

Village of Caronport

Bylaw No. 08/19

A bylaw to amend Bylaw No. 5/93 known as the Zoning Bylaw.

The Council of the Village of Caronport, in the Province of Saskatchewan, enacts to amend Bylaw No. 5/93 as follows:

1. Part II – Definitions, is amended by changing the title of Dwelling, Multiple to the following new title:

Dwelling, Multiple-unit

2. Part II – Definitions, is amended by adding a new definition for Dwelling Group as follows:

Dwelling Group – A group of two or more detached one-unit dwellings, two-unit dwellings or multiple-unit dwellings or combinations thereof occupying the same site.

3. Part V – Section 1. Zoning Districts is amended adding the following new District directly after the R1 – Residential District reference.

<i>Districts</i>	<i>Symbols</i>
<i>R2 – Medium Density Residential District</i>	<i>R2</i>

4. Part V is further amended by adding the following new Section 4 and renumbering the remaining sections accordingly:

4. *R2 – Medium Density Residential District*

1. *Intent*

The purpose of the R2 - Medium Density Residential District is to provide for residential development in the form of single detached, semi-detached, two-unit dwellings, multiple-unit dwellings, dwelling groups and for other compatible uses.

2. *Permitted Uses*

The following are permitted uses in the R2 – District:

- Single detached dwellings*
- Semi-detached and duplex dwellings*
- Multiple-unit dwellings*
- Dwelling Group*
- Parks and playgrounds*
- Schools, educational institutions*
- Cultural institutions*
- Hospitals*
- Places of worship, religious institutions*

x) *Public works (excluding offices, warehouses and storage yards)*

3. Discretionary Uses

The following are discretionary uses in the R2 – District:

- i) *Home occupations*
- ii) *Day care centre, subject to Saskatchewan Social Services Regulations*

Any use that is not designated as a permitted or discretionary use in the R2 – District shall be a prohibited use in this district.

4. Accessory Uses

Accessory buildings and uses shall be permitted in the R2 – Medium Density District subject to Part IV, Section 8.

5. Regulations

i) Requirement	Single Detached Dwellings	Semi-detached and Duplex Dwellings	Multiple-unit Dwellings	Dwelling Groups	Other Uses
ii) Lot area, minimum	360 sq. m with a lane, otherwise 450 sq. m	255 sq. m per unit with a lane, otherwise 315 sq. m per unit	225 sq. m per unit	4,000 sq. m	450 sq. m*
iii) Lot frontage, minimum for rectangular lots	12 m with a lane, otherwise 15 m	8.5 m per unit with a lane, otherwise 10.5 m per unit	8.5 m per unit with a lane, otherwise 10.5 m per unit	No minimum	15 m*
iv) Front yard, minimum	6 m	6 m	6 m	6 m	7.5 m*
v) Rear yard, minimum	8 m	8 m	7.5 m except if rear yard is serviced by a lane 3 m	3 m, or ½ the building height, whichever is greater	7.5 m*
vi) Side yard, minimum	1.5 m	1.5 m	3 m except if side yard is abutting a lane 1.2 m	3 m, or ½ the building height, whichever is greater	3.5 m
vii) Height, maximum	10.5 m	10.5 m	10.5 m	10.5 m	No max.
viii) Site coverage, maximum	50 %	60 %	60 %	60 %	60 %*

ix) Building Floor Area, Minimum	74 sq. m	46 sq. m per unit	46 sq. m per unit	46 sq. m per unit	No min.
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* No minimum or maximum requirement for parks, playgrounds and public works.

6. Parking

i) Parking requirements for all R2 – Medium Density District uses are subject to Part IV, Section 13.

7. Outdoor Storage

Outdoor storage, including waste material storage, in the R2 – Medium Density District is subject to Part IV, Section 10.

8. Signs

Any planned signs in the R2 – Medium Density District are subject to Part IV, Section 7.

9. Standards for Discretionary Uses

Council will consider applications for discretionary use in the R2 -Medium Density District subject to the applicable regulations and specific standards in Part IV.

5. The Zoning District Map referred to in Part V, Section 2 is amended by rezoning from R1 – Residential District to R2 – Medium Density Residential District all the land shown within the hatched area on the Zoning Detail Map attached as Schedule A, which forms part of the bylaw.

6. This bylaw shall come into force and take effect when adopted by Council.

Read a first time this 24th day of October, 2019.

Read a second time this 18th day of November, 2019.

Read a third time this 18th day of November, 2019.

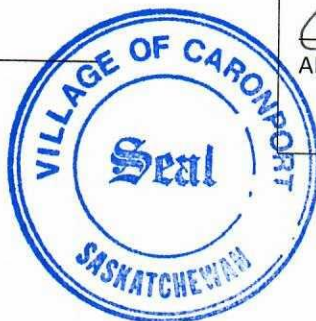


Daniel Buck
Mayor: Daniel Buck

Certified a true copy of Bylaw 08/2019 passed by the Council of the Village of Caronport on the 18th day of November A.D. 2019.

Gina Hallborg
ADMINISTRATOR

Gina Hallborg
Administrator: Gina Hallborg





Zoning Detail Map
Lot 30, Block 2, Plan No. 76MJ09972

THIRD AVENUE

CENTRE STREET

Lot: 30
Block: 2
Plan No. 76MJ09972

Rezoned
from
R1 - Residential District
to
R2 - Medium Density District