

BYLAW 4/2008

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. Section 8 – Zoning District and Zoning Maps, subsection 8.1 – Classifications of Zoning Districts is amended by adding a new Residential Zone – Residential – single family dwelling/institutional use R4.
2. Section 9 – Zoning District Schedules is amended by adding a new subsection

9.3B R4 – Residential District: Single Detached Dwellings/Institutional Uses

The purpose of this district is to provide for low density residential development and related recreational institutional uses on smaller lots.

Permitted Uses

The following are permitted used in the R4 – Residential District:

- (1) Single detached dwellings
- (2) Parks, playgrounds and sports fields
- (3) Libraries, cultural institutions, museums and community centres
- (4) Public utilities (excluding offices, warehouses and storage yards)

Discretionary Uses

The following are discretionary uses in the R4 – Residential District:

- (1) Modular homes
- (2) Places of worship, religious institutions
- (3) Lodges, fraternal organizations, clubs
- (4) Day care centres
- (5) Family day care homes
- (6) Personal care homes
- (7) Schools, educational institutions
- (8) Home occupations subject to the requirements of Section 5.3
- (9) Bed and Breakfast establishments
- (10) Swimming pools

Accessory Uses

Buildings, structures and uses secondary or subordinate to, and located on the same lot with the principal permitted or discretionary use, shall be permitted.

Regulations

(1) Single Detached Dwelling/Modular Homes

- Lot area – minimum - 405 m² (4,360 ft²)
- Lot frontage – minimum - rectangular lots: 15 m (49 ft.);
non-rectangular lots: 10 m (32.8 ft.) with a mean width of 18 m measured from the front lot line.
- Yard, front – minimum - 4.5 m (14.8 ft.)
- Yard, rear – minimum - 1.5 m (4.9 ft.)
- Yard, side – minimum - 1.5 m (4.9 ft.), except that for a corner lot where access to a garage is obtained from a flankage street, the minimum side yard shall be 3 m (9.8 ft.)
- Lot Coverage – maximum - 50%
- Dwelling Size – minimum - 93m² (1,000 ft²)

(2) All Other Uses (except public utilities)

- Lot area – minimum - 405 m²* (4,360 ft²)
- Lot frontage – minimum - 15 m* (49 ft.)
- Yard, front – minimum - 4.5 m* (14.8 ft.)
- Yard, rear – minimum - 1.5 m* (4.9 ft.)
- Yard, side – minimum - 1.5 m* (4.9 ft.)**
- Lot Coverage – maximum - 50%

* no minimum requirements for parks, playgrounds, sports fields and public works

** except where the side lot line abuts a street or lane 3 m (9.8 ft.).

Development Standards for Modular Homes

- (1) All modular homes shall be placed on a permanent foundation comprised of a full or partial basement and/or concrete or preserved wood grade beam/pile structure, such foundation being not less than 600 millimetres above recommended or established grade. The basement wall and grade beam support shall be attached to the perimeter of the building.
- (2) Modular homes shall be permanently connected to water services provided by the municipality and any other public utilities that may be acquired by the owner or occupant serving the dwelling.

Development Standards for Personal Care Homes

Section 5.5 shall apply to personal care homes located in a single detached dwelling.

Signs

Section 6 regulations shall apply in the R4 – Residential District.

Storage

Subsection 4.1.21 regulations shall apply in the R4 – Residential District.

3. The Zoning District Map referred to in Section 8, is amended by adding a new Zoning District, R4 – Residential – Single Family/institutional uses.
4. The Zoning District Map referred to in Section 8.2 is amended by rezoning all the land shown within the bold dashed line on the attached plan which forms part of the bylaw from RMH – Residential Mobile Home District to R5 – Residential Single Detached Dwellings/institutional uses.
5. This bylaw shall come in to force and take effect when the Minister of Municipal Affairs approves Bylaw #5/2008.

MAYOR

ADMINISTRATOR

Read a third time and
adopted this 24th day
of June, 2008.