

A Bylaw to amend Bylaw No. 172/90 known as the Zoning Bylaw of the RM of Indian Head No. 156

The Council of the Rural Municipality of Indian Head No. 156, in the Province of Saskatchewan, enacts to amend Bylaw No. 172/90 as follows:

1. PART V – "A" AGRICULTURAL ZONE, Section 6, Yards and Setbacks (minimum) is amended by adding the following at the end of Subsection (1):

"at the discretion of council, less than 150 feet setback of buildings from the centerline of the road may be allowed.

2. The Zoning Bylaw be amended by adding the following zone:

Part XIII. – "CR" Country Residential

1. Purpose

The objective of this zone is to provide for the subdivision and development of Country Residential developments. It will be used to accommodate residential development for sites that are between 1 and 6 acres in size. The Country Residential zone will be used for residential purposes with limited agricultural uses allowed on the sites.

2. Permitted Uses that are exempt from permit approval provided they meet the requirements of this Zoning Bylaw, including setback regulations if applicable, include:

- 1) Landscaping on private lands.
- 2) Sidewalks, steps, patios, decks.
- 3) Signs (subject to Part IV of the Zoning Bylaw).
- 4) Keeping of Animals
 - (i) Domestic Pets permitted and Farm Animals limited pursuant to Part IV, Section D, Development and Subdivision Subsection 25, Farm Animals on Residential Sites.
- 5) Orchards, vegetable, horticultural or fruit gardens.

3. Permitted Uses that require development permit approval:

- 1) Public Utilities.
- 2) Residential:
Single detached dwellings,
Double width mobile homes.
- 3) Signs (Subject to part IV of the Zoning Bylaw).
- 4) Residential Accessory Buildings and Uses:
 - i. Private garages.
 - ii. Private garden sheds.
 - iii. Private greenhouses.
 - iv. Accessory uses and buildings related to an approved discretionary use.
 - v. Home Occupations (subject to Part IV of the Zoning Bylaw).
- 5) Recreational uses:
 - i. Public sports fields and parks.
 - ii. Other public or non-profit recreational facilities.

4. Discretionary Uses:

- 1) Solid and liquid waste disposal facilities (subject to Part IV of the Zoning Bylaw).
- 2) Bed-and-breakfast Operations.

5. Regulations

1) Subdivision:

- 1) The subdivision of any land that does not meet the subdivision requirements within the Agricultural District will be required to be rezoned to this district and are subject to the Medium Density Residential Development Policies within the Development Plan.

2) Frontage

- 1) Minimum site frontage shall be 30 m for all parcels.
- 2) Minimum site frontage may be reduced to 20 m for residential locations on the end of a cul-de sac, or the outside curve of a curved or deflected street provided the parcel is at least 30m in width at the location of a principal building.
- 3) Exemptions from minimum frontage may be considered by Council for public utility uses and municipal facilities.

3) Site Size

- 1) Minimum site size shall be 0.4 ha (1 acre).
- 2) Maximum site size shall be 2.4 ha (6 acres).
- 3) No minimum site size is required for public utility uses.
- 4) Access (in addition to the regulations set out in Part IV of this Bylaw):
- 5) All lots within a subdivision may be required to be provided access from an internal subdivision road and all lots are required to have both legal and physical access. The number of accesses from the municipal road will be limited to provide for the safety of the travelling public.

4) Setback Requirements

(i) Front Yard:

1. The minimum setback for buildings, trees, shrubs, stone piles, portable structures, or other objects such as wells, dugouts, or reservoirs on private property from the centreline of a developed road or municipal road allowance shall be 46 m (150 ft). At the discretion of Council, the 150 ft. setback may be reduced. The Ministry of Highways and Infrastructure may require further setbacks from Provincial Highways.
2. The minimum setback for buildings, trees, shrubs, stone piles, portable structures, or other objects such as wells, dugouts, or reservoirs on private property from the intersection of the center lines of two or more municipal road right-of-ways shall be 90 m (300 ft). At the discretion of Council, the 300 ft. setback may be reduced. The Ministry of Highways and Infrastructure may require further setbacks from Provincial Highways.
3. The minimum setback for buildings or other objects on private property from the internal subdivision road shall be 7.6 m (25 ft)

(ii) Side and Rear Yard:

1. The minimum setback for buildings or other objects on private property from any side or rear yard shall be a 1.5m (5 ft)

6. Criteria for Discretionary Use Applications

- 1) A site plan and supporting documentation must be supplied to Council prior to making a decision on a discretionary use application.
- 2) The proposed development shall be located on a parcel conforming to all requirements of this zoning bylaw, including site size, frontage, setbacks and access.
- 3) No permitted or discretionary uses shall be located in the 1:500 flood elevations or on hazard lands without appropriate studies completed by qualified professionals with accompanying mitigating measures.
- 4) The proposed discretionary use shall not negatively change the character of the immediate area or the use and enjoyment of adjacent lands for their existing use.

7. Bed-and-breakfast Operation

- (i) The proposed structures are suitable and comfortable for the proposed development.
- (ii) There shall be a water source suitable for public consumption at the facility.
- (iii) There shall be suitable utilities and sewage disposal system for the facility.
- (iv) There shall be appropriate levels of access to the site and off-street or road parking for the users of the facility.
- (v) The development shall not be in conflict with adjacent uses or uses currently on site.
- (vi) Other requirements of this bylaw specific to the proposed use are met.

3. **The following is added to Part II Definitions in the appropriate alphabetical order:**

Bed-and-Breakfast Operation— a residence, licensed as a tourist home under *The Public Accommodation Regulations*, in which overnight accommodation within the unit, along with one meal served before noon, is provided to the travelling public for a charge.

Domestic Pet- a household animal kept for companionship and a person's enjoyment, as opposed to livestock, laboratory animals, working animals and sport animals which are kept for economic reasons.

4. **Part IV Section D. Development and Subdivision Subsection 25. Farm Animals on Residential Sites is amended by repealing (3) and replacing it with the following:**

- (3) A limited number of cattle, horses, sheep, goats, mules, donkeys, fowl and pigs shall be permitted in the A-Agricultural Zone and CR-Country Residential Zone, subject to the following development standard:

5. **The Table of Contents is amended by adding "CR" – Country Residential Zone.**

6. **This bylaw shall come into force and take effect when it has been approved by the Minister of Municipal Affairs.**

herne Scott
Reeve

Gene Thibault
Administrator

SEAL

Certified a true copy of
Bylaw No. 157/2012 passed by resolution
of Council on July 10, 2012

SEAL

Gene Thibault
Administrator

