

**RESORT VILLAGE OF SUN VALLEY**  
**BYLAW NO. 1-2023**

A Bylaw to amend Bylaw No. 4-2017 known as the Zoning Bylaw.

Pursuant to Section 46(3) of *The Planning and Development Act, 2007*, the Council of the Resort Village of Sun Valley, in the Province of Saskatchewan, enacts to amend Bylaw 4-2017 as follows:

- 1. Section 4.5 will be amended to include the following:  
  
4.5.1 Attached or detached garages situated in the front yard may be in line with other buildings but not less than 2 feet from the property line, whichever is greater.
  
- 2. The chart on page 42 Detached Accessory Buildings: greater than 9.29 m² (100.0 ft²) will be repealed and be replaced with the following:

Detached Accessory Buildings: greater than 9.29 m² (100.0 ft²)	
SETBACKS	
From the Principal Building	1.3 metres (4.27 feet)
Front Yard	.62 metres (2.0 feet) from the front site line (Street Address) or inline with other buildings, whichever is greater.
Side Yard	1.53 metres (5 feet) from the side site line
Rear Yard	3.05 metres (10.0 feet) from the rear site line. 1.53 metres (5 feet) for parcels located on Leslie Crescent, Elliot Drive, Kern Crescent, Valley Drive, Clark Street, Berry Street and Hillside Drive. Where a municipal or environmental reserve exists adjacent to the rear yard, no setback will be required.
Maximum Floor Area	All detached accessory buildings, cumulatively, shall not exceed 92.90 m² (1000 ft²) or 75% of the residence, whichever is greater in area.
Maximum Wall Height	4.26 metres (14.0 feet)
Maximum Height	6.10 metres (20.0 feet)
Guest Cottage Above a Garage	A 2-storey accessory building, which accommodates a Guest Cottage, may at Council's discretion be increased to 9.0 metres (29.53 feet) in height measured from the average grade at the perimeter of the building to the ridge of the roof.

- 3. On page 46 Section 7 Residential District (R1), Site development regulations for single detached dwellings, Minimum Front Yard will be replaced with 6 metres (20 feet) or as approved by resolution of Council.

(Seal)

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Mayor

\_\_\_\_\_  
Administrator

Read a third time and adopted  
this 23<sup>rd</sup> day of June, 2023.