

**Resort Village of Tobin Lake**  
**Bylaw No. 09/2020**

**A BYLAW OF THE RESORT VILLAGE OF TOBIN LAKE TO AUTHORIZE AN  
AMENDMENT TO BYLAW NO. 05/2013 CITED AS THE ZONING BYLAW**

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The Council of the Resort Village of Tobin Lake, in the Province of Saskatchewan, enacts:

1. That Bylaw No. 05/2013 be amended as follows:

- a) Section 2 Definitions is amended by adding the following definitions immediately after the definition of “Non-Conforming Use”:

**“Park Model Recreation Unit** - a dwelling unit that cannot be licensed as an RV, has no brakes or taillights, is transported on a flat deck, or on skids or wheels. The park model recreation unit shall be certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-Z241 Park Model. Park Model Recreation Unit is not considered a mobile/manufactured home.

**Park Model Trailer** - a vehicle that can be licensed as an RV and utilized as a built to CSA standard Z240 for recreational vehicles. Park Model trailers cannot exceed 400 square feet from the manufacturer. Park model trailer is not considered a mobile/manufactured home.”

- b) Section 2 Definitions is amended by replacing the definition of “Mobile Home” with the following:

**“Mobile/Manufactured Home** - a trailer coach that is used as a dwelling for a permanent or year round living; has water faucets, wash basin, a shower or bathtub, and a toilet; and which is certified by the manufacturer to comply with the Canadian Standards Association Code CSA Z240 MH.”

- c) Section 2 Definitions is amended by replacing the definition of “Trailer Coach” with the following:

**“Trailer Coach** – any vehicle used or constructed on such a way as to enable it to be used as a conveyance upon public streets or highways and includes a self-propelled or non-self-propelled vehicle designed, constructed or reconstructed in such a manner to permit the occupancy thereof as a dwelling or sleeping place for one or more person(s) notwithstanding that its running gear is removed or jacked up. Trailer coaches do not include mobile/manufactured homes, park model recreation units, or park model trailers.”

- d) Section 5 Zoning Districts is amended by adding a row to the bottom of “Table 5-1 Zoning District Map Symbols as follows:

PM	Park Model
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e) Section 5.4.5 Accessory Trailer Coaches is amended by replacing clause a. with the following:

“a. One trailer coach that is not a mobile home, park model recreational unit, or park model trailer and is used from time to time for a period not exceeding thirty (30) days for a temporary sleeping accommodation of guests of a single detached dwelling shall be permitted on the same lot.”

f) Creation of new zoning district immediately succeeding “5.5 C – Commercial District”:

#### **“5.6 PM – Park Model District**

The purpose of the PM – Park Model District is to provide for the orderly development of park model recreation units and related uses.

##### **5.6.1 Permitted Uses**

The following uses are permitted in the PM – Park Model District:

- a. Park Model Recreation Unit
- b. Accessory trailer coaches subject to Section 5.6.5
- b. Public parks, playgrounds, and day use picnic areas
- c. Public works, excluding offices, warehouses and storage yards

##### **5.6.2 Discretionary Uses**

The following uses are discretionary uses in the PM – Park Model District:

- a. Home based businesses subject to Section 5.6.5

##### **5.6.3 Accessory Uses**

Accessory buildings and uses shall be permitted subject to Section 4.9. Within the park model district only, the following shall also apply:

- a. Accessory buildings are not to exceed a building height of 4.88m (16 feet)
- b. Accessory buildings shall have an equal or greater front yard setback than the principal building, regardless of where the principle building is positioned on site.
- c. Accessory buildings with doors wider than 6 feet which face a lane shall be setback a minimum of 3m (10 feet) from the rear lot line.

##### **5.6.4 Accessory Trailer Coaches**

- a. One trailer coach that is not a mobile home, park model recreational unit, or park model trailer and is used from time to time for a period not exceeding thirty (30) consecutive days for a temporary sleeping accommodation of guests of a park model recreation unit shall be permitted on the same lot.
- b. Trailer coaches shall not be rented or leased from hire
- c. The facilities and amenities of the park model on the lot shall be available at all times for the use of the occupants of the trailer coach.

### 5.6.5 Home Based Businesses

- a. Home based businesses shall be located in the principal building or an accessory building to the principal building.
- b. Signage shall be in compliance with Section 4.12
- c. Other than permitted signage, there shall be no exterior display, no exterior storage of material, and no exterior variation from the established character of the park model or accessory building.

### 5.6.6 Outdoor Storage

- a. No yard shall be used for the storage of unlicensed or uninsured vehicles unless they are in an enclosed building
- b. The storage of combustible material is prohibited in a required yard for an accessory building.

### 5.6.7 Site Development Regulations

Table 5-4 Park Model District Site Development Regulations

Minimums	Park Model Recreation Unit	Accessory Building to Park Model	All other Uses
Site Area (sq. m)	450	N/A	No requirement
Site Frontage (m)	15	N/A	No requirement
Yard, Front (m)	6	6	No requirement
Yard, Rear non-abutting development (m)	7.5	1.5	No requirement
Yard, Rear abutting development (m)	7.5	2	No requirement
Yard, side (m)	1.5	1.5	No requirement
Floor Area (sq.m)	N/A	85.0 Maximum	No requirement
Maximum Lot Coverage	40% for all buildings on site larger than 10 sq.m	See Park Model Column	No requirement

<sup>1</sup> Depending on building design, a further setback may be required from *The National Building Code of Canada*.

### 5.6.8 Off-Street Parking

- a. A minimum of one (1) parking space shall be provided and maintained on each lot.
- b. A parking space shall be a minimum of 2.5m in width and 6m in length.
- c. Parking spaces may be enclosed and may be in tandem.”

3. This Bylaw shall come into force and take effect on the date of final approval by the Minister.

Read a third time and finally adopted  
this \_\_\_\_ day of June, A.D., 2020.

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Mayor

Certified a true copy of Bylaw 09/2020  
adopted by resolution of Council this  
\_\_\_\_ day of August 2020.

\_\_\_\_\_  
Clerk

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Clerk