

**BYLAW No. 3 - 2023**

**A BYLAW OF THE RESORT VILLAGE OF PEBBLE BAYE 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 this bylaw to amend Bylaw No. 2/84 as follows:

1. **SECTION 2 – INTERPRETATION**, is amended by adding the following new definitions in the appropriate alphabetical sequence:

“  
Building Grade - means the ground elevation established for the purpose of regulating the number of stories and the height of a building. The building grade shall be the level adjacent to the exterior walls of the building if the finished grade is level. If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for all sides of the building.

Building Height – means the vertical distance measured from the grade level to the highest point of the roof surface, if a flat roof; to the deck line of a mansard roof; and to the mean height level between eaves and ridge for a gable, hip or gambrel roof.

Fence - Means an artificially constructed barrier erected to enclose or screen areas of land.

Membrane covered structure – A post-framed structure covered with a membrane, fabric, or similar material used for storage of private properties. It is not considered a garage or shed.

Pole Barn – A building of post-frame construction, the framing being of metal or wood where the exterior cladding of the building is metal sheeting, and the interior has high ceilings and wide open space. It may be constructed on a permanent concrete slab foundation, on piles, or buried posts supporting the structure. It does not contain a basement.

Shipping Container - Means a durable metal container typically used for shipping goods long distances by rail, ship or trucks. It is commonly used as a storage container. Also known as a Sea Can.

Site – See definition of “Lot”.”

2. **SUBSECTION 5.1 – ZONING DISTRICTS AND ZONING MAPS, Zoning Districts**, is amended by:

- a. Inserting the following new text after “Zoning District Map”:

“  
The boundaries of the zoning districts are shown on the Zoning District Map which is attached to and form part of this Bylaw. Unless otherwise shown on the map, the boundaries of the said districts are site lines, center lines or streets, lands, roads or such lines extended and the boundaries of the Municipality.”; and,

- b. Adding the follow new Zoning District to the listing of *Districts* and *Symbols* after the listing for *Urban Reserve*:

<u>Districts</u>	<u>Symbols</u>
Storage	S

”

3. **SECTION 5 – ZONING DISTRICT AND ZONING MAPS**, is amended by adding the following new clause after clause 5.3.4 *UR-Urban Reserve District*:

“  
5.3.5 S-Storage District

The primary intent of this district is to provide land use and building options for off-site residential storage with no utility servicing.

(1) Uses exempt from requiring a development permit

- a) Perimeter chain-link fences (maximum height of 1.83 m (6 ft.))
- b) Outdoor storage limited to two items per lot or site: items include the outdoor storage of licensed vehicles, trailer coaches, ice fishing shacks, boats, personal watercraft, snowmobiles, all-terrain vehicles, and related recreational equipment and trailers.
- c) Public works and utilities, municipal facilities

(2) Principal Permitted Uses

- a) Pole Barns
- b) Public works and utilities, municipal facilities

(3) Accessory Uses

- a) A maximum of two (2) outdoor storage items

(4) Prohibited Uses

Unless a Zoning District specifically lists a use as permitted or discretionary, a use other than those specified are prohibited. For clarity of intent, the following uses are prohibited:

- a) Habitable buildings
- b) The use of any trailer coach, trailer, other vehicle or tent to be used for temporary or permanent habitation, cooking, sleeping, etc. while on the site
- c) Commercial, industrial and/or buildings or uses
- d) Mass storage of combustible materials and hazardous chemicals
- e) Shipping containers and membrane covered prefabricated buildings or structures

(5) Lot and Site Regulations

TABLE 2						
Lot and Site Development Regulations (measurements are in meters and are minimums unless otherwise noted)						
Use	Site Area (Min./Max.)	Site Frontage	Front Yard	Rear Yard	Side Yard	Building Footprint <sup>(1)</sup> (Min./Max.)
Pole Barns and Structures	232.26 m <sup>2</sup> (2500 ft <sup>2</sup> ) / 371.61 m <sup>2</sup> (4000 ft <sup>2</sup> )	15.24 (50 ft)	0.6 (2 ft)	0.6 (2 ft)	0.6 (2 ft)	118.9 m <sup>2</sup> (1280 ft <sup>2</sup> ) / 167.23 m <sup>2</sup> (1800 ft <sup>2</sup> )
Outdoor Storage (as listed in 1)b))	232.26 m <sup>2</sup> (2500 ft <sup>2</sup> ) / 371.61 m <sup>2</sup> (4000 ft <sup>2</sup> )	15.24 (50 ft)	0.3 (1 ft)	0.3 (1 ft)	0.3 (1 ft)	N/A
Public works and utilities,	N/A	N/A	N/A	N/A	N/A	N/A

municipal facilities						
Notes: (1) Building footprint shall be calculated as the area contained within the exterior walls or supporting structure of the building						

(6) Supplementary Regulations

The following regulation applies to all uses in addition to the requirements in *TABLE 2*. Where regulation duplication or conflict occurs, the stricter regulation shall take precedence unless otherwise noted.

- a) Subdivision and access
  - i) All subdivided lots and sites shall be serviced by a registered road that meets municipal standards for the intended use.
  - ii) Where subdivision is involved, Council may stipulate access improvements within a servicing agreement.
  - iii) Where improvements are required by Council or the Development Officer to bring any access road (or portion thereof) to a municipal standard, the proponent shall be responsible for all costs associated with roadway improvement unless otherwise determined by resolution of Council.
- b) Road setbacks
  - i) The minimum setback for buildings, trees, shrubs, stone piles, portable structures, or other objects on private property from the centreline of a municipal road allowance and municipal grid road shall be 45 m (150 ft), or such greater distance as required by the provincial ministry responsible for Highways.
  - ii) Where i) applies, but legal access and frontage is obtained from an internal municipal roadway, grid or road allowance with reduced speed limits, the minimum yard requirements in *TABLE 2* apply.
- c) Building Placement
  - i) Pole barns shall be placed and constructed exactly 0.6 metres (2 feet) from the left side lot line, and exactly 0.6 metres (2 feet) from the front lot line.
  - ii) Pole barns shall be exactly 9.76 metres (32 feet) in building width and minimum depth of 12.2 metres (40 feet).
- d) Building Height
  - i) Pole barns shall be limited to one story and shall not exceed a building wall height of 5 metres (16.4 ft.) and an absolute building height of 7 metres (23 ft.).
- e) Utility Servicing
  - i) No building or use shall be connected to power, sewer, water, natural gas.

ii) No building or use shall be heated, nor shall there be any facilities for food preparation or bathing.


f) Fencing

i) No fence shall be greater in height than 1.83 m (6 ft.).

4. The **Zoning District Map** referred to in subsection 5.2, which is attached to and forms part of the "Resort Village of Pebble Zoning Bylaw", is amended as follows:

- a. The Zoning District scheme established by the RM of Canwood within the area of the bold-dashed line is hereby repealed;
  - b. Parcels A and B, Plan 102045990, within SE-06-49-07-W3M, are to be zoned R – Residential District, as shown within the bold-dashed line and cross-hatched on the map attached to this bylaw as Schedule "A".;
  - c. Lots 1-20, Block 1, Plan 102203064, within SE-06-49-07-W3M, are to be zoned S - Storage District, as shown within the bold-dashed line and hatched on the map attached to this bylaw as Schedule "A".;
  - d. The portions of SE-06-49-07-W3M, lying within the boundary of the Resort Village of Pebble Baye, are to be zoned UR – Urban Reserve District, as shown within the bold-dashed line on the map attached to this bylaw as Schedule "A".; and
  - e. Zoning District boundaries are site lines, center lines or streets, lands, roads or such lines extended and the boundaries of the Municipality.
5. The **TABLE OF CONTENTS** is updated to reflect the addition of the new Bylaw content.

**This bylaw shall become effective on the date of approval by Council.**

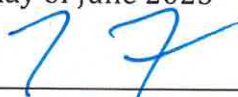
  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Municipal Administrator



Read a first time this 13 day of May, 2023  
Read a second time this 17 day of June, 2023  
Read a third time and adopted this 17 day of June, 2023

Certified a true copy of Bylaw 3- 2023  
a bylaw to amend Bylaw 3/84 known as  
the Zoning Bylaw adopted by resolution  
of Council with third reading this  
17<sup>th</sup> day of June 2023

  
\_\_\_\_\_  
Terry Lofstrom - Administrator

Schedule "A" to Bylaw 3 -2023

