

BYLAW NO. 17-07

RURAL MUNICIPALITY OF BEAVER RIVER NO. 622

A Bylaw to amend Bylaw No. 57 known as the Zoning Bylaw.

The Council of the Rural Municipality of Beaver River No. 622, in the Province of Saskatchewan, enacts to amend Bylaw No. 57 as follows:

1. Part V – Definitions, is amended by adding the following:

Bare Land Condominium: Shall mean a condominium divided into bare land units, as defined in *The Condominium Property Act, 1993*.

Bare Land Unit: - Shall mean a bare land unit as defined within *The Condominium Property Act, 1993*.

Dwelling Group: Shall mean two or more single detached, two-unit or multiple unit dwellings located on a single parcel, and does not include mobile homes. A dwelling group may be in any form of tenancy including condominium or bare land condominium.

2. Part III – General Regulations, is amended by adding the following:

“11. Dwelling Group:

- (a) for the purposes of regulation under this bylaw, a dwelling group shall be considered as a single parcel.
- (b) All service and other common buildings shall be of permanent construction.
- (c) Owners and developers of dwelling groups shall provide:
 - 1) fire hydrants and any other fire protection equipment or facilities deemed necessary by the Development Officer, in consultation with the Fire Chief;
 - 2) Garbage containers on each unit site and/or a screened garbage area serving the dwelling group shall be provided at a point convenient for collection;
 - 3) Off-street parking for a minimum of two cars;
 - 4) Storage facilities suitable for large trucks, campers, travel trailers, snowmobiles and boats: minimum of 18.5 square metres per individual unit site, or equivalent area per unit as common storage facilities;
 - 5) Storage facilities necessary for site service and maintenance equipment;
 - 6) Screening in the form of landscaping and fencing around service buildings, storage compounds and refuse collection points;
 - 7) A neighbourhood sign, not to exceed 4 square metres of face area.

3. Part III, General Regulations, Section 3 One Principal Building or Use Permitted on a Site, is amended by adding clause (d) Dwelling groups.

4. Part IV Zoning District, Schedule D: LD1 - Lakeshore Development District, Section A: Permitted Uses; Subsection 3. Discretionary Uses is amended by adding:

(e) Dwelling Groups.

5. Part IV Zoning District, Schedule D: LD1 - Lakeshore Development District, Section B: Regulations, Subsection 3. Yard Requirements, is amended by adding:

(d) Dwelling Groups:

- (i) Minimum 6 metres front and rear yards; 3 metre side yards.
- (ii) Minimum separation distance between principal buildings: 3 metres.

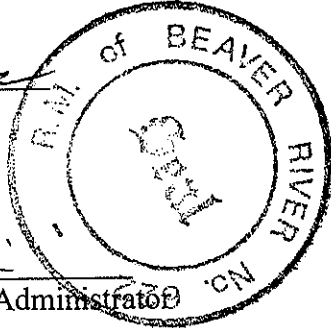
- (iii) Single Detached Residential Dwellings: density cannot exceed 15 units per hectare (6 per acre).
- (iv) Two-Unit or Multi-Unit Dwellings: density cannot exceed 30 units per hectare (12 per acre).
- (v) When calculating density for the purpose of this regulation, the area calculations cannot include a golf course.

4. This Bylaw shall come into force and take effect when approved by the Minister of Government Relations.

Robert Holba
Robert Holba, Reeve

(SEAL)

P. Wolkowski
Paulette Wolkowski, Administrator



Certified a true copy of Bylaw 17-07
Passed by Council on Dec 13, 2007, A.D.

P. Wolkowski
Paulette Wolkowski, Administrator

