

Proposed Textual Amendments – Corman Park-Saskatoon Planning District Zoning Bylaw – Accommodation Service Use Definition Clarifications – Bylaw 45/16

Background:

The purpose of this report is to propose textual amendments to the Corman Park-Saskatoon Planning District Zoning Bylaw (District Zoning Bylaw) with respect to clarifying existing Accommodation Service use definitions to better distinguish what Zoning Districts they are permitted, discretionary or prohibited in.

Under the current District Zoning Bylaw an Accommodation Service:

“Means an establishment primarily engaged in providing short term lodging and entertainment services for travelers, vacationers and others. In addition to lodging and entertainment, a range of other services may be provided as an accessory use including restaurants and recreational facilities. Such uses include but are not limited to hotels and motels, vacation farms, bed and breakfast, agricultural tourism uses and campgrounds.”

The proposed textual amendments will make it easier for ratepayers to read and understand the District Zoning Bylaw requirements. The current text is confusing for implementation of regulations; there is no need to have one umbrella use and then separate individual use definitions. For example Accommodation Service is listed as a discretionary use in the D-Agricultural 1 (DAG1) District, however section 4.6 in the DAG1 District has a specific development standard that limits Accommodation Services to Bed & Breakfast Homes, Agricultural Tourism Uses or Vacation Farms. It is more effective to just list the use definitions that would be permitted or discretionary instead of having additional development restrictions that are often overlooked.

Furthermore, there are no ‘Standards for Development’ in Section 4 of the District Zoning Bylaw that would apply to Accommodation Services. There are, however, Standards for Development in Section 4 of the District Zoning Bylaw for some of the specific use definitions such as Bed and Breakfast Home which would still apply. There are no changes to the ‘Standards for Development’ for the specific uses; the proposed bylaw amendment is proposed to simply provide clarity to the permitted, discretionary or prohibited uses in each Zoning District.

Bylaw 25/15 has already been considered in the rest of Corman Park to allow for this clarification to the Accommodation Service definition and associated uses; this proposed Bylaw 45/16 would allow for specific Accommodation Service uses in the Planning District to be consistent with the rest of the R.M. as Bylaw 25/15 received Ministerial approval on November 27, 2015.

Analysis:

The proposed amendments include:

- Delete the definition for Accommodation Service;
- List all the other uses under the umbrella Accommodation Service definition as separate uses in the appropriate Zoning Districts as they are already defined uses:
 - Add Agricultural Tourism Uses as a discretionary use in the D-Agricultural 1 District, D-Country Residential 1 and 2 Districts (DCR1 and DCR2); D-Business District (DB); D-Arterial Commercial District (DC1) and D-Recreational 1 District (DREC1);
 - Add Bed and Breakfast Home as a discretionary use in the DAG1; DCR1, DCR2 and the D-Country Residential 4 and 5 Districts (DCR4 and DCR5);
 - Add Campground as a discretionary use in the DB, DC1 and DREC1 Districts;
 - Add Hotel/Motel as a discretionary use in DB and DC1 Districts; and
 - Add Vacation Farm as a discretionary use in the DAG1, DCR1, DCR2 and DREC1 Districts;
- Delete various “specific development standards” sections in the Zoning Districts to align; and
- Create a new definition for “Hotel/Motel”.

District Planning Commission:

The District Planning Commission (DPC) considered this textual amendment at their September 7, 2016 meeting. They supported recommendation to give First Reading of Bylaw 45/16 to revise the Accommodation Service use definitions as presented.

Recommendation:

“That the R.M. Council give First Reading to Bylaw 45/16.”

RURAL MUNICIPALITY OF CORMAN PARK NO. 344

BYLAW 45/16

A bylaw to amend Bylaw No. 23/10 known as the Corman Park-Saskatoon Planning District Zoning Bylaw.

The Council of the Rural Municipality of Corman Park No. 344, in the Province of Saskatchewan, enacts to amend Bylaw 23/10 as follows:

1. Schedule C – D-Agricultural 1 District is amended by:
 - a. *Deleting subsection 3.1;*
 - b. *Adding the following new subsections to section 3 in accordance with the alphabetical order of the list and re-numbering the other sections accordingly:*
 - i. *“Agricultural Tourism Use”*
 - ii. *“Bed and Breakfast Home”*
 - iii. *“Vacation Farm”; and*
 - c. *Deleting subsection 4.6.*
2. Schedule D – Country Residential 1 District is amended by:
 - a. *Adding the following new subsections to section 3 in accordance with the alphabetical order of the list and re-numbering the other sections accordingly:*
 - i. *“Agricultural Tourism Use”;*
 - ii. *“Bed and Breakfast Home”*
 - iii. *“Vacation Farm”; and*
 - b. *Deleting the words “a bed and breakfast,” from subsection 4.1.*
3. Schedule E – Country Residential 2 District is amended by:
 - a. *Adding the following new subsections to section 3 in accordance with the alphabetical order of the list and re-numbering the other sections accordingly:*
 - i. *“Agricultural Tourism Use”;*
 - ii. *“Bed and Breakfast Home”*
 - iii. *“Vacation Farm”; and*
 - b. *Deleting the words “a bed and breakfast,” from subsection 4.1.*
4. Schedule G – D-Country Residential 4 District is amended by:

- a. *Adding the following new subsections to section 3 in accordance with the alphabetical order of the list and re-numbering the other sections accordingly:*
 - i. *“Bed and Breakfast Home”.*
5. Schedule H – D-Country Residential 5 District is amended by:
 - a. *Adding the following new subsections to section 3 in accordance with the alphabetical order of the list and re-numbering the other sections accordingly:*
 - i. *“Bed and Breakfast Home”.*
6. Schedule I – D-Business District is amended by:
 - a. *Deleting subsection 2.1; and*
 - b. *Adding the following new subsections to section 3 in accordance with the alphabetical order of the list and re-numbering the other sections accordingly:*
 - i. *“Agricultural Tourism Use”*
 - ii. *“Campground”*
 - iii. *“Hotel/Motel”.*
7. Schedule L – D-Arterial Commercial 1 District is amended by:
 - a. *Deleting subsection 2.1;*
 - b. *Adding the following new subsections to section 3 in accordance with the alphabetical order of the list and re-numbering the other sections accordingly:*
 - i. *“Agricultural Tourism Use”*
 - ii. *“Campground”*
 - iii. *“Hotel/Motel”;* and
 - c. *Deleting subsection 4.1.*
8. Schedule N – D-Recreational 1 District is amended by:
 - a. *Deleting subsection 2.1;*
 - b. *Adding the following new subsections to section 2 in accordance with the alphabetical order of the list and re-numbering the other sections accordingly:*
 - i. *“Agricultural Tourism Use”*
 - ii. *“Campground”*
 - iii. *“Vacation Farm”;* and
 - c. *Deleting subsection 4.1.*

9. Section 6 – Definitions is amended by:

- a. *Deleting the the definition for “Accommodation Service”; and*
- b. *Adding the following definition in accordance with the alphabetical order of the list:*

“Hotel/Motel – means an establishment primarily engaged in providing short term lodging for the traveling public. In addition to short term lodging a range of accessory uses may be provided including food service uses and recreational facilities.”

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

REEVE, Judy Harwood

ADMINISTRATOR, Adam Tittermore