

TOWN OF GRENFELL
BYLAW No. 737-17

A bylaw to amend Bylaw No. 693-14 known as the Zoning Bylaw.

The Council for the Town of Grenfell, in the Province of Saskatchewan, enacts to amend Bylaw No. 693-14 as follows:

DEFINITIONS

1. Section 2. Definitions, is amended by adding immediately after the definition of “Municipality”, the following new definition:

“Municipal Facility: Land and/or structures owned by the Municipality including, but not limited to, land and/or structures used for the following:

- a) Office and/or meeting space;
- b) Storage of municipal equipment and/or supplies;
- c) Recreation; and/or
- d) Other institutional purposes.”

2. Section 2. Definitions, is amended by replacing the definition of “RTM (Ready to Move) Home” with the following:

“RTM (Ready to Move) Home: A residential dwelling that is constructed off-site in a yard or factory to Canadian National Building Code Standards and transported as a single unit to a site for permanent installation on a permanent foundation.”

ADMINISTRATION AND INTERPRETATION

3. Section 3.3 Application for A Development Permit, is amended by replacing sub-section 3.3.1 a) with the following:

“a) Complete and submit a Development Permit application, and”

4. Section 3.6 Concept Plans, is amended by replacing the entire section with the following:

“3.6 Concept Plans and Comprehensive Development Reviews

3.6.1 A Concept Plan or Comprehensive Development Review shall be completed prior to consideration of an application by Council by any person proposing to rezone, subdivide, or re-subdivide land for multi-parcel residential, commercial or industrial purposes. The purpose of this review is to identify and address social, environmental, health and economic issues and to encourage the development of high quality. The scope and required detail of the

Concept Plan will be based on the scale and location of the proposed development and address such areas as the following:

- a) Proposed land use(s) for various parts of the area;
- b) The effect on adjacent land uses and integration of the natural landscape regarding the planning and design of the area;
- c) The location of, and access to, major transportation routes and utility corridors;
- d) The provision of services respecting the planning for future infrastructure within the Municipality;
- e) Sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas;
- f) Appropriate information specific to the particular land use (residential, commercial or industrial).

3.6.2 The Concept Plan or Comprehensive Development Review must be prepared in accordance with the overall goals and objectives of the Official Community Plan. Council shall not consider any development application until all required information has been received. The responsibility for undertaking all technical investigations and hosting public meetings as required shall be borne solely by the applicant.”

GENERAL REGULATIONS

5. Section 4.28 Prohibited and Noxious Uses, is amended by replacing subsection 4.28.1 with the following:

“4.28.1 The keeping of livestock shall not be permitted within the Town boundary.”

6. Section 4.32 Provision of Off-Street Parking and Loading Spaces, is amended by adding immediately after subsection 4.32.4 the following new subsection:

“4.32.5 Payment in Lieu of Required Off-Street Parking Facilities

- a) Council may exempt any applicant for a use permitted in the C1 and C2 district from the requirement of providing off-street parking facilities where, in lieu thereof, the applicant pays or agrees to pay the Council the sum of money calculated by multiplying the number of off-street parking spaces that would otherwise be required by \$1,000.
- b) The payment of or agreement to pay such sums of money shall be subject to such terms and conditions as Council may determine.”

ZONING DISTRICTS AND ZONING MAPS

7. Section 6.5 Future Urban Development District – FUD, subsection 6.5.1 Permitted Uses, is amended by deleting the following sub-subsection:
 - “b) Keeping of livestock, but excluding intensive livestock operation, poultry farms, hatcheries, or kennels;
8. Section 6.5 Future Urban Development District – FUD, subsection 6.5.1 Permitted Uses, is amended by adding immediately after sub-subsection g), the following new sub-subsection:
 - “h) Municipal facilities”
9. Section 6.5 Future Urban Development District – FUD, subsection 6.5.3 Site Development Regulations, is amended by replacing the sentence below the table with the following:

“There shall be no minimum site development requirements for municipal facilities or public works buildings.”
10. Section 6.6 Low Density Residential District – R1, subsection 6.6.1 Permitted Uses, is amended by adding immediately after sub-subsection e), the following new sub-subsection:
 - “f) Municipal facilities”
11. Section 6.6 Low Density Residential District – R1, subsection 6.6.2 Discretionary Uses, is amended by adding immediately after sub-subsection e), the following new sub-subsection:
 - “f) Places of worship”
12. Section 6.6 Low Density Residential District – R1, subsection 6.6.2 Discretionary Uses, is amended by adding immediately after sub-subsection g), the following new sub-subsection:
 - “h) Day care centres and pre-schools”
13. Section 6.6 Low Density Residential District – R1, subsection 6.6.3 Site Development Regulations, is amended by adding the following:

“There shall be no minimum site development requirements for municipal facilities or public works buildings.”
14. Section 6.7 Residential Multiple Dwelling District – R2, subsection 6.7.1 Permitted Uses, is amended by adding immediately after sub-subsection g), the following new sub-subsection:
 - “h) Municipal facilities”

15. Section 6.7 Residential Multiple Dwelling District – R2, subsection 6.7.2 Discretionary Uses, is amended by adding immediately after sub-subsection f), the following new sub-subsections:
 - “g) Places of worship
 - h) Residential care homes
 - i) Day care centres and pre-schools”

16. Section 6.7 Residential Multiple Dwelling District – R2, subsection 6.7.3 Site Development Regulations, is amended by adding the following:

“There shall be no minimum site development requirements for municipal facilities or public works buildings.”

17. Section 6.8 Residential Mobile Home District – RMH, subsection 6.8.1 Permitted Uses, is amended by adding immediately after sub-subsection f), the following new sub-subsection:

“g) Municipal facilities”

18. Section 6.8 Residential Mobile Home District – RMH, subsection 6.8.2 Discretionary Uses, is amended by adding immediately after sub-subsection d), the following new sub-subsections:
 - “e) Places of worship
 - f) Day care centres and pre-schools”

19. Section 6.8 Residential Mobile Home District – RMH, subsection 6.8.3 Site Development Regulations, is amended by adding the following:

“There shall be no minimum site development requirements for municipal facilities or public works buildings.”

20. Section 6.9 Town Centre Commercial District – C1, subsection 6.9.1 Permitted Uses, is amended by adding immediately after sub-subsection s), the following new sub-subsection:

“t) Municipal facilities”

21. Section 6.9 Town Centre Commercial District – C1, subsection 6.9.4 Site Development Regulations, is amended by replacing the sentence below the table with the following:

“There shall be no minimum site development requirements for municipal facilities or public works buildings.”

22. Section 6.10 Commercial/Light Industrial District – C2, subsection 6.10.1 Permitted Uses, is amended by replacing sub-subsection q) with the following sub-subsection:

“q) Farm service centres”

23. Section 6.10 Commercial/Light Industrial District – C2, subsection 6.10.1 Permitted Uses, is amended by adding immediately after sub-subsection cc), the following new sub-subsection:

“t) Municipal facilities”

24. Section 6.10 Commercial/Light Industrial District – C2, subsection 6.10.4 Site Development Regulations, is amended by replacing the sentence below the table with the following:

“There shall be no minimum site development requirements for municipal facilities or public works buildings.”

25. Section 6.11 High Profile Commercial/Light Industrial District – HPC, subsection 6.11.1 Permitted Uses, is amended by adding immediately after sub-subsection u), the following new sub-subsection:

“t) Municipal facilities”

26. Section 6.11 High Profile Commercial/Light Industrial District – HPC, subsection 6.11.4 Site Development Regulations, is amended by adding the following:

“There shall be no minimum site development requirements for municipal facilities or public works buildings.”

27. Section 6.11 High Profile Commercial/Light Industrial District – HPC, subsection 6.11.9 Signage, is amended by replacing the “Maximum size” with the following:

“Maximum size The facial area of a sign shall not exceed 30.0 m² (322.92 ft²)”

28. Section 6.11 High Profile Commercial/Light Industrial District – HPC, subsection 6.11.11 Supplementary Regulations, sub-subsection 6.11.11.1 is amended by replacing sub-sub-subsection j) with the following:

“j) Freestanding canopies shall not exceed 6.0 metres (19.69 feet) above the finished grade of the lot. No portion of the canopy shall project closer than 3.0 metres (9.85 feet) to any lot line.”

29. Section 6.12 Industrial District - IND, subsection 6.12.1 Permitted Uses, is amended by adding immediately after sub-subsection t), the following new sub-subsection:

“u) Municipal facilities”

30. Section 6.12 Industrial District - IND, subsection 6.12.4 Site Development Regulations, is amended by replacing the sentence below the table with the following:

“There shall be no minimum site development requirements for municipal facilities or public works buildings.”

31. Section 6.13 Community Service District – CS, subsection 6.13.1 Permitted Uses, is amended by adding immediately after sub-subsection n), the following new sub-subsection:

“o) Municipal facilities”

32. Section 6.13 Community Service District – CS, subsection 6.13.3 Site Development Regulations, is amended by adding the following:

“There shall be no minimum site development requirements for municipal facilities or public works buildings.”

33. Appendix “B” Town of Grenfell Development Permit Application is deleted.

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

MAYOR

SEAL

CHIEF ADMINISTRATIVE OFFICER

