

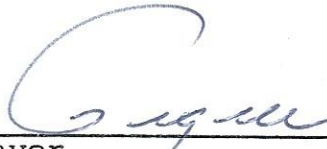
RESORT VILLAGE OF SUNSET COVE

BYLAW NO. 21/87

A bylaw of the Resort Village of Sunset Cove to adopt a Basic Planning Statement pursuant to Section 39 of The Planning and Development Act, 1983.


The Council of the Resort Village of Sunset Cove in the Province of Saskatchewan enacts as follows:

1. This bylaw may be cited as "The Basic Planning Statement Bylaw" and contains:
 - A. Schedule A entitled the "Basic Planning Statement".
2. Bylaw No. 8/83 , the Last Mountain Lake Planning District Development Plan as amended, is hereby repealed.
3. This bylaw comes into force on the date of final approval by the Minister of Urban Affairs.



Mayor






Municipal Administrator

A Certified True Copy of Bylaw
No.21/87 adopted by resolution
of council on the 14th Day of
June, 1987.



Administrator



BASIC PLANNING STATEMENT
FOR THE RESORT VILLAGE OF
SUNSET COVE

Schedule A
of Bylaw No. 21/87

Section 1 - Introduction

- 1.1 The Resort Village of Sunset Cove was incorporated on January 1, 1983. Census information at that time established the summer seasonal population at 169 persons.

Sunset Cove is located on Last Mountain Lake which is part of the Qu'Appelle Valley system and constitutes a major recreational resource in southern Saskatchewan. The close proximity of Sunset Cove to the City of Regina and other urban areas and the popularity of the lake have made Sunset Cove an ideal cottaging area.

Control of development in Sunset Cove began in 1977 when the Last Mountain Lake Special Planning Area Commission introduced zoning controls. Sunset Cove, which was then part of the R.M. of McKillop No. 220, was represented on the Commission by the representative of the rural municipality. Upon receiving resort village status in 1983 Sunset Cove was able to appoint a representative to the Commission. In 1984 the Commission adopted a Development Plan for the Last Mountain Lake Planning District which was used, in conjunction with the zoning controls, to provide for planned development in the planning district. The Council of Sunset Cove has been administering this development plan and the zoning controls since the withdrawal of the Resort Village from the Last Mountain Lake Planning District in June, 1985. Council has now resolved to prepare a simplified document to address the specific planning concerns of Sunset Cove.

1.2 Purpose

Section 39 of The Planning and Development Act, 1983 enables a council to prepare and adopt a basic planning statement. A basic planning statement is a short statement of a council's objectives and policies to address development issues in a municipality.

The purpose of this Basic Planning Statement is to identify the objectives of the Council for the future planning and development of the Resort Village of Sunset Cove. This document will:

- serve as framework to guide the Council in making development decisions
- identify areas of concern which affect the use and development of land in the Resort Village
- establish objectives and outline policies for future development
- establish the objectives to be accomplished by a zoning bylaw.

1.3 Scope

The objectives and policies contained in this Basic Planning Statement apply to the entire area within the boundaries of the Resort Village. All development within the limits of Sunset Cove shall conform to this Basic Planning Statement.

Proposals for the use of land are shown on the "Land Use Strategy Map" in Appendix "A" which forms part of this Basic Planning Statement.

Section 2 - General Development

2.1 Sunset Cove has developed along the slopes of the Qu'Appelle Valley, on a landform that has been identified by J.D. Mollard and Associates Limited (geotechnical engineers) as Old Valleyside Slump Blocks. This landform is considered to be relatively stable as long as the old slump blocks are undisturbed. A major component of any development decisions in Sunset Cove is the understanding of the limitations that this landform may have on development. Development should only occur in a manner that will not severely impact on the sensitive valley side slopes.

2.2 General Objectives

- To provide for the orderly and economical development of the Resort Village of Sunset Cove;
- To provide for the effective control of development and land use within the Resort Village;
- To provide a high quality physical environment for the residents;
- To provide for the growth and continued viability of the Resort Village primarily as a residential community.

2.3 General Policies

1. Development shall occur in such a way as to not prejudice the future orderly growth of Sunset Cove.
2. The existing residential character of the Resort Village will be maintained.
3. Commercial development will be limited to approved home occupations.

4. New developments will be sensitive to the hazards associated with Old Valleyside Slump Blocks.
5. Directions for future growth will be identified.

Section 3 - Residential Development

3.1 Development in Sunset Cove to date has been residential in nature. Currently the Resort Village contains 67 lots. Since in many cases one family owns more than one lot there are only 53 residences which gives Sunset Cove a spacious appearance.

Residential development in Sunset Cove has been of relatively good quality. Conversion of seasonal dwellings to permanent residences is encouraged.

3.2 Objectives

- to maintain the quality and character of residential development;
- to avoid the intrusion of commercial development in residential areas and conflict of land use;
- to plan for future expansion of the residential area.

3.3 Policies

1. Residential redevelopment and infill development will be encouraged.
2. The conversion of seasonal dwellings to permanent residences will be permitted in keeping with local bylaws and Department of Health requirements.
3. The bylaws of council shall encourage new construction that is compatible with the existing development.
4. The zoning bylaw will ensure that land use conflicts are avoided.
5. Recreational development, compatible with the residential nature of Sunset Cove, will be encouraged.

Section 4 - Public Service Development

- 4.1 Currently services are provided to the residents of the Resort Village of Sunset Cove as demand requires. Given the resort nature of Sunset Cove the level of services is relatively limited.

Also, the nature of the Old Valley Side Slump Block landform on which Sunset Cove has developed will hinder the supply of services. Any deep trenching for water or sewer lines may cause the old slump blocks to slide, having serious consequences for the existing development. The Saskatchewan Power Corporation has indicated that it is not prepared to provide natural gas service to the Resort Village due to this concern.

4.2 Objectives

- to ensure that suitable services are provided to meet the requirements of the residents where permitted by the landform.

4.3 Policies

1. Council will attempt to provide services in keeping with the low density residential nature of the municipality and in recognition of the potential slumping problem.
2. Council will monitor the services that are supplied to ensure that they operate efficiently and do not contribute to slope instability.
3. Developers of new residential subdivisions will be required to enter into a servicing agreement with the Council at the time of subdivision to ensure that all services to be provided will meet the standards of the Resort Village.

Section 5 - Environmentally Sensitive Land

- 5.1 Council wants to ensure that development does not adversely impact on the sensitive land along the sides of the lake.

5.2 Objectives

- to minimize the impacts of permitted land use activities on the unstable land areas.

5.3 Policies

1. Council will ensure that new development respects the unstable nature of the landscape by requiring the developer, where necessary, to obtain comments on the development from a professional geotechnical engineer prior to commencing the development and ensuring that any recommendations made by the engineer are complied with.

Section 6 - Future Development

- 6.1 Once the few existing vacant lots are developed Sunset Cove will have to expand to permit further development. This expansion will require the annexation of land into the Resort Village.

New residential development can occur to the north, east and west of the present limits. Existing topographical information indicates that the land to the north and east may be the most suitable. The location of a farmyard in the SE 1/4 Section 28-21-22-2 will restrict residential growth to the east.

6.2 Objectives

- ensure that expansion of the Resort Village occurs on land that is suitable for development.

6.3 Policies

1. Council will consider requests for annexation from adjacent land owners provided that the land can be safely developed, provided with all required services and is suitable for development.
2. Council will develop and maintain a consultation process with the Council of the R.M. of McKillop No. 220 to discuss development proposals adjacent to Sunset Cove and any annexation plans.

Section 7 - Administration

7.1 Implementation

The basic planning statement will be implemented, in part, by all of the development related decisions that will be made in the future. However, the two most important tools available for guiding the future development of the Resort Village are through zoning controls and the subdivision process.

7.2 Zoning Bylaw

The principal means of implementing this Basic Planning Statement shall be Zoning Bylaw No. 22/87 which is adopted in conjunction with the adoption of this Basic Planning Statement.

The objectives to be accomplished in the zoning bylaw are to ensure:

- that land use conflicts are avoided;
- that future development will meet minimum standards to maintain the amenity of the Resort Village and protect property values;
- that development will be consistent with the physical limitations of the land;
- that development does not place undue demand on the Resort Village for services;
- that future land use and development are consistent with the objectives of the municipality.

The zoning bylaw provides Council with actual control over land use and development within the Resort Village. To ensure that these controls work to help achieve the stated objectives, the bylaw itself must be consistent with the policies and the intent of this Basic Planning Statement. In considering the zoning bylaw or an amendment, the Council should refer to the policies contained in the text and the land use strategy map to ensure that the development objectives of the Resort Village will be met.

7.3 Subdivision Process

Subdivision, the breaking up of land into smaller legal units, is normally an integral part of the development process. Although the Director of Community Planning for Saskatchewan Urban Affairs is the approving authority for subdivisions in the Resort Village, the Council has input into the subdivision procedure at two points. First, the Council provides comments on all applications for subdivision within the Resort Village. In reviewing all subdivisions, the Council should consult this basic planning statement to see whether the proposed development is consistent with the long term objectives and the desired pattern of development.

Secondly, Council has an impact on the subdivision process through the zoning bylaw. Since no subdivision can be approved that does not conform to the zoning bylaw, Council has the power to directly influence subdivision and development in Sunset Cove.

7.4 Review and Amendment

A basic planning statement is not a static document and should not commit the Council to an inflexible development policy. As new issues and concerns arise, or old ones change, the basic planning statement should be revised to meet these changes. The basic planning statement should be reviewed from time to time to see whether the stated objectives are still relevant and whether the policies set out are being effective in achieving those objectives. The concerns, objectives and policies of the basic planning statement must be kept up to date to ensure that the document will deal with the real development issues facing the community.

On occasion, land uses or development may be proposed which do not conform to the basic planning statement. The basic planning statement can be amended to allow the new development to proceed, however, before any amendment is made the impact of the proposed change on the rest of the planning statement and the future development of the Resort Village should be examined. Any changes to the basic planning statement or the zoning bylaw should be in the interest of the future development of the community as a whole.

Through periodical review and amendment the basic planning statement should serve as an effective guide for the Council to make decisions on the future development of the Resort Village of Sunset Cove.

APPENDIX "A"
LAND USE STRATEGY MAP

ZONING BYLAW
FOR THE
RESORT VILLAGE OF SUNSET COVE
BYLAW NO. 22/87.

PART I - INTRODUCTION

Under the authority granted by The Planning and Development Act, 1983, the Council of the Resort Village of Sunset Cove in the Province of Saskatchewan, in open meeting, hereby enacts as follows:

- Title This Bylaw shall be known and may be cited as the "Zoning Bylaw" of the Resort Village of Sunset Cove.
- Purpose The purpose of this Bylaw is to control the use of land in the Resort Village of Sunset Cove so as to provide for the amenity of the area and for the health, safety and general welfare of the inhabitants of the municipality and to implement the policies of the Basic Planning Statement.
- Scope No development shall hereafter be permitted within the limits of the Resort Village of Sunset Cove except in the conformity with the provisions of this Bylaw, the Basic Planning Statement and The Act.
- Severability A decision of a Court that one or more provisions of this Bylaw are invalid in whole or in part does not affect the validity, effectiveness or enforceability of the other provisions or parts of the provisions of this Bylaw.

PART II - DEFINITIONS

Whenever in this Bylaw the following words or terms are used, they shall unless the context otherwise provides, be held to have the following meaning:

- Accessory A use, separate building, or structure, normally incidental, subordinate, exclusively devoted to and located on the same lot as the principal use, building or structure.
- Act The Planning and Development Act, 1983.
- Administrator The Municipal Administrator or Clerk of the Resort Village of Sunset Cove.

Zoning Bylaw

<u>Building</u>	Any structure constructed or placed on, in or over land but does not include a public highway.
<u>Building Bylaw</u>	A bylaw adopted by the Council pursuant to the relevant Provincial Statute which regulates the construction, alteration, repair, occupancy or maintenance of buildings.
<u>Building Principal</u>	A building in which the main or primary use of the lot is conducted.
<u>Council</u>	The Council of the Resort Village of Sunset Cove.
<u>Development</u>	The carrying out of any building, engineering, mining or other operations in, on, or over land or the making of any material change in the use or intensity of the use of any building or land.
<u>Development Permit</u>	A document authorizing a development issued pursuant to this bylaw, but does not include a building permit.
<u>Discretionary Use</u>	A use of land or a building that may be permitted in a district only at the discretion of the Council and which may be subject to specific development standards.
<u>Dwelling</u>	A building or part of a building that may be used as a permanent residence excluding a mobile home, but including a prefabricated home.
<u>Dwelling Unit</u>	One or more rooms that may be used as a residence each unit having separate sleeping, cooking and toilet facilities.
<u>Dwelling, Multiple</u>	A building containing three or more dwelling units.
<u>Dwelling, Duplex</u>	A building divided horizontally into two dwelling units.

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Dwelling,
Semi-detached

A building divided vertically into two dwelling units by a common wall extending from the base of the foundation to the roof line.

Dwelling,
Single Detached

A building containing only one dwelling unit. ←

Home Occupation

An occupation, trade, profession or craft conducted for gain in a dwelling unit or a conforming accessory building by the resident or residents and which is incidental and secondary to the residence.

Hotel

A building or structure or part of a building or structure in which sleeping accommodation with or without meals is provided for tourists or travellers, and where a guest register or record is kept.

Lot

An area of land with fixed boundaries which is of record in the Land Titles Office by Certificate of Title.

Lot Line, Front

The line separating the lot from the street; for a corner lot, the shorter line abutting a street.

Lot Line, Rear

The lot line at the rear of the lot and opposite the front lot line.

Lot Line, Side

A lot line other than a front or rear lot line.

Minister

The member of the Executive Council to whom for the time being is assigned the administration of the Act.

Mobile Home

A trailer coach that may be used as a dwelling all the year round; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; and has facilities for washing and water closet or other similar facility that may be connected to a sewage system.

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Mobile Home Park

A lot under single management for the placement of two or more mobile homes.

Motel

A hotel for temporary use by automobile tourists or travellers.

Permitted Use

A use of land or buildings that shall be permitted in a district where all requirements of the bylaw are met.

Public Works

- i) systems for the production or distribution of electricity;
- ii) systems for the distribution of natural gas or oil;
- iii) facilities for the storage, transmission, treatment, distribution or supply of water;
- v) facilities for the collection, treatment, movement or disposal of sanitary sewage; or
- v) telephone or light distribution lines,

that are owned or operated by the Crown or the municipality.

Resort Village

The Resort Village of Sunset Cove.

Rooming House

A building containing more than one rooming unit.

Rooming Unit

A room or rooms for accommodation other than a dwelling unit or other form of accommodation defined elsewhere in this bylaw with sleeping facilities, but without private toilet facilities.

Service Station

A building or part of a building used for the retail sale of lubricating oils and gasolines, automobile accessories, and the servicing and minor repairing of motor vehicles, which may include a restaurant, car wash, or car sales lot as accessory uses.

Sign

Any figures, numbers, emblems, pictures, devices, marks or designs, intended to be visible from other than inside a building,

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for the purpose of making known any individual, association, business, industry or service, or for advertisement or for directing or obtaining attention.

Street

The whole and entire width of every highway, public road, or road allowance vested in Her Majesty in right of the Province of Saskatchewan and shown as such on a plan of survey registered in a Land Titles Office.

Structural
Alteration

The construction or reconstruction of the supporting elements of a building.

Townhouse or
Row House

A building divided into three or more dwelling units located side by side under one roof and sharing common walls.

Yard

Open, uncovered space unoccupied by buildings or structures on a lot except as specifically permitted elsewhere in this Bylaw.

Yard, Front

That part of a lot extending across the full width of a lot between the front lot line and the nearest wall or supporting member of a principal building or structure.

Yard, Rear

That part of a lot extending across the full width of the lot between the rear lot line and the nearest wall or supporting member of a principal building or structure.

Yard, Side

That part of a lot extending from the front yard to the rear yard between the side lot line and the nearest wall or supporting member of a building or structure except where the wall or supporting member is supporting an uncovered patio or uncovered sun deck.

Zoning Bylaw

PART III - ADMINISTRATION

1. Development Officer

The Council may appoint a Development Officer or act in that capacity itself. The Development Officer shall be responsible for the administration of this Bylaw.

2. Development Permit

- A. Except where a particular development is specifically exempted by Part III, Section 5 no person shall undertake a development or commence a use without a development permit first being obtained.
- B. A development permit shall not be issued in contravention of any provisions of this Bylaw.

3. Development Permit Procedure

- A. An application for a development permit shall be made in writing to the development officer in the form prescribed by Council.
- B. Where an application for a development permit is made for a permitted use, the development officer shall issue a permit where the development is in conformity with this Bylaw.
- C. Where an application for a development permit is made for a discretionary use, the development officer shall present the application to the Council as soon as practicable.
- D. As soon as practicable after Council is presented with the application for a development permit for a discretionary use Council shall consider the application. Prior to making a decision, Council may refer the application to whichever Government Agencies or interested groups as Council may consider appropriate.
- E. Upon approval of a discretionary use by resolution of Council the development officer shall issue a development permit subject to any development standards prescribed by Council based on the guidelines in Part IV, Section 11.

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- F. Where an application for a development permit is made for a use subject to special regulations or standards, the development officer shall issue a permit including those special regulations or standards.
- G. Every decision shall be in writing and a copy shall be sent to the applicant.
- H. A development permit is valid for a period of twelve months.
- I. Where the development officer determines that a development is being carried out in contravention of any condition of a development permit or any provision of this Bylaw, the development officer shall suspend the development permit and notify the permit holder that the permit is no longer in force.
- J. Where the Council is satisfied that a development, the permit for which has been suspended, will be carried out in conformity with the conditions of the permit and the requirements of this Bylaw the Council may reinstate the development permit and notify the permit holder that the permit is valid and in force.

4. Referral to Department of Health

The development officer shall forward a copy of all approved development permit applications involving installation of water and sanitary services to the local office of the Department of Health.

5. Development Not Requiring a Permit

A development permit is not required for the following:

- A. Maintenance, construction or installation of any public works.
- B. Fences.
- C. Accessory buildings or structures less than 9 square metres in area.
- D. Maintenance or repair of any building or structure not including structural alterations.

Zoning Bylaw

- E. Signs in residential districts which conform to Part IV, Section 7.

6. Development Appeals Board

- A. A Development Appeals Board is hereby established.
- B. The Development Appeals Board shall be appointed in accordance with Sections 92 and 93 of the Act.
- C. An appeal to the Development Appeals Board and therefrom to the Provincial Planning Appeals Board may be taken in accordance with Section 96 of the Act.

7. Fee for Zoning Amendment Application

When an application is made to the Council for an amendment to this Bylaw, the applicant shall be responsible to pay the cost of the advertisement of the amendment.

8. Offences and Penalties

Any person who violates this Bylaw is guilty of an offence and liable on summary conviction to the penalties of the Act.

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PART IV - GENERAL REGULATIONS

The following regulations shall apply to all Zoning Districts in this Bylaw.

1. Licences, Permits and Compliance with Other Bylaws and Legislation

Nothing in this Bylaw shall exempt any person from complying with the requirements of a building bylaw or any other bylaw in force within the Resort Village or from obtaining any licence, permission, permit, authority or approval required by this or any other bylaw of the Resort Village. Where requirements in this Bylaw conflict with those of any other municipal requirements, the more stringent requirements shall prevail.

2. Permitted Yard Encroachments

The following yard encroachments shall be permitted:

- A. Uncovered balconies, porches, verandahs, and decks may project 1.8 metres into any required front or rear yard.
- B. Window sills, eaves, gutters, bay windows, chimneys and similar non-structural alterations may project a distance of 600 millimetres into any required yard but not closer to a lot line than 150 millimetres.

3. Number of Principal Buildings Permitted on a Lot

Not more than one principal building shall be placed on any one lot, with the exception of schools, hospitals, curling and skating rinks, recreation centres, nursing homes and senior citizen homes, and multiple unit dwellings. The development officer shall advise the applicant in writing that adherence to the Bylaw Regulations and Provincial Subdivision Regulations (where applicable), will be necessary if any future application for subdivision is made.

4. Non-Conforming Buildings and Uses

- A. Any lawful use of land, an existing building or of any building lawfully under construction at the date of approval of this Bylaw, although such use or building

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does not conform to the regulations of this Bylaw shall be carried on in accordance with the provisions of Sections 113 to 118 inclusive, of the Act.

- B. No existing use or building shall be deemed to be non-conforming by reason only of the conversion of this Bylaw from the Imperial System of Measurement to the Metric System of Measurement where such non-conformity is resultant solely from such change and is reasonably equivalent to the metric standard herein established.

5. Grading and Levelling of Lots

Any lot proposed for development shall be graded and levelled at the owner's expense to provide for adequate surface drainage which does not adversely affect adjacent property.

6. Signs

- A. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public.
- B. Temporary signs not exceeding 1 square metre advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.
- C. In Urban Reserve Districts:
 - i) no more than two permanent signs are permitted per principal use
 - ii) the facial area of a sign may not exceed 3.5 square metres
 - iii) a sign may be double faced
 - iv) no sign shall exceed 6 metres in total height above the ground
 - v) signs advertising the principal use or the principal products offered for sale on the premises are permitted
- D. In Residential Districts
 - i) one permanent sign is permitted per lot
 - ii) in the case of a home occupation, an additional permanent sign is permitted in a window of the dwelling
 - iii) the facial area of a sign may not exceed 0.5 square metres.

Zoning Bylaw

7. Accessory Buildings or Structures

- Appealed
16/12/08*
- A. Accessory buildings shall not be located in a required side yard.
 - B. Accessory buildings in a rear yard, shall not be located less than 0.75 metres from the side lot line.
 - C. In a residential district a carport or garage, up to 60 square metres in area, shall be permitted.

8. Home Occupations

- A. Home occupations shall be located in single-detached, semi-detached, duplex dwellings or mobile homes or in a building accessory to the dwelling.
- B. Home occupations shall be conducted entirely within the dwelling or accessory building.
- C. Other than the one permitted business sign, there shall be no exterior display, no exterior storage of material, and no other variation from the residential character of the building.

9. Outdoor Storage

- A. In any residential district only outdoor storage incidental to the principal use shall be permitted.
- B. No outdoor storage shall be permitted in the required front yard of any lot, but this shall not limit the customary display of any goods permitted to be sold on the lot.

10. Side Yard Exception

For semi-detached dwellings, townhouses, rowhouses or multiple unit dwellings no side yard shall be required where dwelling units share a common party wall.

Zoning Bylaw

11. General Development Standards Applicable to Discretionary Uses
- A. Sites shall be landscaped to maintain the character and amenity of the neighbourhood.
 - B. Adequate on site parking shall be provided and maintained.
 - C. Parking, storage and other non-landscaped areas shall be suitably screened from adjacent properties and streets.
 - D. Adequate receptacles for refuse and litter shall be supplied.
 - E. No sound, light, glare, heat, dust, or other emission shall be transmitted beyond the lot lines.
 - F. Vehicle access and egress points shall be provided in suitable locations so as to minimize traffic congestion and possible hazards.

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PART V - ZONING DISTRICTS AND ZONING MAPS

1. Zoning Districts

A. For the purpose of this Bylaw, the Resort Village of Sunset Cove is divided into the following Zoning Districts which may be referred to by the appropriate symbols

<u>Districts</u>	<u>Symbols</u>
Residential District	R
Urban Reserve District	UR

B. The locations and boundaries of the zoning districts are shown on the Zoning District Map.

2. Zoning Map

The map, bearing the statement "This is the Zoning District Map referred to in Bylaw No. ", adopted by the Resort Village of Sunset Cove signed by the Mayor and the Administrator under the Seal of The Resort Village shall be known as the "Zoning District Map" and such map is hereby declared to be an integral part of this Bylaw.


3. R - Residential District

1. Intent

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

2. Permitted Uses

The following are permitted uses in the R- District

- i) Single detached dwellings
 - ii) Parks, playgrounds and sports fields
 - iii) Public works
 - iv) Public recreation facilities
- 

Zoning Bylaw

3. Discretionary Uses

The following are discretionary uses in the R- District.

- i) Home occupations
- ii) Day care centres, subject to Department of Social Services Regulations.
- iii) Medical Clinics

4. Regulations

Bylaw 75/2007

	<u>Requirement</u>	<u>Single Detached</u>	<u>Other Uses</u>
i)	Lot area, minimum	600 sq. m	450 sq. m*
ii)	Lot frontage, minimum for rectangular lots	20 m	15 m*
iii)	Lot frontage, minimum for non-rectangular lots	15 m with a mean width of 20 m	11 m with a mean width of 15m*
iv)	Front yard, minimum	7.6 m; or in line with buildings on adjacent lots	6 m*
v)	Rear yard, minimum	no minimum	7.5 m*
vi)	Side yard, minimum	1.5 m	1.5 m*
vii)	Minimum area of principal buildings		
	a) all of Block 1, Reg'd Plan No. 59R09545		
	93 sq m		
	b) all of Blocks 2 to 4, Reg'd Plan No. 59R09545		
	74 sq. m		

*No minimum requirement for parks, playgrounds, sports fields and public works.

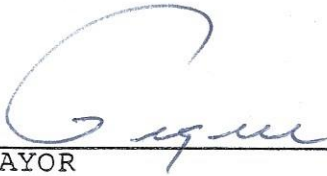
Off street parking shall be provided as follows:
Dwellings - 1 parking space per dwelling unit

Zoning Bylaw

PART VI - REPEAL AND EFFECTIVE DATE OF THE BYLAW

Bylaw No. 9/83, the Last Mountain Lake Planning District Zoning Controls, as amended, is hereby repealed.

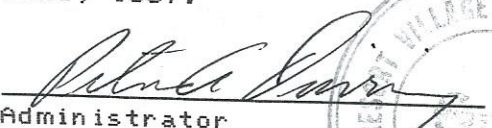
This Bylaw shall come into force on the date of final approval by the Minister of Urban Affairs.


MAYOR




ADMINISTRATOR/CLERK

A Certified True Copy of Bylaw
No.22/87 adopted by resolution
of council on the 14th Day of
June, 1987.


Administrator

