

BYLAW NO. 7-2014

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 to amend Bylaw No. 7-2012 to clarify the maximum permitted building floor area of accessory buildings as follows:

1. **Section 2.0 INTERPRETATION** is amended by deleting the definition of "Accessory Building or Use" and substituting the following thereto:

"Accessory Building or Use: means a building or use which:

- (a) is subordinate to and serves the principal building or principal use;
- (b) is subordinate to the purpose of the principal building or use;
- (c) contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served; and
- (d) is located on the same site as the principal building or principal use served."

2. **Section 4.0 GENERAL REGULATIONS** – Section 4.14.12 is amended by adding the following new subsection between subsections (4) and (5):

"(4a) Building Area of Accessory Buildings

Where this Bylaw specifies the maximum building area for accessory buildings, that area shall mean the combined building area of all accessory buildings on the site.

- (a) The maximum combined building area of all detached accessory buildings shall not exceed 300 square metres on any site in the CR1, R1, or R2 Districts, 250 square metres in the CR2 District and 200 square metres in the CR3 District.
- (b) The maximum combined building area for accessory buildings on any site as prescribed in (a) may be increased by 10 % for each additional hectare (or proportion thereof) in site area for a particular site that exceeds the minimum site area requirement for the applicable zoning district in which the site is situated. (For example, where the area of a particular site exceeds the site area minimum of the zoning district by 2.5 hectares the maximum building floor area in the CR1, R1 and R2 Districts would be increased a maximum of 75 square metres to a combined total of 375 square metres. In the CR2 the increase could be 62.5 square metres to a combined total of 312.5 square metres and in the CR3 an increased 40 square metres to a combined total area of 250 square metres.)

- Section 4.0 GENERAL REGULATIONS – Section 4.14.12 is amended by deleting Section 4.14.12 (5)(a) and substituting the following thereto:

"(5) Location of Accessory Buildings:

Notwithstanding the following provisions, any accessory building that exceeds the area of the principal building on a site shall be situated on the site behind the rear building line of the principal building.

- (a) Detached accessory buildings in any residential or country residential district are subject to the following regulations:
 - (i) Yard, front: minimum – 15 metres
 - (ii) Yard, rear: minimum – 5 metres
 - (iii) Yard, side: minimum – 5 metres"

4. **Section 10.0 HIGH DENSITY MIXED USE RESIDENTIAL DISTRICT** is amended by deleting section 10.4.1 **ACCESSORY BUILDINGS AND USES** and substituting the following thereto:

"10.4.1 Accessory buildings and uses, except dwelling units, shall be permitted and are subject to Section 4.14.12."

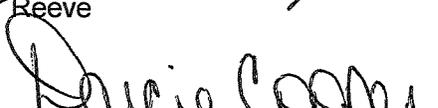
5. This Bylaw shall come into force and take effect upon approval by the Minister of Government Relations.

Read a first time this 12th Day of June, 2014.
 Read a second time this 14th Day of August, 2014.
 Read a third time this 14th Day of August, 2014.



Certified to be a true copy of Bylaw No. 7-2014
 adopted by the Council of the R.M. of Lumsden
 on the 14th day of August, 2014
 Chief Administrative Officer




 Reeve

 Chief Administrative Officer