

# Rural Municipality of Lumsden No.189

## Bylaw No. 04-2018

A bylaw to amend Bylaw No. 7 - 2012 known as the Zoning Bylaw of the Rural Municipality of Lumsden No. 189.

The Council of the Rural Municipality of Lumsden No 189, in the Province of Saskatchewan, enacts this bylaw to amend Bylaw No. 7 - 2012 as follows:

1. **PART 2.0 INTERPRETATION** is amended by adding the following new definition for “**Commercial Complex**”, immediately following the definition for “**Club**”:

“Commercial Complex: means a group of two (2) or more attached or detached independent principal buildings located on the same site and which are not for long-term human habitation and where each form of development comprising the complex is a permitted or approved discretionary use in the Zoning District in which the complex is located.”

2. **PART 2.0 INTERPRETATION** is amended by adding the following new definition for “**Dwelling Manufacturing Facility (Off-Site)**”, immediately after the definition for “**Dwelling Group**”:

“Dwelling Manufacturing Facility (Off-Site): means a development which is used for the manufacturing/assembly, display and/or sale of Modular Dwellings, Ready-to-move (RTM) dwellings, and/or Manufactured Homes. Dwellings/homes may be constructed indoors or outdoors, in whole or in part and sold in separate, partly assembled pieces or as a completed dwelling unit.

3. **PART 3.0 ADMINISTRATION, Section 3.7 Discretionary Use Applications, Subsection 3.7.4 Use Specific Discretionary Use Evaluation Criteria**, is amended by adding a new clause (25) as follows:

“(25) Commercial Complexes:

- (a) An application for the proposed development of a commercial complex must be accompanied by a plan showing the proposed siting of buildings with provisions for vehicular access and its connection to the municipal road system, internal roads, lanes, parking and loading spaces and proposed landscaping and site drainage considerations. The required parking for a commercial complex shall consist of the combined parking requirement for all its individual proposed commercial uses as provided by **Table 4-1 Parking Requirements**.
- (b) Parking, loading and service areas shall be screened appropriately from view from external road(s).
- (c) Every proposed application for a discretionary use in a commercial complex must demonstrate to Council’s satisfaction that the proposed use will maintain the character of the complex and will not be detrimental to the health, safety, convenience and general welfare of adjoining business development.

4. **PART 4.0 GENERAL REGULATIONS, Section 4.7 One Principal Building Per Site, Subsection 4.7.1** is amended by adding the following new clause (10):

“(10) Commercial Complex.”

5. **PART 14.0 C1 – GENERAL COMMERCIAL DISTRICT, Section 14.2 Permitted and Discretionary Uses and Development Standards, Table 14-1** is amended by adding the following to the list of Commercial Uses:

Use	Permitted or Discretionary	Subject to	Min Site Area (m <sup>2</sup> )	Min Site Width (m)	Min Front Yard (m)	Min Side Yard (m)	Min Rear Yard (m)
(26) Commercial Complex	D	3.7.4(25)	10,000 (1 ha)	45	15	8	8

(27) Dwelling Manufacturing Facility (Offsite)	D		4,000 (0.4 ha)	45	15	8	6
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6. **PART 15.0 C2 – HIGHWAY COMMERCIAL DISTRICT, Section 15.2 Permitted and Discretionary Uses and Development Standards, Table 15 -1** is amended by adding the following to the list of Commercial Uses:

Use	Permitted or Discretionary	Subject to	Min Site Area (ha)	Min Site Width (m)	Min Front Yard (m)	Min Side Yard (m)	Min Rear Yard (m)
(24) Commercial Complex	D	3.7.4(25)	1	45	<sup>(1)</sup>	8	8
(25) Dwelling Manufacturing Facility (Offsite)	D		0.4	45	<sup>(1)</sup>	8	6

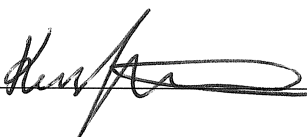
7. **PART 16.0 M – INDUSTRIAL DISTRICT, Section 16.2 Permitted and Discretionary Uses and Development Standards, Table 16-1** is amended by adding the following to the list of Commercial Uses:

Use	Permitted or Discretionary	Subject to	Min Site Area (ha)	Min Site Width (m)	Min Front Yard (m)	Min Side Yard (m)	Min Rear Yard (m)
(8) Dwelling Manufacturing Facility (Offsite)	D	3.7.4(17)	1	45	<sup>(1)</sup>	8	8 <sup>(2)</sup>

8. The Zoning District Map referred to in Section 5.2.1 is amended by rezoning a portion of SW ¼ Sec 17-19-19-W2M from A - Agriculture District to C2 - Highway Commercial District, as shown within the 'solid blue line' on the Plan of Proposed Subdivision dated November 29th, 2018 by Blake Wahl, S.L.S, Compass Geomatics Ltd., which is attached as Schedule "A" and forms part of this bylaw.
9. This bylaw shall become effective on the date of approval of the Minister of Government Relations.

**Readings**

Read a first time this            24<sup>th</sup> Day of    May, 2018.  
Read a second time this        13<sup>th</sup> Day of    December, 2018.  
Read a third time this           13<sup>th</sup> Day of    December, 2018.

  
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SEAL

  
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Chief Administrative Officer

# Schedule 'A'

## PLAN SHOWING PROPOSED SUBDIVISION

OF  
S.W.1/4 SEC. 17  
TWP. 19 RGE. 19 W.2 MER.  
RM OF LUMSDEN NO. 189  
SASKATCHEWAN  
2018  
SCALE 1:2000

OWNERS:

George Frank Minton



LEGEND:  
SASKENERGY — G — G —  
SASKPOWER — P — P —  
SASKTEL — T — T —  
BURIED CABLE — C — C —

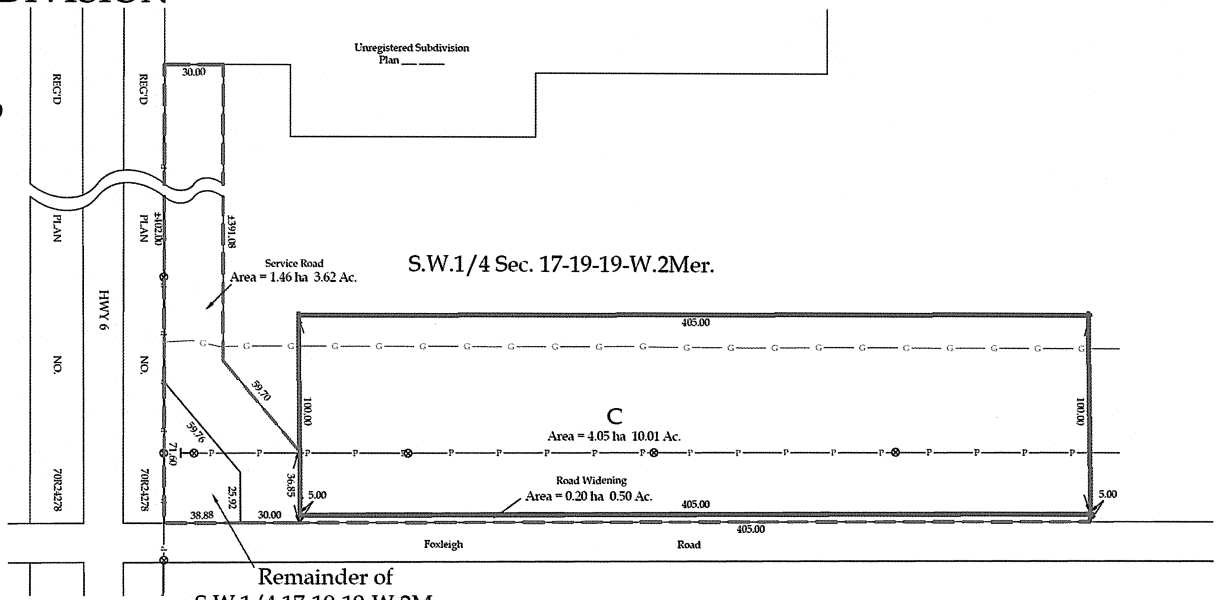
DATED AT REGINA IN THE PROVINCE OF SASKATCHEWAN  
THIS 29TH DAY OF NOVEMBER, 2018.

  
BLAKE WAHL  
SASKATCHEWAN LAND SURVEYOR

**COMPASS**  
Geomatics Ltd.  
REGISTERED LAND SURVEYORS  
COMPASS DWG: 00214-19-PSUB-R3



NOTES:  
MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.  
AREAS TO BE APPROVED ARE OUTLINED WITH A HEAVY DASHED LINE AND CONTAIN APPROXIMATELY 5.00 HECTARES.  
DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO CHANGES UP TO ±10M AT THE TIME OF LEGAL SURVEY.  
PARCEL DIMENSIONS WILL NOT GO BELOW THE MINIMUM ALLOWED BY ZONING.



Remainder of  
S.W.1/4 17-19-19-W.2 Mer.  
Area = 0.19 ha 0.47 Ac.  
Note: Parcel to be tied to  
S.W.1/4 17-19-19-W.2 Mer.

**DISCLAIMER**  
THIS PLAN REPRESENTS THE BEST INFORMATION AVAILABLE AT THE TIME OF SURVEY. COMPASS GEOMATICS LTD. AND ITS EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND PIPES, COCONITS, OR FACILITIES, WHETHER SHOWN ON OR OMITTED FROM THIS PLAN.  
UTILITY COMPANIES (SASKPOWER, SASKENERGY, SASKTEL, AND TRANS GAS) WERE CONTACTED PRIOR TO THE SURVEY FOR ANY INFORMATION REGARDING UNDERGROUND FACILITIES. THAT INFORMATION IS SHOWN ON THE PLAN. HOWEVER AN ADDITIONAL SEARCH FOR MORE SPECIFIC BURIED FACILITIES USING ALL RESOURCES MUST BE PERFORMED JUST PRIOR TO CONSTRUCTION.  
SASKATCHEWAN FIRST CALL 1-866-828-4888

*Handwritten signature*

