

## RESORT VILLAGE OF WEE TOO BEACH

### BYLAW NO. 04 – 21

#### A BYLAW TO AMEND BYLAW NO. 16-89 KNOWN AS THE ZONING BYLAW.

The Council of the Resort Village of Wee Too Beach in the Province of Saskatchewan enacts Bylaw #04-21 as follows:

1. Part V – Zoning Districts and Zoning Maps

Section 1 – Zoning Districts be amended by adding:

Zoning Use District – Residential District 2 and Symbol – R2

Section 2 – Zoning Map be amended by adding – To rezone Lots 3 & 4, Block 1, Plan 68R24410 and Lot 12, Block 1, Plan 60R00725 from R1 to R2 as shown on the consolidated map Schedule A forming part of this bylaw.

Adding: Section 5 – R2 – Residential District (low density)

1. Intent

The purpose of this district is to maintain the existing density of residential development, permit related recreational and institutional uses and allow for the development of resort related personal service and commercial uses.

2. Permitted Uses

The following are permitted uses in the R2 District:

- I. Single detached dwellings, Ready to Move (RTM) and Modular Homes
- II. Semi-detached dwellings
- III. Mobile homes on a permanent foundation
- IV. Parks and playground
- V. Public works

3. Discretionary Uses

i. Commercial

- a. Home Occupations/Home based business
- b. Restaurants
- c. Retail Stores

ii. Other

- a. Where a site within this district has a multiple ownership structure as registered on the title prior to 2014, Council at its discretion may allow for a reduction in site requirements to allow for the division of assets but sites shall be no less than 175 m<sup>2</sup>.

4. Regulations

Requirement	Single Detached/Semi-detached & Mobile Type Homes	Other Uses
i) Lot area, minimum	450 sq. m.	175 sq. m.
ii) Lot frontage, minimum for rectangular lots	15 m.	15 m.
iii) Lot frontage, minimum for non-rectangular	12 m. with a mean width of 15 m.	12 m. with a mean width of 15 m.
iv) Front yard, minimum	6 m.; or in line with buildings on adjacent lots	6 m.

v) Rear yard minimum	1.5 m; or in line with buildings on adjacent lots	1.5 m.
vi) Side yard, minimum	1.5 m except for semi-detached dwellings (no side yard requirement where the dwellings share a common party wall)	1.5 m.

5. Specific Development Standards Applicable to Discretionary Uses

In addition to the General Development Standards in Part IV, Section 12, the following shall apply to the Commercial Uses.

- a) Storage of materials, supplies, parts or automobiles shall not be permitted in the front yard.
  - b) The lot shall be fenced, using fencing materials common to the surrounding area.
  - c) Signs shall be placed in areas that will not pose a hazard or obstruct the view of pedestrians or oncoming traffic. If signs are lit, the illuminations shall not be intermittent.
  - d) Litter and refuse receptacles shall be covered and suitably maintained.
2. This amendment forms part of Bylaw 16-89 and amendment Bylaw #2/2008 and shall be read and interpreted with the said bylaws.
  3. That this Bylaw shall come into force and take effect upon the date it is adopted by Council.



*[Handwritten Signature]*  
 \_\_\_\_\_  
 Mayor

*[Handwritten Signature]*  
 \_\_\_\_\_  
 Administrator

1<sup>st</sup> Reading: February 23, 2021

2<sup>nd</sup> Reading: MARCH 30, 2021

Read a third time and adopted

this 30<sup>th</sup> day of MARCH, 2021

*[Handwritten Signature]*  
 \_\_\_\_\_  
 Administrator

Certified a true copy this  
 31<sup>st</sup> day of March, 2021.

*[Handwritten Signature]*  
 \_\_\_\_\_  
 A notary public.  
 My appointment expires  
 March 31, 2024

**Resort Village of Wee Too Beach SASKATCHEWAN**



Sec 4, 8, 9  
Twp 23 - Rge 23 - W2M

STATUS: Resort Village  
DATE OF DATA BASE PLOT: February 16, 2021  
RURAL MUNICIPALITY: 221  
FILE NUMBER: N/A  
MAP PROJECTION: UTM ZONE 13  
HORIZONTAL DATUM: NAD 83 CSRS 98

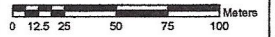
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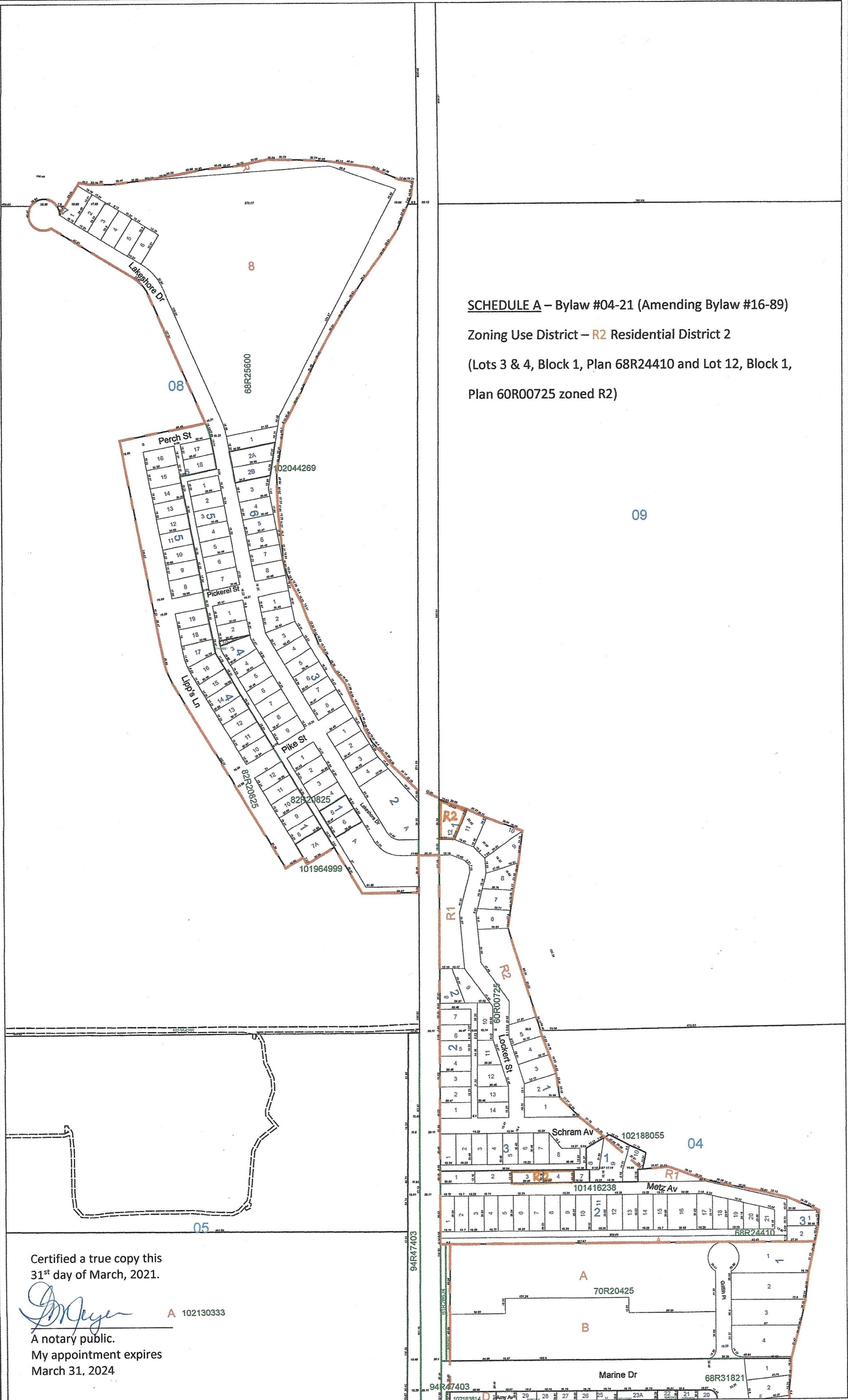
**LEGEND**

- URBAN LIMITS
- RIGHT OF WAY
- RAILWAY
- PLAN OUTLINE

SCALE 1:1,600



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**SCHEDULE A – Bylaw #04-21 (Amending Bylaw #16-89)**  
**Zoning Use District – R2 Residential District 2**  
(Lots 3 & 4, Block 1, Plan 68R24410 and Lot 12, Block 1, Plan 60R00725 zoned R2)

Certified a true copy this  
31<sup>st</sup> day of March, 2021.

*[Signature]*

A 102130333

A notary public.  
My appointment expires  
March 31, 2024