

VILLAGE OF BUENA VISTA

BYLAW NO. 06/18

A BYLAW TO AMEND BYLAW 7/16-- Zoning Bylaw

The Council of the Village of Buena Vista in the Province of Saskatchewan in its open meeting hereby enacts as follows:

1. Section 6.1 - Zoning Districts be amended by adding Zoning District Country Residential - CR and Zoning Map is amended by adding Country Residential District - CR

This amendment forms part of Bylaw 7/16 and shall be read and interpreted with said bylaw.

Numbering of the Following Sections will be changed as follows:

Section 16 – amended to be Country Residential – CR from Flood Hazard _FH

Section 17- amended to Flood Hazard - FH from Slope Hazard Overlay – SH

Section 18 – amended to Slope Hazard Overlay from Zoning District Map

Section 19 Zoning District Map amended to reflect the change of Future Urban Development to Country Residential

Section 16. Country Residential District – CR

The purpose of the Country Residential District (CR) is to accommodate a larger low density country residential development and related uses in a rural environment where the essential land requirement is for a building site and space rather than for productive agricultural uses.

No person shall, within any Country Residential Property, use any land to keep or maintain any livestock or poultry or erect, alter or use any building or structure except in accordance with the following provisions:

16.1 Permitted Uses

- a) One single detached dwelling; ready to moves (RTMs) and Modular Homes (refer to section 5.4)
- b) Uses, buildings and structures accessory to the principle building (refer to section 4.6)
- c) Playgrounds

- d) Swimming pools (refer to section 4.20)
- e) Public Works – buildings and structures excluding offices, warehouses storage yards and waste management or sewage facilities

16.2 Discretionary Uses

- a) Home Occupations/Home-based business (refer to section 5.2);
- b) Garden Suites (refer to section 5.10);
- c) Secondary Suites (refer to section 5.3);
- d) Child daycare (refer to section 5.6);
- e) Adult daycare (refer to section 5.7);
- f) Bed and Breakfast Homes (refer to section 5.5);
- g) Residential care homes (refer to section 5.8);
- h) Large Detached Accessory Buildings – may be permitted in the CR District only by resolution of Council and only in locations specified by Council:
 - i. Large Accessory buildings must have an appearance similar to the form, materials and features of the primary dwelling and may not be commercial or industrial in appearance. No more than one large detached accessory building will be allowed on any one parcel and shall not exceed 278m² (3000ft²)

16.3 Site Development Regulations

Public works shall have no minimum or maximum site regulations Tables 16A shows the minimum Development Standards and Site Regulations size of lot which may be subdivided, in accordance with the Act and this bylaw dependent on the type of proposed use

Table 16 A

CR	<u>Minimum Development Standards and Site Regulations</u> (unless otherwise indicated)								Minimum. Bldg Floor Area (m ²)
	Site Frontage (m)	Site Area (acre)	Front Yard Set Back (m)	Side Yard Set Back (m)	Rear Yard Set Back (m)	Max Bldg Height (m)	Max. Site Coverage Including Principle and Accessory Bldgs and Structures		
Low Density Country Residential District	39	2.0	16.8m (55ft)	3.6m (12ft)	6 (20ft)	8.5 (28ft)	40%	Bungalow/Bi-Level 120m ² /1300 ft ² with double attached garage 1 ½ & 2 Story 140 m ² (1500 ft ²)	
Single Detached Dwelling	39	2.0	16.8m (55ft)	6 (20ft)	6 (20ft)	8.5 (28ft)	40%	Bungalow/Bi-Level 120m ² /1300 ft ² 1 ½ & 2 Story 140 m ² (1500 ft ²)	
Modular or RTM	Perimeter walls of all modular and RTM homes shall be anchored to a permanent foundation comprising a full or partial basement								

Table 16A.1 – Accessory Buildings and Structures

CR Country Residential	Minimum Development Standards & Site Regulations (unless otherwise stated)				
	<i>Front yard Set Back (m)</i>	<i>Side yard Set Back (m)</i>	<i>Rear Yard Set Back (m)</i>	<i>Maximum Floor area (m)</i>	<i>Max. Site Coverage Including Principle and Accessory Bldgs and Structures</i>
Accessory Buildings and Structures	6m (20 ft)	3.6 (12ft)	0.8 (2.6 ft)	120m ² (1300 ft ²)	

Garages, carports, and accessory buildings attached to a principal building by a substantial roof structure shall be considered as part of the principal building and subject to the regulations of the principal building and shall not exceed the square footage of the main floor of the principal dwelling in size.

A carport, consisting of a roof and supporting columns or structures which are not permanent walls, is permitted to encroach into any required side yard as long as the supporting structures are set back a minimum of 0.3 meters (1 ft.) from the side lot line and the roof does not project past the side lot line.

A detached private garage is permitted in any side yard or rear yard, provided there is sufficient available space to comply with all other requirements in this section.

All activities related to artisan studios, crafts, and workshops shall be conducted within an enclosed building. No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin for collection.

No attached structure (i.e. deck) shall have a total floor area greater than the main floor area of the principal building. In calculating the main floor area of a principal building, the area of an attached garage shall be excluded.

Temporary, fabric covered structures consisting of wood, metal or plastic framing covered on the roof and one (1) or more sides with fabric, plastic, vinyl or other sheet material shall be permitted in a rear or side yard.

Special Development Standards

Table 16 B reflects development standards which may be applied, at the Village’s discretion, to any necessary Development Permit. The Village shall only prescribe a more specific development standard as part of a Development Permit where that standard is based on and consistent with the Development Standards listed in the table.

A. Table 16 B – Large Accessory Buildings

CR Country Residential	Minimum Development Standards and Site Regulations (unless otherwise indicated)				Max Height (m)	Max Site Coverage Including Principle and Accessory Bldgs and Structures
	Front Yard Set Back (m)	Side Yard Set Back(m)	Rear Yard Set Back (m)	Max Floor area (m²)		
Large Accessory	12.8m (42ft)	3.0m (10ft)	6.0 (20ft)	278m ² 3000 ft ²	6.0 (20ft)	40%

Read a first time this 11th day of September, 2018

Read a second time this 25th day of September, 2018

Read a third time and adopted this 25th day of September, 2018

Certified true copy of

Bylaw No. 06/18 as adopted by
resolution of Council on the
25th day of September, 2018



Chief Administrative Officer



Mayor

