

Resort Village of Pebble Baye

Bylaw No. 3 / 1999

A Bylaw to amend **Bylaw No. 3 / 84** known as the **Zoning Bylaw**

The Council of the Resort Village of Pebble Baye in the Province of Saskatchewan enacts to amend Bylaw No. 3 / 84 as follows:

1. Table of contents are amended by deleting in Section 5 the words "CR-Commercial Resort".
2. Section 2 is amended by adding after subsection 2.6 the following subsection :

" 2.6.1 Clerk Administrator the Clerk Administrator of the Resort Village of Pebble Baye and shall mean the same as secretary treasurer ."
3. Section 3 , Subsection 3.1 is amended by deleting " Secretary Treasurer " and substituting " Clerk Administrator " .
4. Section 3.2 is repealed and the following substituted :

" Development Permit

- (1) Except as provided for in Section 3.2(3) below, every person, before commencing any development or use within the Village, shall apply for and obtain from the Development Officer , a Development Permit. A Development Permit cannot be issued in contravention of any of the provisions of this Bylaw.
- (2) a) An application for a Development Permit shall be made on Form A which is attached to and forms part of this Bylaw along with such other information as may be required by the Development Officer to fully review the proposal.

b) The fees for a development permit shall be as follows;

 - i) new application \$25.00
 - ii) extend expired application \$25.00
- (3) In any Zoning District, a Development Permit is not required for the following; however, all other provisions and regulations of the Bylaw shall be conformed to.

- a) the maintenance of a public work;
- b) the construction of a public work by the Village;
- c) the installation of public works on any street or other public right-of-way;
- d) the construction of fences;
- e) maintenance and repairs that do not include structural alterations;
- f) patio, deck covers, and screened enclosures of same , subject to compliance with yard clearance requirements .
- g) accessory buildings under 9 square metres in area.

(4) If the development authorized by a Development Permit is not commenced within six (6) months from the date of its issue , and completed within twelve (12) months of its issue , the permit is deemed to be void , unless an extension to this period shall first have been granted in writing.

(5) Decision

a) The decision of all applications shall be made to the applicant in writing on Form "B" which is attached to and forms part of this Bylaw.

b) Upon completion of the review of an application for a permitted use, the Development Officer shall either:

i) where the application conforms to all provisions of this Bylaw, issue a Development Permit , or

ii) refuse the application where the provisions of this bylaw are not met, indicating to the applicant the reasons for the refusal.

c) Where the application is for a discretionary use, the Development Officer shall submit the application to Council for review. Upon completion of its review, Council shall pass a resolution instructing the Development Officer to either:

i) refuse the application and indicate the reasons for refusal, or

ii) issue a Development Permit incorporating any special standards as set forth in Councils resolution and as outlined in Bylaw 3/84, as may be amended . "

5. Section 4.1 is repealed and the following substituted :

" Licences , Permits and Compliance with other Bylaws and Legislation - Nothing in this Bylaw shall exempt any person from complying with the requirement of any other Municipal , Provincial or Federal regulation and requirement , or from obtaining any licence , permission permit, authorization , or approval required by such requirements or regulations."

6. Section 5.1 is amended by deleting " Resort Commercial , CR " , and substituting " Conservation , C " .

7. Section 5.3.1 is amended by adding the following after Clause(4) d) iii) the following:

" iv) no trailer coach shall be parked , stored and or occupied on any vacant lot unless a Development Permit has been issued. "

8. Table 1 is amended by deleting the following :

" c) commercial and d) accessory building (commercial) " .

9. Section 5.3.2 is repealed and the following substituted :

" 5.3.2 C- Conservation District

(1) Permitted Uses - The following are permitted uses in the C- Conservation District :

- a) Natural and Environmental Preserve
- b) Wildlife and Ecological preserves
- c) Public Works (excluding warehouses and storage yards)

(2) Discretionary Uses The following are discretionary uses in the C-Conservation District .

- a) Recreation and hiking trails
- b) Wildlife observation, viewing platforms and interpretive signs
- c) Habitant enhancement development

(3) Accessory Uses Buildings

Buildings , structures and uses secondary to and located on the same site as the principal use shall be permitted.

10. Section 5.3.3 is repealed and the following substituted :

"5.3.3 P - Park and Community Facility District

(1) Permitted Uses - The following are permitted uses in the P- Park and Community Facility District.

- a) Community Halls and Municipal Offices.
- b) Parks and Playgrounds.
- c) Recreational and Cultural Facilities.
- d) Public Works (excluding warehouse and storage yards).

(2) Discretionary Uses - The following are discretionary uses in the P - Park Community Facility District .

- a) Docks , boat launch , facilities and marinas.
- b) Parking lots for the storage of seasonal use recreational vehicles and equipment .
- c) convenience commercial establishment subject to :
 - i) the business being operated by non profit community organization on a seasonal basis.
 - ii) the business being located in a public building .

(3) Accessory Uses

Building structures or uses secondary and subordinate to , and located on the same lot with principal building.

(4) Regulations

a) Docks shall serve three (3) or more dwellings and shall not be less than 30 metres from any other dock.

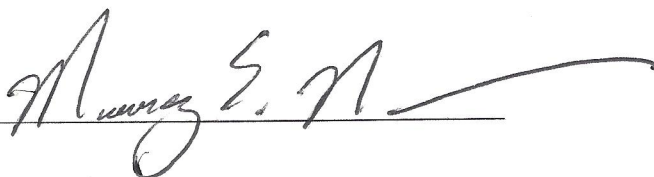
b) No enclosed building shall be located closer than 4.5 metres to any lot line abutting a street or residential lot .

c) No enclosed building shall be located less than 1 metre in elevation above the bank of Iroquois Lake. "

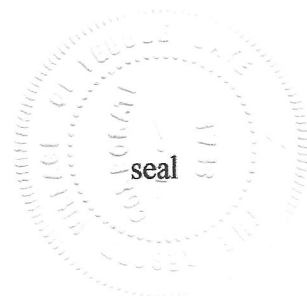
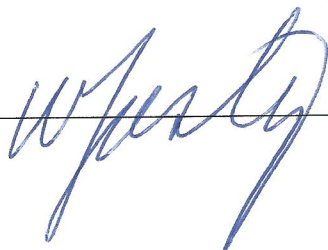
11. The Zoning District Map referred to in Section 5 is amended by rezoning from UR- Urban Reserve District to C - Conservation District all that portion of the NW 1/4 Section 31 -48-7-3 not covered by the waters of Iroquois Lake

12. This Bylaw shall come into force and take effect when adopted by Council

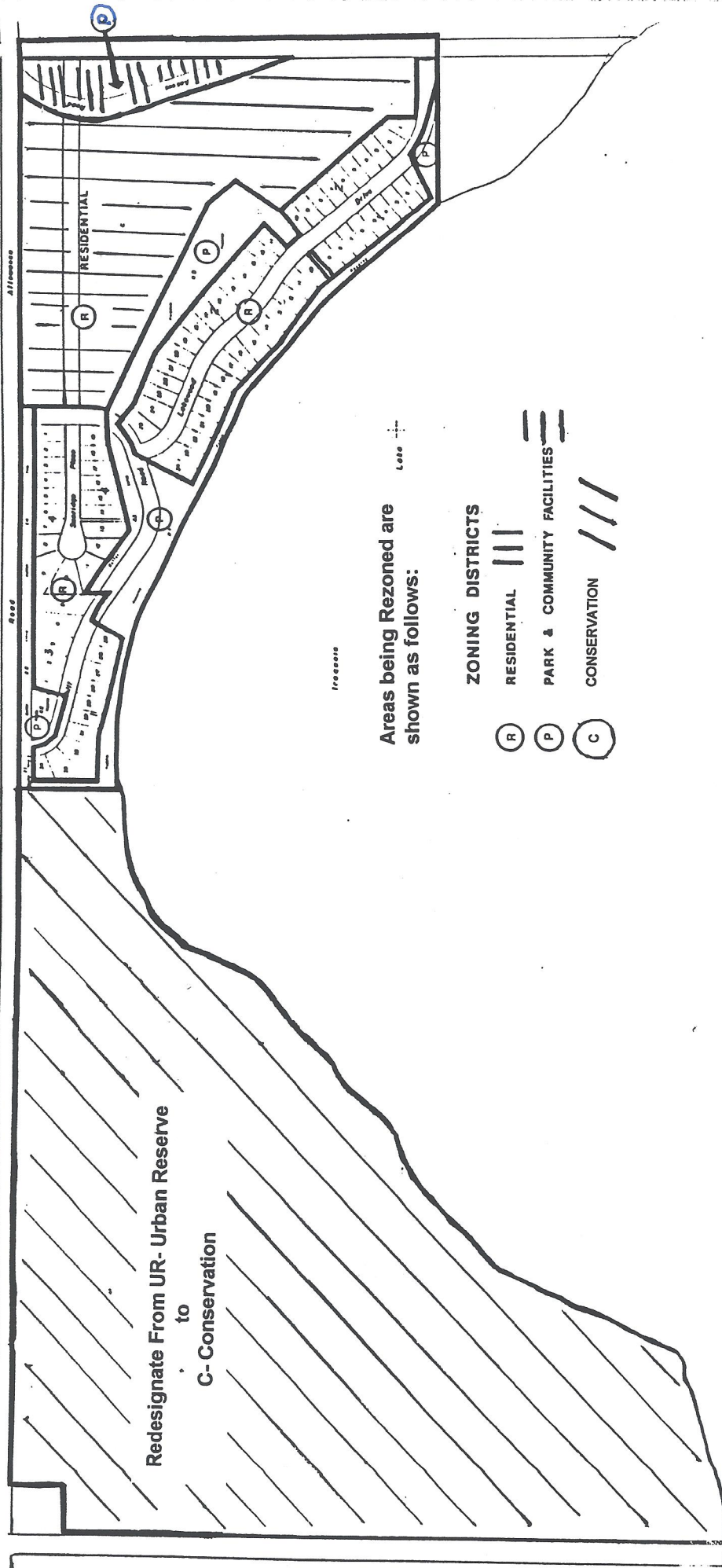
Mayor



Clerk



THE RESORT VILLAGE OF
PEBBLE BAYE



Areas being Rezoned are shown as follows:

- ZONING DISTRICTS**
- (R) RESIDENTIAL
 - (P) PARK & COMMUNITY FACILITIES
 - (C) CONSERVATION

Zoning Bylaw

MAP 2

FORM A

Application No. _____

RESORT VILLAGE OF PEBBLE BAYE

Box 20016 RPO Confed , Saskatoon, Sask. S71 7K9 , Phone or Fax 306- 382-3023

APPLICATION FOR DEVELOPMENT PERMIT Fees \$25.00

1. APPLICANT or REGISTERED OWNER

a) Name _____

b) Address _____

c) Postal Code _____ Telephone No _____

2. PROPERTY - LEGAL DESCRIPTION -

Lot(s) _____ Block(s) _____ Registered Plan No _____

Certificate of Title No. _____ Date _____

3. LOT SIZE _____

Dimensions _____ (m) Area _____

4. EXISTING AND USE- _____

5. PROPOSED LAND USE / DESCRIPTION OF PROPOSED DEVELOPMENT-

a) PROPOSED DATE OF COMMENCEMENT _____

b) PROPOSED DATE OF COMPLETION _____

6. OTHER INFORMATION

[over]

7. FOR NEW CONSTRUCTION DRAW A SITE PLAN ON A SEPARATE SHEET SHOWING WHERE APPLICABLE:

- a) Dimensions of the lot.
- b) Location and size of all existing and proposed building and structures.
- c) Utility lines , easements , topographical features
- d) Proposed site drainage and finished lot grades.
- e) Location of septic disposal systems and water supply.
- f) Landscaping (loading and parking areas , entrance and exit points to sites , fences , screening , trees , hedges.)

8. DECLARATION OF APPLICANT-

I. _____ of the _____ of _____ in the Province of Saskatchewan do solemnly declare that the above statements contained within the application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath , virtue of "The Canada Evidence Act " .

Date _____ Signed _____

FOR MUNICIPAL OFFICE USE ONLY

- 1. Present Zoning _____
- 2. Proposed Use(s) Principle _____
Accessory _____
- 3. Proposed Yards Front _____ Rear _____ Side _____ Side _____
- 4. Application Status : Meets Bylaw Requirements _____
: Does not Meet Bylaw Requirements _____

Date _____ Development Officer _____

FORM B
Resort Village of Pebble Baye
NOTICE OF DECISION FOR A DEVELOPMENT PERMIT

Application No _____

To _____

THIS IS TO ADVISE YOU THAT YOUR APPLICATION FOR A;

_____ PERMITTED USE OR FORM OF DEVELOPMENT,

_____ or DISCRETIONARY USE OR FORM OF DEVELOPMENT HAS BEEN:

_____ **APPROVED**

_____ **APPROVED** SUBJECT TO CONDITIONS or DEVELOPMENT STANDARDS as listed in the attached Schedule "A".

_____ **REFUSED** for the following reason _____

If your application has been approved with or without conditions, this form is to be **The Development Permit** granted pursuant to the Zoning Bylaw.

Right of Appeal

Please be advised that, under Sections 74(4) and 96 of The Planning and Development Act , 1983:

_____ you may appeal the refusal of your application for a permitted use or form of development [Section 96 (1)];

_____ you may NOT appeal the refusal of your application for a use or form of development that is not permitted within the zoning district of the application [section 96 (1.1)];

_____ you may appeal those standards that you consider excessive in the approval of the discretionary use or form of development subject to standards [Section 74 (4)];

_____ you may NOT appeal the refusal of your application for a discretionary use or form of development [Section 96 (4)];

to the Development Appeal Board of the Resort Village of Pebble Baye. In addition you may appeal if you feel that the Development Officer has misapplied the Zoning Bylaw in the issuing of this permit [Section 96 (I)]. Your appeal must be in writing within 30 days of the date of this notice, to:

Secretary, Development Appeal Board
Resort Village of Pebble Baye

Box 20016 R P 0 Confed, Saskatoon, Saskatchewan, S7L 7K9.

Date _____ Development Officer _____

Note: A building permit is also required for building construction.