The Town of Rosetown
Bylaw No. 716-16
A Bylaw to Amend The Zoning Bylaw

The Council of the Town of Rosetown in the Province of Saskatchewan enacts as follows:

1. That Bylaw No. 693-14 – the Zoning bylaw be amended as follows:

a) That Section 9.1 - Residential Manufactured Home District – RMH – Permitted Uses be amended by adding the following:

> b.1) one modular dwelling, limited to single detached and semi-detached configurations (refer to Section 5.4);

2. That Section 9.3 - Residential Manufactured Home District – RMH – Site Development Regulations – Manufactured Home Sites be amended as follows:

> "Modular dwelling, limited to single detached and semi-detached configurations" be added after "Manufactured Home Sites";

3. This Bylaw shall come into force and take effect on the date of final passing.

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Brian Gerow – Mayor

seal

_____
Angelika Walker – Acting Town Administrator

Given third reading and approved by Council on the _____ day of _____, 2016.

Certified a true copy of Bylaw No. 716-16
passed by the Council of the Town of Rosetown
on the _____ day of _____, 2016.

_____
Town Administrator

The following information is from the Town's Zoning bylaw but not to be read as part of the bylaw amendment:

Definitions:
Dwelling, Modular: A dwelling which is constructed of prefabricated parts, unit modules and/or finished sections built in a factory, and which are transported to the site for assembly on a fixed approved foundation which complies with the requirements of the National Building Code and conforming to

Canadian Standards Association (CSA) Standard A277, and may include the following configurations: single-detached, semidetached, duplex, multiple unit, single storey or more than one (1) storey;

Development Standards for Discretionary Uses:

5.4 MODULAR HOMES
Modular Homes are subject to the following conditions:
-Modular homes shall be permanently connected to water and sewer services provided by the Municipality and permanently connected as available to other public utilities.
-All other requirements of this Bylaw apply.
-Modular dwellings shall be placed on a permanent foundation of concrete (basement, crawlspace, T-shaped / spread footing, or slab-on-grade), flat insulating concrete form foundations, wood or steel in accordance with the requirements of the National Building Code or foundations installed in accordance with CSA-Z240.10 "Site Preparation, Foundation, and Anchorage of Manufactured Homes." The Development Permit application must state which type of foundation will be used.

Modular Dwelling Architectural Compatibility Guidelines
The following guidelines shall be considered by the Development Officer in the approval of a development permit for a modular dwelling in any residential district:
1. Height of the main floor above grade shall be consistent with the height of the main floor of dwelling units in the immediate and general area;
2. Roof pitch, style, and features such as gables shall be consistent with the roofs of dwelling units in the immediate and general area;
3. Roof overhang/eaves shall be a minimum of 30 cm from surface of each side wall;
4. Finishing materials used on the roof and exterior walls shall be consistent with the materials used on dwelling units in the immediate and general area;
5. Design of each modular dwelling shall ensure the side facing the street on which the home fronts contains a prominently placed 'front door' and windows in quantity and size that are consistent with dwelling units in the immediate area;
6. Modular dwellings may utilize full perimeter foundations compliant with NBCC provisions contained in 9.15.2. Alternatively, homes designed to be supported on longitudinal floor beams using piling foundations and skirted perimeter enclosures must comply with provisions contained in NBCC 9.15.1.3;
7. Full perimeter foundations, and skirting enclosures utilized on other basement alternatives, shall be parged to create a finish similar in appearance to that customarily found on basements of other detached dwellings in the immediate and general area.