

Town of Grand Coulee

Bylaw 05-2020

A bylaw to amend bylaw No. 06-2012 known as the Grand Coulee Zoning Bylaw.

The Council of the Town of Grand Coulee, in the Province of Saskatchewan, enacts to amend Bylaw No. 06-2012 as follows:

1. The Zoning Bylaw is amended by replacing all instances of the term 'Village' with 'Town' and with the exception of Section 1.1, all instances of 'The Planning and Development Act, 2007' shall be replaced with 'the Act'.
2. Section 2.0 is amended by adding the following definitions:

Home Based Business: An accessory use of a dwelling unit by a resident of the dwelling for a business which is secondary and incidental to the primary use of the dwelling as a residence and does not change the residential character of the buildings or site.

Home Occupation: An occupation conducted exclusively by the occupants of a residential building and which is clearly secondary to the residential use of the dwelling and does not change the building's exterior character.

3. Section 3.17.2 is amended by combining it with Section 3.17.3 to read:

3.17.2 Where the Development Officer has determined that a violation of this bylaw has occurred, the Development Officer may issue an order to correct the violation pursuant to section 242 of the Act.

4. Section 4.9.1 is amended by adding the following new subsection e):
 - a. Uncovered outdoor swimming pools shall have a minimum side or rear yard of 0.75 meters.
5. Section 4.28.2 is amended to replace Saskatchewan Watershed Authority with Saskatchewan Water Security Agency.
6. Section 4.30.1 is amended to change the reference to Table 3 – Off Street Loading Space Schedule to Table 1 – Off Street Loading Space Schedule.
7. Section 5.0 is amended by renaming the section from 5.0 Discretionary Uses to 5.0 Specific Use Regulations respecting that not all of the uses described are discretionary forms of development.
8. Section 5.0 is amended by replacing all bulleted lists with alfa- numeric references to improve interpretation and cross reference.
9. Section 5.0 is amended by replacing Subsection 5.1 with the following new subsections and renumbering the remaining subsections accordingly:

5.1 Home Occupation

2. Home occupations in all residential districts shall be subject to the following:
 - a. The use shall be conducted entirely within the dwelling unit by the full-time occupants.
 - b. The use shall not have any exterior display or storage of materials and no exterior variation from the residential character of the building.
 - c. The use shall not create any measurable external nuisance including noise, glare, dust or odour which would be disruptive to the surrounding residential uses.
 - d. The use shall not generate more than four client or business-related visits per day and no more than 20 client or business-related visits per week.
 - e. The use shall be valid only for the period of time the property is occupied by the applicant for such use.
 - f. All development permits issued for a home occupation shall be subject to the condition that the development permit may be revoked at any time subject to the provisions of Section 242 of the Act, if in the opinion of Council, the operation has not met the regulations and standards applicable to home occupations contained in this Bylaw, or the special standards applied by the Development Officer at the time of approval.

5.2 Home Based Business

1. Home based businesses will be accommodated if they are clearly secondary to the principal residential use of the dwelling unit, compatible with the surrounding residential area and not of a size or intensity that would detrimentally affect the use and enjoyment of adjacent and nearby residential properties.
2. Home based businesses shall be conducted entirely within the dwelling unit or accessory building.
3. Home based businesses shall not occupy more than 25% of the gross floor area of a dwelling unit in any residential district.
4. There shall be no exterior display or storage of any merchandise or material relating to the home-based business other than a sign, not exceeding 1 m² in area.
5. No more than two non-resident persons shall be engaged in any home-based business as an employee or a volunteer on any one site.
6. Off-street parking shall be required for a non-resident employee.
7. No more than one business vehicle, for which off-street parking is provided, shall be stored on the site.
8. The use shall not generate more than 12 client or business-related visits per day and no more than 60 client or business-related visits per week.
9. The use shall not create any measurable external nuisance including noise, glare, dust or odour which would be disruptive to the surrounding residential uses.
10. The use shall be valid only for the period of time the property is occupied by the applicant for such use.
11. All development permits issued for a home based business shall be subject to the condition that the development permit may be revoked at any time subject to the provisions of Section 242 of the Act, if in the opinion of Council, the operation has not met the regulations and standards applicable to home occupations contained in this Bylaw, or the special standards applied at the time of approval.

10. Section 5.0 is amended by adding the following subsection and renumbering the remaining subsections accordingly:

5.6 Garden Suite

1. A garden suite shall only be permitted on a lot with a single-family dwelling backing onto a rear lane.
 2. The garden suite and principal dwelling must be under a common property title.
 3. The gross floor area of the garden suite shall not exceed 80% of the gross floor area of the principal dwelling.
 4. The yard setbacks applied to the principal dwelling shall also apply to the garden suite with the exception that a 1.6 m rear yard setback shall apply to the garden suite.
 5. The garden suite shall maintain a minimum 4 m separation from the principal dwelling.
 6. The height of the garden suite shall not exceed the height of the principal dwelling.
 7. An additional non-stacked off-street parking space shall be provided for the garden suite.
 8. A mobile home shall not be permitted as a garden suite.
 9. Garden suites shall be constructed on grade with no basement.
 10. The garden suite shall include a full bathroom containing a toilet, sink and shower or tub, a kitchen and a maximum of two bedrooms.
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11. Section 7.1 is amended by adding the following new permitted use:
 - e. Home Occupation

 12. Section 7.2 is amended by replacing subsection b) with the following and removing c) 'Confectionary Use':
 - b. Home Based Business

 13. Section 7.2 is amended by adding the following subsection l):
 - l. Garden Suite

 14. Section 7.4 is amended by removing subsection d) and renumbering accordingly.

 15. Sections 7.5 d) and 8.5 d) are amended by replacing each subsection with the following:
 - d) Outside storage areas shall be screened from adjacent sites and public thoroughfares.

 16. Sections 7.6, 7.8 and 8.8 are amended by replacing all bulleted lists with alfa- numeric references to improve interpretation and cross reference.

 17. Sections 7.7.1, 8.7.2, 9.4.1, 10.8.1, 11.2.3, 12.13.3 and 13.4.2 are amended to change the cross reference from 4.32 to 4.31 Signs as there is no Section 4.32 in the Zoning Bylaw.

 18. Section 8.1 is amended by adding the following new permitted use:
 - f. Home Occupation

 19. Section 8.2 is amended by replacing subsection b) with the following:
 - b. Home Based Business

 20. Section 8.3 is amended by updating height maximum under 'Townhouse, Rowhouse, Fourplex' with the following:
 - a. 15.0 metres (4 stories for principal building)

21. Section 8.4 is amended by removing subsection d) and renumbering accordingly.
22. Sections 8.6, 8.8 and 10.8.4 are amended by replacing all bulleted lists with alfa- numeric references to improve interpretation and cross reference.
23. Section 13.0 is amended as follows:

The purpose and intent of this district is to protect land designated as Future Land Use or Potential Land Use on the Future Land Use Map from premature subdivision and development while allowing for compatible interim uses.

No person shall within any FUD-Future Urban Development District use any land or erect, alter or use any building or structure, except in accordance with the following provisions. No person shall initiate any permitted, discretionary or accessory use prior to obtaining a development permit from the Development Officer

24. This bylaw shall come into force and take effect when approved by the Minister.

Mayor

Seal

Administrator