

TOWN OF ROSTHERN

BYLAW NO. 2012-05

A BYLAW TO AMEND BYLAW No. 2008-08, KNOWN AS THE ZONING BYLAW.

The Council of the Town of Rosthern, in the Province of Saskatchewan, enacts to amend Bylaw No.2008-08 as follows:

1. Section 3.11 Amending the Zoning Bylaw is amended by deleting Subsection 3.11.1 (2) (b) (ii) in its entirety and replacing it with the following new Subsection:

“(ii) Map amendments:

Class 1 Districts: PR, FUD, CS

Class 2 Districts: C1, C2, MU, M

Class 3 Districts: R1, R2, R3, R3A, R3B, RMH

Zoning Map Amendments		To		
		Class 1	Class 2	Class 3
From	Class 1	\$100	\$200	\$500
	Class 2	\$100	\$200	\$300
	Class 3	\$100	\$200	\$200

“

2. Section 4.6.4 is amended by deleting Subsection (2) in its entirety and replacing it with the following new Subsection:

“(2) On any site in the R1, R2 and RMH Districts, only one detached garage, not exceeding 100 square metres in area, subject to Sections 4.6.5 and 4.6.6 (below), is allowed.”

3. Section 4.6.4 is amended by adding the following new Subsection:

“(5) Detached garages are not permitted in the R3 District.”

“(6) On any site in the R3A and R3B Districts, only one detached garage, not exceeding 185.8 square metres in area, subject to Sections 4.6.5 and 4.6.6 (below), is allowed.”

4. Section 4.6.5 (1) is amended by deleting Subsection (d) in its entirety and replacing it with the following new Subsection:

“(d) Floor Area of Accessory Buildings

- (i) *In the R1, R2 and RMH Districts:*

Accessory buildings located in a required rear yard shall not occupy more than forty (40) per cent of the required rear yard, and shall not obstruct to any lane.

- (ii) *In the R3 District:*

The floor area of the single accessory building permitted on a site shall not exceed 9.3 m².

- (iii) *In the R3A and R3B Districts:*

The total floor area of all accessory buildings on a site shall not exceed 185.8 m².”

5. Section 4.6.6 Number of Accessory Buildings deleted in its entirety and replaced with the following new Section:

“4.6.6 **Number of Accessory Buildings**

- (1) In any Residential District, except the R3 District, there shall be no more than three (3) accessory buildings on a site.
- (2) In the R3 District, there shall be no more than one (1) accessory building on a site.”

6. Section 5.1 Classification of Zoning Districts is amended by adding the following new zoning districts:

“Recreational Residential District R3
Recreational Residential District R3A
Recreational Residential District R3B”

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7. Section 6 District Schedules is amended by adding a new Subsection 6.11 as outlined in Schedule "A" attached to and forming part of this bylaw.
8. Section 6 District Schedules is amended by adding a new Subsection 6.12 as outlined in Schedule "B" attached to and forming part of this bylaw.
9. Section 6 District Schedules is amended by adding a new Subsection 6.13 as outlined in Schedule "C" attached to and forming part of this bylaw.
10. The Zoning District Map referred to in Section 7 – Maps is amended by zoning a portion of SW ¼ Sec. of 01-43A-03 W3 to R3 – Recreational Residential, a portion of the land within the bold dashed line as indicated on the Plan of Proposed Subdivision – Phase I, prepared by Meridian Surveys, dated March 11, 2011, and attached as Schedule "D" and forming part of this bylaw.
11. The Zoning District Map referred to in Section 7 – Maps is amended by zoning a portion of SW ¼ Sec. of 01-43A-03 W3 to R3A – Recreational Residential, a portion of the land within the bold dashed line as indicated on the Plan of Proposed Subdivision – Phase I, prepared by Meridian Surveys, dated March 11, 2011, and attached as Schedule "D" and forming part of this bylaw.
12. The Zoning District Map referred to in Section 7 – Maps is amended by zoning a portion of SW ¼ Sec. of 01-43A-03 W3 to R3B – Recreational Residential, a portion of the land within the bold dashed line as indicated on the Plan of Proposed Subdivision – Phase I, prepared by Meridian Surveys, dated March 11, 2011, and attached as Schedule "D" and forming part of this bylaw.
13. This bylaw shall come into force and take effect when approved by the Minister.
14. Bylaws No. 2011-13 and 2011-14 are hereby repealed.

Introduced and read a FIRST time this 17th day of September, 2012.
Read a SECOND time this 5th day of November, 2012.
Read a THIRD time and passed this 5th day of November, 2012.

Mayor Dennis Helmuth

(S E A L)

CAO Nicole J. Lerat

SCHEDULE "A" TO BYLAW 2012-05

6.11 R3 - RECREATIONAL RESIDENTIAL DISTRICT

6.11.1 Purpose

The objective of the **R3** – Recreational Residential District is to provide for residential development in the form of single detached dwellings on lots between 669 and 1,329 square metres in size while maintaining a recreational type lifestyle.

6.11.2 Permitted Uses

The following uses are permitted in the **R3** – Recreational Residential District:

Residential:

- (1) single detached dwellings

Other:

- (1) municipal facilities
- (2) parks and playgrounds
- (3) public works excluding offices, warehouses, storage yards and sewage lagoons

6.11.3 Discretionary Uses

The following uses are discretionary uses in the **R3** – Recreational Residential District:

Commercial:

- (1) bed and breakfast homes
- (2) day care centres and preschools

6.11.4 Accessory Uses

- (1) Accessory buildings and uses shall be permitted (refer to Section 4.6 of this Bylaw).
- (2) See also, exceptions to development standards.

6.11.5 Regulations

- (1) Site Requirements

The minimum site size and yard requirements are shown in Table 6-11.

- (2) Floor Areas

The minimum floor area requirements are shown in Table 6-11.

(3) Site Coverage

The maximum site coverage requirements are shown in Table 6-11.

6.11.6 **Standards for Discretionary Uses**

In addition to other applicable regulations or standards contained in this Bylaw, the following shall apply to discretionary uses in the **R3** - Recreational Residential District:

- (1) All discretionary uses shall maintain the residential character of the area as much as possible.
- (2) Off street parking spaces for day care centres, pre-school nurseries, shall be located in a side or rear yard and shall be screened if they abut a site used for residential purposes.
- (3) Bed and breakfast homes shall comply with Section 4.10.4 of this Bylaw.
- (4) Day care centres and preschools shall comply with Section 4.10 of this Bylaw.

6.11.7 **Exceptions to Development Standards**

- (1) Where, on a corner site, a side yard of at least 6 metres is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 3 metres.

TABLE 6-11: R3 RECREATIONAL RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area (m ²)	Maximum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Floor Area (m ²)	Maximum Site Coverage (%)
Single detached dwellings	669	1,329	18	6	4.5	1.2 ⁽¹⁾	70	50
Municipal facilities	no minimum	no maximum	no minimum	no minimum	no minimum	no minimum	no minimum	no maximum
Parks and playgrounds	no minimum	no maximum	no minimum	no minimum	no minimum	3 ⁽²⁾	no minimum	10
Public works	no minimum	no maximum	no minimum	no minimum	no minimum	no minimum	no minimum	no maximum
Bed and breakfast homes	669	1,329	18	6	4.5	1.2 ⁽¹⁾	70	50
Day care centres and preschools	669	1,329	18	6	4.5	1.2 ⁽¹⁾	70	50

Special limitations and exceptions to standards:

- (1) except for corner sites where it shall be 3 along flanking street
- (2) or ½ the average building height, whichever is greater
- (3) The regulations and development standards contained within the R3 - Recreational Residential District that apply to residential sites and single detached dwellings shall also apply to bare land units and single detached dwellings that are part of an approved bare land condominium plan.

SCHEDULE “B” TO BYLAW 2012-05

6.12 R3A - RECREATIONAL RESIDENTIAL DISTRICT

6.12.1 Purpose

The objective of the **R3A** – Recreational Residential District is to provide for residential development in the form of single detached dwellings on lots between 0.133 and 0.265 hectares in size while maintaining a recreational type lifestyle.

6.12.2 Permitted Uses

The following uses are permitted in the **R3A** – Recreational Residential District:

Residential:

- (1) single detached dwellings

Other:

- (1) municipal facilities
- (2) parks and playgrounds
- (3) public works excluding offices, warehouses, storage yards and sewage lagoons

6.12.3 Discretionary Uses

The following uses are discretionary uses in the **R3A** – Recreational Residential District:

Commercial:

- (1) bed and breakfast homes
- (2) day care centres and preschools

6.12.4 Accessory Uses

- (1) Accessory buildings and uses shall be permitted (refer to Section 4.6 of this Bylaw).
- (2) See also, exceptions to development standards.

6.12.5 Regulations

- (1) Site Requirements

The minimum site size and yard requirements are shown in Table 6-12.

- (2) Floor Areas

The minimum floor area requirements are shown in Table 6-12.

(3) Site Coverage

The maximum site coverage requirements are shown in Table 6-12.

6.12.6 **Standards for Discretionary Uses**

In addition to other applicable regulations or standards contained in this Bylaw, the following shall apply to discretionary uses in the **R3A** - Recreational Residential District:

- (1) All discretionary uses shall maintain the residential character of the area as much as possible.
- (2) Off street parking spaces for day care centres, pre-school nurseries, shall be located in a side or rear yard and shall be screened if they abut a site used for residential purposes.
- (3) Bed and breakfast homes shall comply with Section 4.10.4 of this Bylaw.
- (4) Day care centres and preschools shall comply with Section 4.10 of this Bylaw.

6.12.7 **Exceptions to Development Standards**

- (1) Where, on a corner site, a side yard of at least 6 metres is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 3 metres.

TABLE 6-12: R3A RECREATIONAL RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Floor Area (m ²)	Maximum Site Coverage (%)
Single detached dwellings	0.133	0.265	18	6	4.5	1.2 ⁽¹⁾	70	50
Municipal facilities	no minimum	no maximum	no minimum	no minimum	no minimum	no minimum	no minimum	no maximum
Parks and playgrounds	no minimum	no maximum	no minimum	no minimum	no minimum	3 ⁽²⁾	no minimum	10
Public works	no minimum	no maximum	no minimum	no minimum	no minimum	no minimum	no minimum	no maximum
Bed and breakfast homes	0.133	0.265	18	6	4.5	1.2 ⁽¹⁾	70	50
Day care centres and preschools	0.133	0.265	18	6	4.5	1.2 ⁽¹⁾	70	50

special limitations and exceptions to standards:

- (1) except for corner sites where it shall be 3 along flanking street
- (2) or ½ the average building height, whichever is greater
- (3) The regulations and development standards contained within the R3A - Recreational Residential District that apply to residential sites and single detached dwellings shall also apply to bare land units and single detached dwellings that are part of an approved bare land condominium plan.

SCHEDULE “C” TO BYLAW 2012-05

6.13 R3B - RECREATIONAL RESIDENTIAL DISTRICT

6.13.1 Purpose

The objective of the **R3B** – Recreational Residential District is to provide for residential development in the form of single detached dwellings on lots between 0.266 and 0.530 hectares in size while maintaining a recreational type lifestyle.

6.13.2 Permitted Uses

The following uses are permitted in the **R3B** – Recreational Residential District:

Residential:

- (1) single detached dwellings

Other:

- (1) municipal facilities
- (2) parks and playgrounds
- (3) public works excluding offices, warehouses, storage yards and sewage lagoons

6.13.3 Discretionary Uses

The following uses are discretionary uses in the **R3B** – Recreational Residential District:

Commercial:

- (1) bed and breakfast homes
- (2) day care centres and preschools

6.13.4 Accessory Uses

- (1) Accessory buildings and uses shall be permitted (refer to Section 4.6 of this Bylaw).
- (2) See also, exceptions to development standards.

6.13.5 Regulations

- (1) Site Requirements

The minimum site size and yard requirements are shown in Table 6-13.

- (2) Floor Areas

The minimum floor area requirements are shown in Table 6-13.

(3) Site Coverage

The maximum site coverage requirements are shown in Table 6-13.

6.13.6 **Standards for Discretionary Uses**

In addition to other applicable regulations or standards contained in this Bylaw, the following shall apply to discretionary uses in the **R3B** - Recreational Residential District:

- (1) All discretionary uses shall maintain the residential character of the area as much as possible.
- (2) Off street parking spaces for day care centres, pre-school nurseries, shall be located in a side or rear yard and shall be screened if they abut a site used for residential purposes.
- (3) Bed and breakfast homes shall comply with Section 4.10.4 of this Bylaw.
- (4) Day care centres and preschools shall comply with Section 4.10 of this Bylaw.

6.13.7 **Exceptions to Development Standards**

- (1) Where, on a corner site, a side yard of at least 6 metres is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 3 metres.

TABLE 6-13: R3B RECREATIONAL RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Principal Use	Minimum Site Area (ha)	Maximum Site Area (ha)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Building Floor Area (m ²)	Maximum Site Coverage (%)
Single detached dwellings	0.266	0.530	18	6	4.5	1.2 ⁽¹⁾	70	50
Municipal facilities	no minimum	no maximum	no minimum	no minimum	no minimum	no minimum	no minimum	no maximum
Parks and playgrounds	no minimum	no maximum	no minimum	no minimum	no minimum	3 ⁽²⁾	no minimum	10
Public works	no minimum	no maximum	no minimum	no minimum	no minimum	no minimum	no minimum	no maximum
Bed and breakfast homes	0.266	0.530	18	6	4.5	1.2 ⁽¹⁾	70	50
Day care centres and preschools	0.266	0.530	18	6	4.5	1.2 ⁽¹⁾	70	50

special limitations and exceptions to standards:

- (1) except for corner sites where it shall be 3 along flanking street
- (2) or ½ the average building height, whichever is greater
- (3) The regulations and development standards contained within the R3B - Recreational Residential District that apply to residential sites and single detached dwellings shall also apply to bare land units and single detached dwellings that are part of an approved bare land condominium plan.
