



REPORT TO COUNCIL

Zoning Amendment Bylaw 526
To the Village of Sayward Zoning Bylaw No. 309, 2000

September 22, 2026

Proposed Amendment

- Text amendment to permit accessory buildings only when a principal structure exists or is under construction with an approved building permit.
- Currently accessory buildings are permitted up to 60m² (645.8ft²) without a principal structure

Rationale for Amendment

- Risks
 - Unauthorized use for habitation
 - Storage accumulation
 - Enforcement burdens
 - RV storage/use with no utility hookups
- Accessory
 - Secondary/ancillary to principal use
 - Alignment with other jurisdictions
 - Predictable infrastructure development

Restricting Accessory Buildings

- Not applied on rural land outside the Village of Sayward and permitted in the SRD.
- Applied within the Village of Sayward
 - Smaller lots
 - Neighbourhood character
 - Visual harmony
 - Taxation for developed property

Support for Amendment

- Official Community Plan
 - Supports Village design that encourages cohesiveness aimed at enhancing the beauty of the Village



Existing Provision of Zoning Bylaw

In those zones where accessory buildings are permitted and no permitted principal use exists, an accessory building may be constructed on a parcel provided the building is no greater than 60.0m^2 (645.8ft^2) in total floor area and is used solely by the owner of the same parcel for the storage of personal effects.

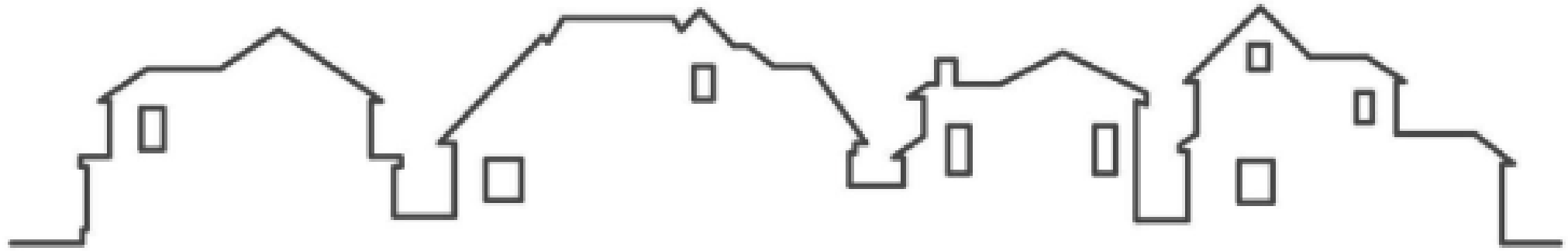
Allows an accessory building where there is no existing principal building

Proposed Provision of Zoning Bylaw

- 1) Unless otherwise specified a building or structure accessory to the permitted use of a parcel of land is permitted in each zone, provided that:
 - a) the principal use exists on the parcel of land; or
 - b) a building for the purpose of the principal use has been constructed, or is in the process of being constructed, on the parcel of land through an active building permit.

Allows an accessory building where there is a principal building (or under BP application)





Existing Accessory Buildings

- Existing development of accessory buildings considered legal non-conforming (grandfathered in)

Recommendation/s

- THAT Council
 1. Gives first and second reading to Village of Sayward Zoning Bylaw, 2000, Bylaw No. 309, Amendment No. 526; and
 2. Directs staff to schedule a public hearing for Village of Sayward Zoning Bylaw, 2000, Bylaw No. 309, Amendment No. 526.





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