

BYLAW 04/2015

A BYLAW OF THE TOWN OF REGINA BEACH  
TO AMEND BYLAW NO. 11/2005  
BEING THE ZONING BYLAW

The Council of the Town of Regina Beach, in the Province of Saskatchewan enacts to amend Bylaw No. 11/2005 as follows:

1. The Zoning District Map referred to in Section 8.2 is amended by rezoning all the land shown within the shaded areas on the attached plan, Block F, Plan GA421, which forms part of the Bylaw, from C2-Highway Commercial District to R1-Residential District: Single Detached Dwellings.
2. Add to 9.1 R1-Residential District, Section 9.1.2 Discretionary Uses:
  - 12) Mobile Homes with the following conditions:
    - a) Mobile home must be new;
    - b) Lot must be determined not suitable for permanent structure by a engineered geotechnical report;
    - c) All R1 Regulations must be met
3. Add to 9.7 C2-Highway Commercial District, Section 9.7.2 Discretionary Uses:
  - 10) Government and professional service offices
  - 11) Personal service establishments
  - 12) Banks and financial institutions
  - 13) Retail and rental stores
  - 14) Mini malls, strip malls

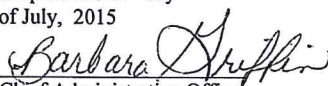
9.7.6 Mini Malls Development Regulations

  - 1) Council may consider a mini mall development where a major portion of an entire block is being proposed for redevelopment.
  - 2) Parking stalls for mini mall clients shall be accessible from the street by way of onsite access lanes, and not directly from the street.
4. Add to 2. Definitions:

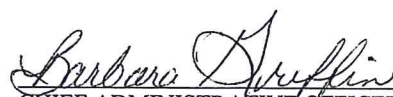
**Mini mall, strip malls** – a building of not more than 604.0 m<sup>2</sup> (6501.61 ft<sup>2</sup>) in gross floor area in which a minimum of three (3) and a maximum of six (6) of the permitted or discretionary uses of the Zoning District are located together for their mutual benefit.
5. This bylaw shall come in to force and take effect when adopted by Council.



Read a third time and  
adopted this 14<sup>th</sup> day  
of July, 2015

  
Chief Administrative Officer

  
MAYOR

  
CHIEF ADMINISTRATIVE OFFICER  
Certified a true copy  
of Bylaw No. 04/2015  
passed by resolution of Council  
on the 14 day of July 2015.

