

The Town of Rosetown
Bylaw No. 713-15
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) Section 7.4 – Residential District – R1 - Accessory Buildings and Structures – Minimum Yard Setbacks shall be deleted and replaced with the following:

A minimum of 7.5 meters (25 ft.) from the front site line, or no closer to the front site line than the principal building; 1.2 metres (4 ft.) from the principal building, and 0.6 metres (2 ft.) from the side site line unless the side site line is abutting a street: then the side yard shall be 2.5 metres (8 ft.). For semi-detached dwellings located on two lots such that each dwelling unit is on a separate lot, an accessory building may be located on two lots such that part of the accessory building covers both lots: in this case there is no side yard requirement along the common wall. No accessory building or structure shall be permitted in any required front yard.

b) Section 7.4 (c) Accessory Buildings and Structures shall be deleted and replaced with the following:

c) Accessory buildings located in a required rear yard shall not occupy more than 50% of the area of the required rear yard and shall not interfere with access to a rear lane.

c) Section 8.4 – Residential Multiple Dwelling District – R2 – Accessory Buildings and Structures – Minimum Yard Setbacks shall be deleted and replaced with the following:

A minimum of 7.5 metres (25 ft.) from the front site line, 1.2 metres (4 ft.) from the principal building, and 0.6 metres (2 ft.) from the side site line unless the side site line is abutting a street then the side yard shall be 2.5 metres (8 ft.). For semi-detached dwellings located on two lots such that each dwelling unit is on a separate lot, an accessory building may be located on two lots such that part of the accessory building covers both lots: in this case there is no side yard requirement along the common wall. No accessory building or structure shall be permitted in any required front yard.

2. That the following numbering changes be made to the Zoning bylaw:

a) References to Section 4.30 in Section 7.1 a) (twice), Section 7.2 (a) and (b), Section 8.1 (a), Section 8.1 (c), Section 10.1 (a) and Section 11.1 (a) be changed to Section 4.26.

3. That Section 2 – Definitions - Dwelling, Modular be deleted and replaced with the following:

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, semi-detached, duplex, multiple unit, single storey or more than one (1) storey; **See Modular Home;**

4. That Section 2 – Definitions – Modular Home be deleted and replaced with the following:
Modular Home: 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. **See Dwelling, Modular.** See example below.



5. That Bylaw No. 710-15 be repealed.

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

Brian Gerow – Mayor

seal

Steven Piermantier – Town Administrator

Given third reading and approved by Council on the 18th day of January, 2016.

Certified a true copy of Bylaw No. 713-15
passed by the Council of the Town of Rosetown
on the 18th day of January, 2016.

Town Administrator