to a maximum of 10% of the site area, where:

(a) the abutting landowners are notified and comments are obtained; and

(b) consideration is given to the location of the building on the site relative to the neighboring properties.

(c) Country Residential Districts – detached accessory buildings and structures in any country residential district is subject to the following regulations:

(i) *Front Yard*: minimum – 8 meters

(ii) *Rear Yard*: minimum – 3 meters

(iii) *Side Yard*: minimum – 3 meters

(iv) *Building Floor Area*: maximum of 223 m<sup>2</sup>

(1) Council may at its discretion approve a private garage, greater than 223 m<sup>2</sup>, to a maximum of 10% of the site area, where:

(a) the abutting landowners are notified and comments are obtained;  
and

(b) consideration is given to the location of the building on the site relative to the neighboring properties.

(d) Agricultural, Forest, Commercial and Industrial Districts:

Detached accessory buildings and structures in any agricultural or commercial district are subject to the following regulations:

(i) *Front Yard*: minimum - same as principal use

(ii) *Rear Yard*: minimum – same as principal use, except campgrounds, outfitter base camps, and tourist camps where the minimum shall be 4.5 meters.

(iii) *Side Yard*: minimum – same as principal use, except campgrounds and tourist camps where the minimum shall be 4.5 meters.

**(7) Accessory dwelling units shall only be permitted to accommodate:**

(a) no more than two farm dwellings as residences for the operators, or for employees and/or partners engaged in farm operation, intensive livestock operation, or intensive agricultural operation, subject to Section 3.5.2.2 of the Official Community Plan.

(b) a business dwelling as a residence for an operator, manager, an employee and/or partner engaged in a commercial or industrial use in a commercial, industrial or agricultural zoning district, subject to the following provisions:

(i) the dwelling unit must be physically attached to the primary building where commercial or industrial operations are underway;

(ii) the business dwelling shall have a main entrance separate from that of the commercial or industrial establishment; and,

(iii) an emergency exit must be provided in addition to the main entrance.

**(8) Swimming Pools:**

Private swimming pools, both above ground and in-ground, both open and covered, shall be permitted in any zone where residential uses are permitted, subject to the following conditions:

(a) Open Pools:

(i) Open pools shall be enclosed within a fence a minimum of 1.8 meters in height located not less than 1.2 meters from the pool.

(ii) Open pools shall not be constructed closer than 1.5 meters to any site line plus additional horizontal distance equal to the height of the top edge of the pool above finished grade at the site line(s). For the purpose of the foregoing, the distance to the site line shall be measured from the nearest inside edge of the pool.

(iii) No part of an open pool including an associated apron or platform shall be constructed closer to a street line than the front yard requirements for a principal building in the zoning district within which it is located.

(b) Covered pools shall conform with the building accessory requirements relevant to the zoning district in which they are located.

**(9) Shipping Containers:**

(a) Shipping containers and shall be prohibited in all districts except the A, F, CR1, CR2, CR3, C2 and M1 districts.

(b) Shipping container, permitted under subsection (a), shall only be used for shipping or storage purposes accessory to the principal use of the site and shall comply with the site requirements for accessory buildings for the applicable zoning district.

(c) Shipping containers, permitted under subsection (a), shall:

(i) be properly anchored and maintained in good repair;

(d) Notwithstanding (a) and (c), and at Council's discretion, one shipping container may be temporarily placed on a site in any District for a period of up to 6 months, where a valid building permit has been issued for a new building or building renovation. The Development Officer may

renew this permit for an additional 6-month period. After 6 months, or 12 months where approved by the Development Officer, the shipping container must be removed from the site.

**(10) Membrane Covered Structures:**

- (a) Membrane covered structures shall be permitted as an accessory use in the A, F, CR1, CR2, CR3, C1, C2, LR1, LR2, RMH, RPM and M1 districts.
- (c) Development applications for membrane covered structures must include a drawing stamped by a Professional Engineer to ensure the structure will meet the requirements of the National Building Code and shall be installed securely anchored to the ground.
- (d) In any Zoning District, a membrane covered structure may obtain approval as a temporary use, for a period not to exceed seven (7) days in a calendar year.

**(11) Decks**

- (a) All decks shall require the issuance of a Development Permit prior to construction.
- (b) Decks 0.6 meters or less above grade level shall not be required to obtain a building permit.

**(12) Sheds in AG and F Districts**

One shed may be constructed on an undeveloped site in the AG or F District subject to:

- (a) The shed being no greater than 20 m<sup>2</sup> in floor area and no greater than 4.0 meters in height.
- (b) The shed shall not be constructed on a permanent foundation.
- (c) The shed shall not be connected to electricity or natural gas.
- (d) An approach from the municipal road to the property is the responsibility of the land owner and must exist prior to the placement or construction of the shed.

**4.14.23 Park Model Trailers**

- (1) Where a park model trailer is permitted on its own site as a permanent use, it shall be subject to the following regulations:
  - (a) The unit shall bear a CAN/CSA-Z241 label of certification from the Canadian Standards Association.
  - (b) The park model trailer must be a self-contained unit that has a system for sewage and waste water that has been approved by the Prince Albert Parkland Health Region, prior to the approval of a development permit.
  - (c) The unit must be attached to an approved septic system prior to occupancy.
  - (d) The unit shall be securely anchored to the ground and skirted prior to occupancy or placed on a permanent foundation that has been approved by the municipality's appointed building official.
  - (e) Two parking spaces shall be provided on site in addition to the parking space for the park model trailer.

**4.14.24 Recreational Vehicles**

- (1) Where a recreational vehicle is permitted on its own site as a permanent use, it shall be subject to the following regulations:
  - (a) The unit shall bear a CAN/CSA-Z240 RV Series label of certification from the Canadian Standards Association or a NFPA 1192 RV Standard label of certification from the National Fire Protection Association.

- (b) The recreational vehicle must be a self-contained unit that has a system for sewage and waste water that has been approved by the Prince Albert Parkland Health Region, prior to the approval of a development permit.
- (c) The unit shall be attached to an approved septic system prior to occupancy.
- (d) The unit shall be securely anchored to the ground and skirted prior to occupancy.
- (e) The unit shall not be modified or made permanent through the removal of axels and/or wheels or placed on a permanent foundation.
- (f) Two parking spaces shall be provided on site, in addition to the parking space for the trailer coach.

#### **4.14.25 Manufactured Dwellings**

- (1) All manufactured dwellings shall bear the appropriate certification as herein defined, and shall be installed in accordance with the CSA National Standard for Manufactured Home construction.
- (2) Any accessory buildings, additions, porches, or garages added to a manufactured home shall be required to have a final appearance and quality that is equivalent to the existing structure.
- (3) The undercarriage of all manufactured homes shall be required to be completely screened by way of the foundation, skirting, or material which is consistent with the exterior of the unit, and shall allow for the circulation of air beneath the unit.

#### **4.14.26 Modular Dwellings**

- (1) All modular dwellings shall bear the appropriate certification as herein defined, and shall be installed in accordance with the current edition of The National Building Code of Canada.
- (2) Any accessory buildings, additions, porches, or garages added to a modular dwelling shall be required to have a final appearance and quality that is equivalent to the existing structure.
- (3) The undercarriage of all modular dwellings shall be required to be completely screened by way of the foundation, skirting, or material which is consistent with the exterior of the unit, and shall allow for the circulation of air beneath the unit.