

THE RURAL MUNICIPALITY OF BRITANNIA NO. 502

BYLAW NO. 09-2017

A BYLAW TO AMEND BYLAW NO. 09-1989 KNOWN AS THE ZONING BYLAW

The Council of the Rural Municipality of Britannia No. 502, in the Province of Saskatchewan, enacts to amend Bylaw No. 9-1989 as follows:

1. Part IV: Zoning Districts, is amended by adding the following:

Schedule B (ii) H2 -Hamlet Residential District

A: Permitted Uses:

Subject to all other provisions of this bylaw, on any site, in any district defined in this bylaw as an H2 – Hamlet Residential District, only the following uses shall be permitted:

1. Principle Uses:

- a. Residential
 - i. Single detached dwelling
 - ii. Semi – detached dwelling
 - iii. Mobile Home

2. Accessory Uses:

Building, structures, or uses accessory to, and located on the same site with the main building or use, and replacing it with:

Permitted uses and buildings accessory to the principal use on the site:

- a. Attached and detached private garages;
- b. Garden sheds used for storage of non-industrial yard maintenance equipment;
- c. Greenhouses.

B: Regulations:

1. Site Area – (minimum)

- I. Residential Uses – 464 sq. m. (5,000 sq.ft)

2. Site Frontage – (minimum)

- I. Residential Uses – 15m (50 ft.)

3. Accessory Buildings and Uses

a) Provisions

- i. Buildings, structures, or uses secondary to, and located on the same site as the principal residential use may be permitted. Accessory buildings and uses shall be subject to the provisions of Part III, Section 14.
- ii. General development standards for accessory buildings shall meet the same requirements as the principal use or building.

b) Regulations

- i. The total area of all accessory uses and structures attached to the principal use (i.e. private garage or carport) shall not exceed the gross floor area of the principal building or structure.

- ii. A maximum of three (3) detached accessory buildings or structures may be permitted. Detached accessory buildings may be classified as Detached Accessory, Minor or Detached Accessory, Major. Detached Accessory, Major buildings and structures shall not be permitted in the Hamlet Residential District.

Classification	Minimum Area	Maximum Area	Maximum Total Combined Area
Minor	10 m ² (108 sq.ft)	50 m ² (538 sq.ft)	100 m ² (1076 sq.ft)
Major	n/a	n/a	n/a
Combined Total			100 m ² (1076 sq.ft)

- iv. Notwithstanding Section 5.b.ii, one (1) Detached Accessory, Major building or structure with a total gross floor area equalling no more than 100 m² may be permitted in lieu of two (2) Detached Accessory, Minor building or structures. Detached Accessory, Major buildings or structures may only be permitted if there is currently no accessory development on site and shall preclude additional accessory development.
- v. Fabric covered structures accessory to the principal use of the site may be permitted, subject to the provisions of Part III, Section 14.3. Shipping containers shall be prohibited.

- 2. By Amending the Zoning District Map referred to in Part IV from H – Hamlet District to H2 – Hamlet Residential District as shown within the red bold line on Schedule “A” of this bylaw.
- 3. By Amending Part V Definitions to:
 - Mobile Home:** A trailer coach bearing CSA Z240 certification for mobile homes (or a replacement thereof):
 - a. That is used as a dwelling;
 - b. That has water faucets and shower, or other bathing facilities, that may be connected to a water distribution system; and,
 - c. That is equipped with facilities for washing and water closet, or other similar facility, which may be connected to a sewage system.
- 4. This bylaw shall come into force and take effect when approved by the Minister of Government Relations.

Reeve

(SEAL)

Administrator

Read a first time this ___ day of _____, 2017.

Read a second time this ___ day of _____, 2017.

Read a third time this this ___ day of _____, 2017.



Hamlet of Hillmond

Hillmond School

Prospect

First Avenue

Main Street

Railway Avenue



North