

Rural Municipality of Rocanville No. 151

Zoning Amended Bylaw

A Bylaw to amend Bylaw No.2-2005, the Municipality's Zoning Bylaw. The Council of the Rural Municipality of Rocanville No.151, in the Province of Saskatchewan enacts:

(1) To amend Bylaw No.2-2005 as follows:

- a) By adding the following definitions at the appropriate alphabetical location in Part II.

Definitions:

"Dwelling: a building or part of a building that may be used as a Residence as defined in this Bylaw.",

"Dwelling, Dormitory: a series of dwelling units contained together in a single story, residential dwelling either as an agricultural, accessory use or for the temporary accommodation of employees who are constructing a major commercial or industrial development for which a Permit has been issued in conformity with this Bylaw," and,

"Mobile Home Park: a site under one ownership, which has been planned, divided into mobile home lots and improved for the placement of mobile homes for residential use on a lease or rental basis.",

- b) By adding "or **Dormitory Dwelling**": to the definition of "Residence" in Part II – Definitions, following the words "single detached dwelling";

- c) By deleting the definition of "Farmstead" in Part II – Definitions and replacing it with the following: **"Farmstead:** a single site which includes the residence or dormitory dwelling of the farm operator and those buildings or facilities which are related to the farm operation, and may include cropland and pastures.",

- d) By adding "(including a dormitory dwelling)" following the word "farmstead" in Section 5.2(2)(a) of the Agricultural District,

- e) By adding "(c) Mobile Home Park" and "(d) a single detached dwelling which may be allowed at Council's discretion on the existing Parcel A Plan No. 101177603 – Extension 52 (NE-22-17-32-1) in the former hamlet of Bear Creek" as new Discretionary Uses in Section 5.2(2) of the Agricultural District.

By adding the following as a new Section 3.14:

"3.14 Regulations for Mobile Home Parks

In addition to the development standards, which may be contained in the required Discretionary Use Permit for a Mobile Home Park, the following regulations shall apply to the review and approval of Mobile Home Park applications.

- (1) The applicant shall provide the Development Officer with drawings of the lots, private roads, sewer and water services and accessory buildings proposed in the Mobile Home Park that have been approved by the Architect or Engineer that is licensed to practice with the Province of Saskatchewan.
- (2) The following accessory building and uses shall be permitted:
- a) An administration office for the mobile home park;
 - b) One dwelling unit for the owner or operator;
 - c) Recreational buildings and uses servicing only the park's residents;
 - d) Laundry facilities for the use of the residents; and
 - e) Other service and storage buildings accessory to the operation of the park.
- (3) In Mobile Home Parks, only 1 accessory building shall be permitted within each mobile home lot, such accessory building shall not exceed 30m².
- (4) Each lot within a mobile home park shall:
- a) Access an internal, private road and have a driveway with a minimum width of 4.5m.
 - b) Be clearly identified with permanent address.
 - c) Have a minimum lot area of 375m² with a minimum width of 9m.

d) Requirements for a mobile home lot are:

- A minimum of 1.5m side yard from any adjacent mobile home lot;
- A minimum of 3m rear or side yard from the mobile home park boundary;
- A minimum of 3 m front yard from any internal road; and
- A minimum of 15m from any mobile home lot or permanent park accessory structure located on the opposite side of an internal road.

(5) Mobile Home Parks shall provide a minimum of 10% of the total area, in a suitable location for the recreational use and the enjoyment of the park residents.

g) By deleting Subsection 5.3.2(1)(c) and replacing it with the following:

“(c) A residential site shall not be less than 0.8 hectares (2 acres) or more than 16 hectares (40 acres) in size”.

h) By adding the following as a new Section 5.3.2.(1)(f):

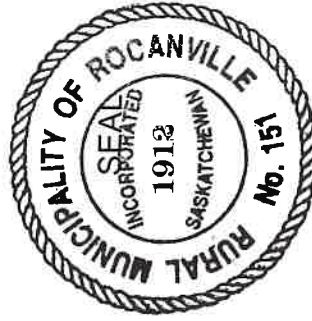
“(f) At the request of the current owner of the site proposed to be subdivided as referred to in subsection (d) above, Council may use its discretion to vary only the maximum site size requirement up to a new maximum of 32 ha. (80 acres). In such cases, the minimum remaining size of the Quarter Section (as defined by this Bylaw) shall not be less than 32 ha (80 acres). As well, the requested change must be either:

- i) requested to include additional land required for water supply or waste disposal systems which exist on or are proposed for the site; or
- ii) requested to include or facilitate any existing or proposed landscaping, buildings, structures or natural features on the proposed site; or
- iii) must not unnecessarily reduce, or negatively affect the existing use, size, servicing of, or access to the balance of the quarter section (or equivalent as defined in this Bylaw); and
- iv) must not negatively affect the existing use, servicing of, or access to any neighboring land.”

2) That the Administrator do such other things necessary to effect the intent of this Bylaw;

3) That this Bylaw shall take effect on the date it is approved by the Minister of Municipal Affairs.

4) That Bylaw 2-2008 be hereby repealed.



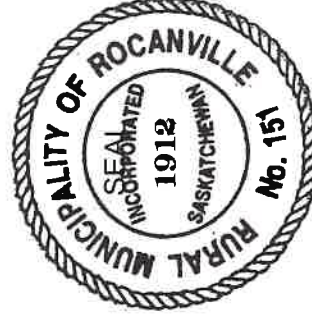

Reeve


Administrator

Adopted by resolution of Council on the
12th day of September, 2024.

Certified a true copy of Bylaw No. 2024-12


Administrator



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CML