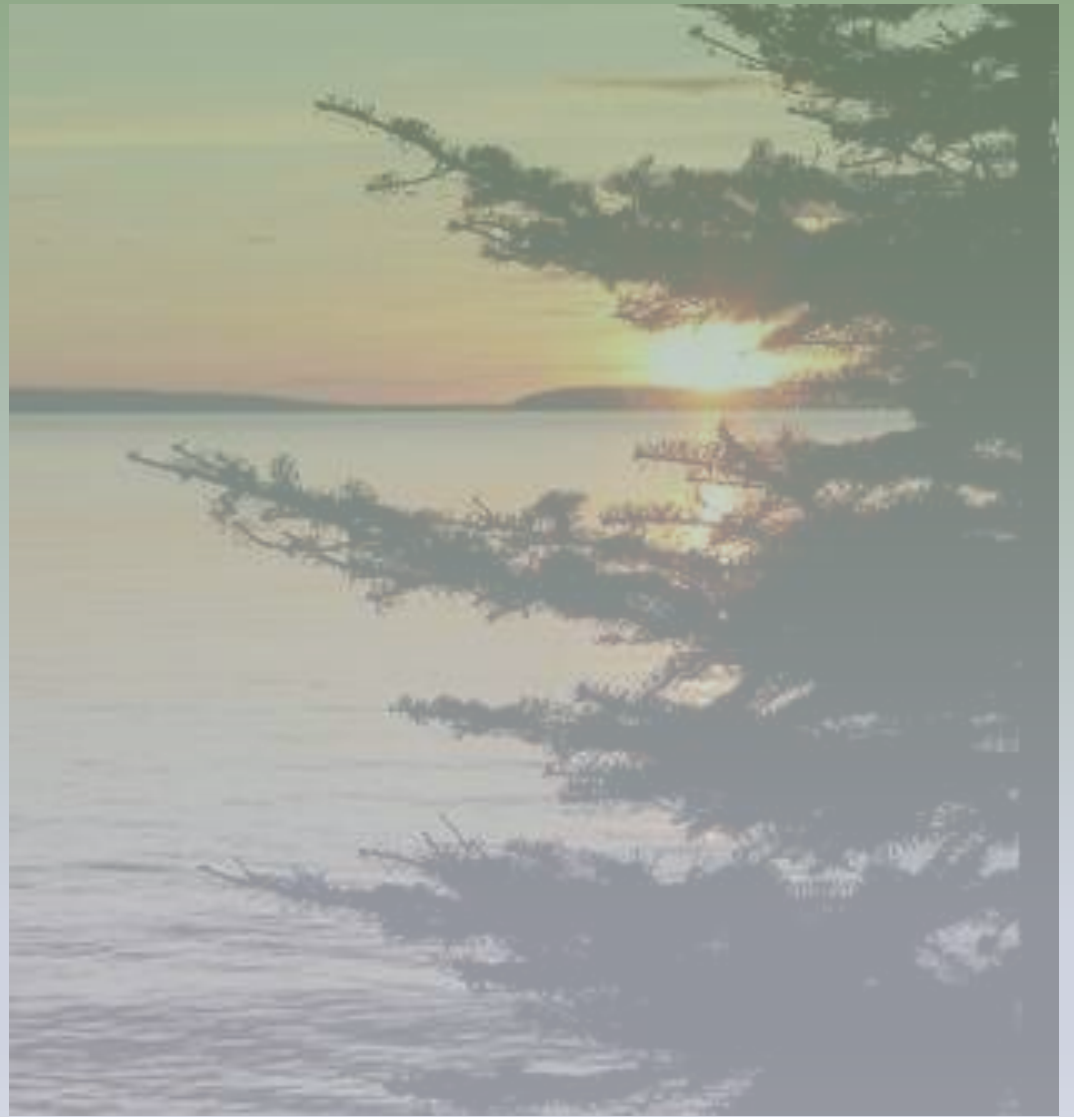


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# UPDATE ON COTTAGE DEVELOPMENT GUIDELINES 2024

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- June 13, 2022, WSRA circulated a document entitled “*Update and Summary of Draft National Parks of Canada Land Use Planning Regulations*”.
  - The document provided a high-level summary *The New Regulations* which will result in the repeal of the *National Parks of Canada Cottages Regulations* once in force.
  - It is currently expected that the *New Regulations* will come into force sometime in October 2024.

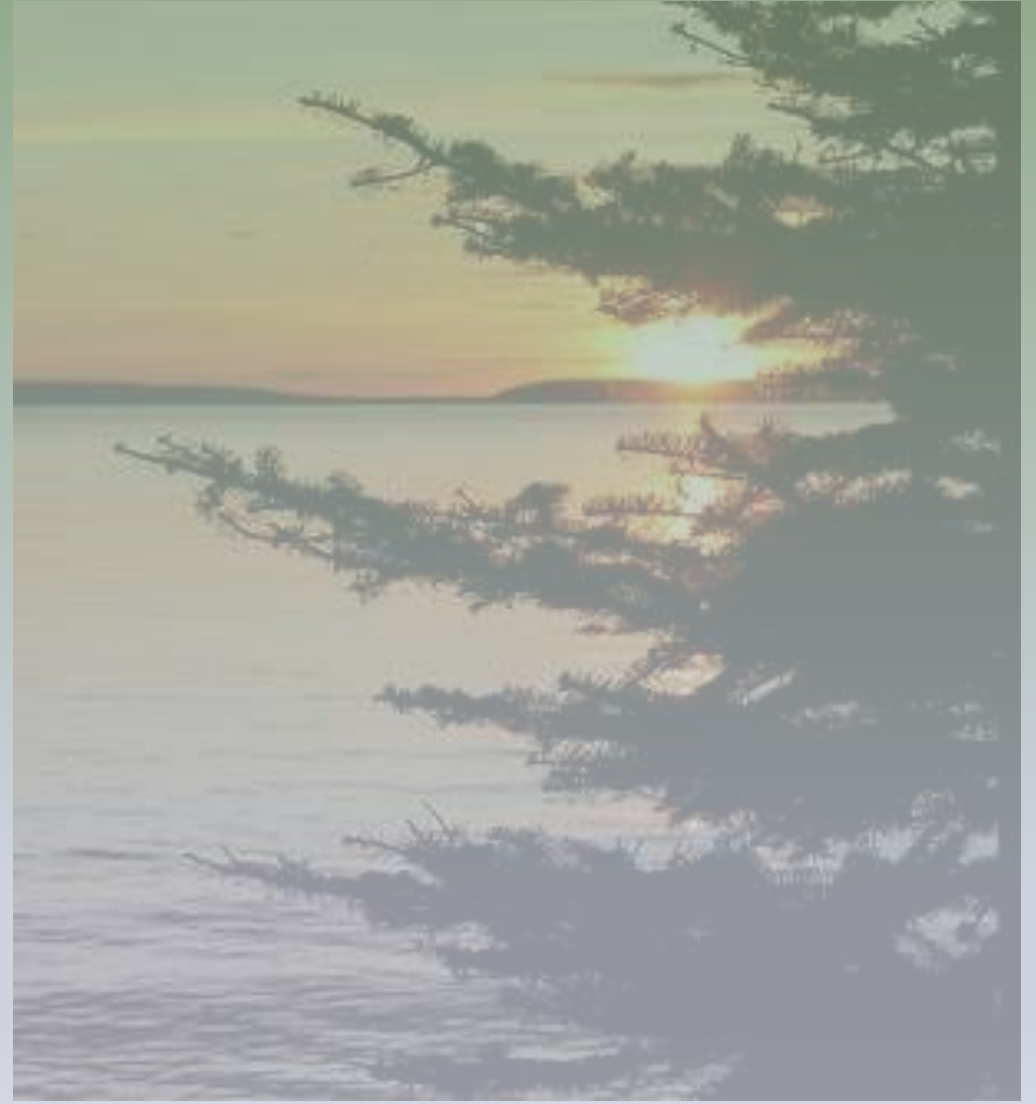
- 
- A joint committee of the WSRA/WCC has been working on cottage development guidelines with Parks Canada Agency (“PCA”) since September 2022.

The goal is to have the guidelines in place when the *New Regulations* come into force.

# UPDATE TO CHANGES ON NEW REGULATIONS

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- Section 26 confirms increase to cottage sizes from current  $111\text{m}^2$  ( $1194.8\text{ft}^2$ ) to  $130\text{m}^2$  ( $1399.3\text{ft}^2$ ) an increase of  $19\text{m}^2$  ( $204.5\text{ft}^2$ ) .
- Current cottages less than  $130\text{m}^2$  will be allowed to expand provided all building codes and setback requirements are met.



## GRANDFATHERING CLAUSE

- Section 44: Permits issued under former Regulations remain valid.
- Section 45 and 46: Structures constructed under old Regulations deemed to meet requirements in new Regulations.
  - This grandfathering rule does not apply if 1) the floor area of the structure is increased or 2) a substantial portion of the structure is rebuilt, **other than if structure is damaged or destroyed by natural or accidental cause and there is no increase to floor area of prior structure.**

Example – If you have a 2,000ft<sup>2</sup> cottage and it burns down, can rebuild to 2,000ft<sup>2</sup>.

# COTTAGE DEVELOPMENT GUIDELINES

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- The current *Cottage Regulation and Cabin Development Guidelines, 2013* were used as a starting point.

## **NATIONAL BUILDING CODE OF CANADA**

- All permits subject to compliance current National Building Code of Canada as well as any building, fire, plumbing, electrical or energy efficiency code that applies in Saskatchewan.
- Issue being addressed:
  - Should energy code requirements apply to seasonal cottages?

# COTTAGE DEVELOPMENT GUIDELINES (CONTINUED)

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## **PAINTING, SIDING OR SHINGLING**

- If re-siding, re-shingling or re-roofing cottage or accessory building with different materials or colours than were approved in most recent permit, building permit is required.
- Routine maintenance of any developments previously approved do not require a permit.
- “Routine Maintenance” maintaining or repairing structure that does not alter dimensions, colour of finish or building, fire, plumbing or electrical codes.



## SET-BACK REQUIREMENTS

- Issue:
  - How do define what is the “Front Yard”?
    - Generally, area of cottage lot that fronts public road right-of-way on which cottages have vehicular access.
    - Exceptions: lakefront cottages in Lakeview Subdivision 1 or Lakeview Subdivision 2 – Front Yard is closest to Waskesiu Lake.
    - Cottage lots on Prospect Drive closest to Highway 263, Front Yard portion of lot closest to Prospect Drive.

## SET-BACK REQUIREMENTS

- Issue (continued):
  - Larch Street, Front Yard portion of cottage closest to Highway 263.
  - Still working on determining if there are other exceptions to the “General Rule”.
  - This issue is relevant to placement of Accessory Buildings and set-back requirements

## PARKING STALLS

- Issue:
  - PCA requests that no less than 2 parking stalls per site (9ft wide x 20ft long).
  - Current cottage regulations only require 1 parking stall.
  - Grandfathering Clause would be applicable.

# COTTAGE DEVELOPMENT GUIDELINES (CONTINUED)

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## MAIN FLOOR AREA / FOUNDATIONS AND BASEMENTS

- Full basements not permitted, but walkout basement may be permitted where natural slope of cottage lot would permit development – would count in square footage.
- Crawl spaces may have a maximum height of 2m (6.5ft).
- Covered decks, covered patios and/or screened in rooms are included in floor area.
  - However, soffit, eaves or cantilever or overhangs extending from cottage over deck of less than 1.22m (4.0ft) not included.

# COTTAGE DEVELOPMENT GUIDELINES (CONTINUED)

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## MAIN FLOOR AREA / FOUNDATIONS AND BASEMENTS

- Maximum cottage height shall not exceed 1<sup>1/2</sup> stories or 6m, whichever is lesser.
- Sloped lots – the lowest level of grade determined as average between low and high side of cottage lot.

## COTTAGE SKIRTING

- Skirting to be installed around the full cottage parameter except where it joins the deck area, or would not be reasonable given sloping of lot.
- Water boxes must be fully accessible to PCA employees.

## DECKS

- Decks must comply with all front yard setback, side yard setback and rear yard setback requirements.

## **DECK SKIRTING**

- Deck skirting required to be installed around full deck perimeter except where sloping of the cottage would not permit.
- Skirting is to be vented.



# COTTAGE DEVELOPMENT GUIDELINES (CONTINUED)

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## ACCESSORY BUILDINGS

- Distance from cottage shall be no less than 1.22m (4ft).
  - Current Cottage Regulations specify 5m between Accessory Building and cottage/deck.
- May have a permanent slab foundation.
- May be used for household laundry and related equipment however, no open stud construction.
- Maximum height of Accessory Building walls shall not exceed 3m (9.8ft).
- Still 37m<sup>2</sup> or 398ft<sup>2</sup>

# COTTAGE DEVELOPMENT GUIDELINES (CONTINUED)

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## ACCEPTABLE EXTERIOR FINISHES AND COLOURS

- Must submit a sample of materials and colours (paint, siding, shingles) with permit application for approval by superintendent/park town site office.
- Materials.
  - Patios are interpreted to be “in-ground” or “on-ground” cover and must respect front and rear set-back requirements and 1m side yard setback.
  - Decks mean open structures attached to or abutting the cottage that is connected to and raised above the ground
  - Decks are considered part of the cottage for the purpose of measuring setbacks but is not considered an Accessory Building.

# COTTAGE DEVELOPMENT GUIDELINES (CONTINUED)

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## LANDSCAPING

- Park town site office has guidelines for landscaping and suggested plant species
- Tree removal permit required to remove or delimb any tree or shrub on leasehold property.
- Miscellaneous
  - Cannot use parking stalls as parking area for non-functioning vehicle.

## **INFORMAL DISPUTE RESOLUTION PROCESS**

- Allows leaseholder to make a written request to PCA to agree to meet in person, by videoconference or teleconference to review and discuss issues in good faith prior to invoking formal review or dispute mechanisms relating to cottage development and permitting.

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**THANK YOU**

A grayscale photograph of a lake with evergreen trees in the foreground, framed by a white border. The text "THANK YOU" is overlaid in the center of the image.