

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 to amend Bylaw No. 7/ 16 as follows:

**Section 6.1 - Zoning Districts be amended by adding a new Zoning District Country Residential - CR and Zoning Map to be amended by adding Country Residential District – CR as outlined in the Zoning District Map which forms part of Bylaw 06/18.**

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 Country Residential – CR from Flood Hazard \_FH**

**Section 17 - amended to be 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**

**INTENT:**

The intention of the amendment to the Zoning Bylaw 7/16 is to:

Rezone the land legally described as SW Qtr – Sec 14 – Tp 21 – Rg 22 – Mer 2 Extension 2, from Future Urban Development – FUD to Country Residential – CR.

## 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 as per (refer to General Regulations section 5.4)
- b) Uses, buildings and structures accessory to the principle building (refer to a6. General Regulations section 4.6)
  - i. 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.
  - ii. 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.
  - iii. 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.
  - iv. 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.
  - v. 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.
  - vi. 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.
  - vii. Refer to 16.3 Site Development Regulations Table 16A.1 Accessory Buildings and Structures
- c) Playgrounds
- d) Swimming pools (refer to General Regulations 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 278m<sup>2</sup> (3000ft<sup>2</sup>) floor space.
  - ii. Refer to 16.3 Special Development Standards Table 16.B.

### 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**

<b>CR</b> <b>Low Density</b> <b>Country</b> <b>Residential</b> <b>District</b>	<b><u>Minimum Development Standards and Site Regulations</u></b> (unless otherwise indicated)							<b>Minimum. Bldg Floor Area (m<sup>2</sup>)</b>
	<b>Site Frontage (m)</b>	<b>Site Area (ha)</b>	<b>Front Yard Set Back (m)</b>	<b>Side Yard Set Back (m)</b>	<b>Rear Yard Set Back (m)</b>	<b>Max Bldg. Height (m)</b>	<b>Max. Site Coverage Including Principle and Accessory Bldgs. and Structures</b>	
<b>Single Detached Dwelling</b>	39m	0.809ha (2.0ac)	16.8m (55ft)	3.6m (12ft)	6m (20ft)	8.5m (28ft)	40%	Bungalow/Bi-Level 120m <sup>2</sup> 1300 ft <sup>2</sup> with double attached garage 1 ½ & 2 Story 140 m <sup>2</sup> (1500 ft <sup>2</sup> )
<b>Modular or RTM</b>	39m	0.809ha (2.0ac)	16.8m (55ft)	6m (20ft)	6m (20ft)	8.5m (28ft)	40%	Bungalow/Bi-Level 120m <sup>2</sup> 1300 ft <sup>2</sup> 1 ½ & 2 Story 140 m <sup>2</sup> (1500 ft <sup>2</sup> )
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**

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

**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**

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

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

Read a first time this 11<sup>th</sup> day of, September, 2018

Read a second time this 8th day of, January, 2019

Read a third time and adopted this 8th day of, January, 2019

Certified true copy of

Bylaw No. 06 /18 as adopted by

Resolution of Council on the 8th day of January, 2019



Mayor



Chief Administrative Officer

