

**City of Yorkton
Saskatchewan**

Bylaw No. 3/2012

A bylaw of the City of Yorkton in the Province of Saskatchewan to amend Zoning Bylaw No. 14/2003 by establishing the R-1A Small Lot Residential zoning district, amending table 4.5.9, Accessory Regulations, and rezoning proposed lots 5-15, as shown on the Plan of Proposed Subdivision of Lot 3, Block B, and Municipal Buffer MB1, Plan No. 102054114 in SW¹/₄Sec. 2-26-4-W2, from R-3 Medium Density Residential to R-1A Small Lot Residential.

WHEREAS, pursuant to Section 46(3) of *The Planning and Development Act, 2007* the Council of the City of Yorkton in the Province of Saskatchewan in Council assembled hereby enacts as follows:

1. That Zoning Bylaw No. 14/2003, Section 8.0 ‘Zoning Provisions’ be amended by adding subsection 8.2.2.22 to Table 8.2.2, to read as follows:

	ACTUAL NAME	COMMON NAME
8.2.2.22	R-1A	Small Lot Residential

2. That Zoning Bylaw No. 14/2003 be amended by adding a new section, being Section 31.0 R-1A Small Lot Residential, as shown on Schedule ‘A’, attached hereto.
3. That Schedule Z-1, being the Zoning map attached to and forming part of Bylaw No. 14/2003, be amended to change the zoning of proposed lots 5-15, as shown on the Plan of Proposed Subdivision of Lot 3, Block B, and Municipal Buffer MB1, Plan No. 102054114 in SW ¹/₄ Sec. 2-26-4-W2, as shown on Schedule ‘B’ attached hereto, from R-3 Medium Density Residential to R-1A Small Lot Residential.
4. That Table 4.5.9, Accessory Regulations, be amended where bolded and italicized to state:

	ACCESSORY REGULATIONS	ALL R, IN & C-4 DISTRICTS
4.5.9.6	Side Yard:	3.0m on a corner site if garage doors open to the flankage street or lane, otherwise 0.3m and provided that overhanging eaves shall be not less than 0.15m from any site line. <i>Where a minimum front yard setback requirement is less than 6.0 m, Accessory Uses shall not be permitted in the side yard.</i>
4.5.9.7	Attached Garage:	A garage or accessory structure which is attached to the principal building shall be considered as part of the principal building and be subject to the regulations of the principal building. <i>Where a minimum front yard setback requirement is less than 6.0 m, Attached Garages shall be permitted only in the rear yard.</i>

This bylaw shall come into force and take effect on the date of final passing thereof.

MAYOR

CITY CLERK

Introduced and read a first time this ____ day of _____, A.D., 2012.

Read a second time this ____ day of _____, A.D., 2012.

Read a third time and adopted this ____ day of _____, A.D., 2012.

Schedule 'A'
Bylaw No. 3/2012

Section 31.0
SMALL LOT RESIDENTIAL - R-1A

Section 31.1
SMALL LOT RESIDENTIAL (R-1A)

The Small Lot Residential designation is designed to establish and preserve neighbourhoods of primarily single detached dwellings on small lots at a higher density than otherwise provided under this Bylaw, while allowing for a mix of other compatible uses. The Permitted and Discretionary Uses in the R-1A District are outlined in the table below.

31.1.1	Permitted Uses	31.1.2	Discretionary Uses
31.1.1.1	Essential Public Services and Utilities	31.1.2.1	Bed and Breakfast Homes (Section 7.1)
31.1.1.2	Public Parks and Playgrounds	31.1.2.2	Family Child Care Homes (Section 7.3)
31.1.1.3	*Home Occupations (Section 7.6)	31.1.2.3	Group Care Homes (Section 7.5)
31.1.1.4	Single Detached Dwellings	31.1.2.4	Semi-detached Dwellings
31.1.1.5	Uses Accessory to Permitted Uses		
31.1.1.6	Uses Accessory to Discretionary Uses		

Section 31.2
R-1A DEVELOPMENT STANDARDS

31.2.1 Minimum Lot Dimensions		WIDTH	DEPTH
USE			
31.2.1.1	Essential Public Services and Utilities	No minimum lot size	
31.2.1.2	Public Parks and Playgrounds	No minimum lot size	
31.2.1.3	Single Detached Dwellings – Interior	9.0 m	30.0 m
31.2.1.4	Single Detached Dwellings – Corner	10.8	30.0 m
31.2.1.5	Semi-Detached Dwellings – Interior	6.5 m per unit	30.0 m
31.2.1.6	Semi-Detached Dwellings – Corner	8.3 m for lot flanking street	30.0 m

31.2.2

Minimum Setback Requirements

USE	FRONT	SIDE	REAR
31.2.2.1 Essential Public Services and Utilities	No setback requirements		
31.2.2.2 Public Parks and Playgrounds	No setback requirements		
31.2.2.3 Single Detached and Semi-Detached Dwellings			
(A) 1 & 1.5 Storey	3.0 m for dwellings with- out an attached garage	1.2 m 3.0 m for property line flanking street on corner lots	7.5 m where min. front yard setback is 3.0 m
	6.0 m for dwellings with an attached garage		6.0 m where min. front yard setback is 6.0 m
(B) 2 & 2.5 Storey	3.0 m for dwellings with- out an attached garage	1.8 m 3.0 m for property line flanking street on corner lots	7.5 m where min. front yard setback is 3.0 m
	6.0 m for dwellings with an attached garage		6.0 m where min. front yard setback is 6.0 m

31.2.3 – Front Yard Parking

Where a front yard setback is less than 6.0 m, front yard parking is not permitted.

31.2.4– Maximum Height

The maximum principal building height is 10.5 m or 2.5 storeys.

31.2.5 – Maximum Site Coverage

The maximum land area that may be built upon shall be no more than 50% for residential developments. There shall be no maximum site coverage requirement for Essential Public Services and Utilities or for Public Parks and Playgrounds.

31.2.6 – Minimum Floor Area per Unit

The minimum floor area per dwelling unit shall be as follows:

Single Detached and Semi-Detached Dwellings

(A) 1 & 1.5 Storey: 65.0 m²

(B) 2 & 2.5 Storey: 97.5 m²

31.2.7 – Mean Site Width

Where minimum site width and depth measurements are required, the number stated as such requirement shall refer to the mean width and depth of the site, and the minimum measurement for a site width or depth line shall be no less than 70% of the required mean width or depth.

31.2.8 – Special Use Provisions

Where an additional section of this bylaw is noted next to a permitted or discretionary use, i.e. “Day Care Centre (Section 7.2)”, such notation shall specify that additional requirements pertaining to that use are located within the noted section.

31.2.9 – Additional Requirements

Refer to the sections or bylaws indicated below for additional information on the following requirements:

A) Site Plan Development Standards	Section 3.8 – 3.10
B) Subdivisions	Section 3.11– 3.13
C) Excavation, Stripping, and Grading	Section 4.24
D) Soil Erosion Control	Section 4.25
E) Sidewalk and Pedestrian Access	Section 4.29
F) Trash Enclosures	Section 4.31
G) Fencing	Section 4.32
H) Building Design	Section 4.34
I) Recreational Facilities	Section 4.35
J) Accessory Buildings	Section 4.5
K) Landscaping Requirements	Section 6.0
L) Parking and Loading Requirements	Section 5.0
M) Signage	<i>City of Yorkton Sign Bylaw #16/03</i> (or subsequent amendments thereto)

