

**RM OF COTEAU NO. 255  
BYLAW 2-2021**

A bylaw of the RM of Coteau No. 255 to amend Bylaw No. 2-1981 known as the RM of Coteau No. 255 Zoning Bylaw.

The Council of the Rural Municipality of Coteau No. 255, in the Province of Saskatchewan, hereby enacts to amend Bylaw No. 2-1981 as follows:

1. **The Table of Contents, Part VI ZONING DISTRICT SCHEDULES, is amended by adding the following new sections immediately after section 6:**

***7 HB – Hitchcock Bay District***

***8 S – Storage District***

2. **Part VI ZONING DISTRICT SCHEDULES, is amended by adding the following new sections immediately after section 6:**

**7 HB – HITCHCOCK BAY DISTRICT**

**INTENT:** The intent of this district is to accommodate the residential area known as the Organized Hamlet of Hitchcock Bay.

**7.1 Permitted Uses**

**7.1.1 Principle Residential Uses**

- a) Single detached dwellings

**7.1.2 Accessory Uses**

- a) Private garages, sheds, and similar buildings or structures which are normally accessory to any principle residential use

**7.1.3 Recreational Uses**

- a) Sports fields, playgrounds, golf courses and other similar uses

**7.2 Prohibited Uses**

- a) Mobile homes and park model dwellings  
b) Sea can containers  
c) Any building constructed of a fabric material

**7.3 Site Regulations**

- |                      |  |
|----------------------|--|
| a) Building Setbacks | Front Yard (Any Building) – minimum 6 m (20 ft)<br>Front Yard (Open Deck) – minimum 4.5 m (15 ft)<br>Rear Yard (Residential Building) – minimum 4.5 m (15 ft)<br>Rear Yard (Open Deck) – minimum 2 m (7 ft)<br>Rear Yard (Accessory Buildings with a large overhead door) – minimum 4.5 m (15 ft)<br>Rear Yard (Accessory Buildings with a man door only) – minimum 1.5 m (5 ft)<br>Side Yard (Any Building or Open Deck) – minimum 1.5 m (5 ft) |
| b) Height            | Maximum height for all single detached dwellings and accessory buildings shall be 10 m (30 ft)   |
| c) Floor Area        | Minimum required floor area for all single detached dwellings shall be 850 square feet   |

#### **7.4 Supplementary Regulations**

- a) All permitted residential uses shall be placed on or constructed on a permanent foundation
- b) One vacation trailer may be used as a temporary accommodation for guests of a principle residential dwelling for periods not exceeding 30 days
- c) Only new construction shall be permitted for all single detached dwellings and accessory buildings
- d) Council may, at their discretion, allow for existing buildings to be moved onto a site provided they meet all the regulations provided for in this bylaw and any other applicable bylaws and in the Council's opinion the buildings are aesthetically pleasing and compatible with the surrounding buildings and use of the land
- e) Council may apply special conditions to an approval of a building being moved onto a site
- f) Sleeping quarters within an accessory building for summer accessory sleeping purposes are permitted so long as there are no cooking facilities

#### **7.5 Keeping of Animals**

- a) No large animals, domestic or otherwise, except common household pets shall be permitted on any site

#### **7.6 Fences**

- a) Wood, plastic, and chain link fences are permitted so long as the fence does not exceed 1.85 m (6 ft) in height and is constructed so as not to destroy property line markers and must be totally within the property lines

### **8 S - STORAGE DISTRICT**

**INTENT:** The intent of this district is to designate areas adjacent to residential areas for storage.

#### **8.1 Permitted Uses**

- a) Storage buildings for the purpose of storage only

#### **8.2 Prohibited Uses**

- a) Habitable buildings
- b) Sea can containers
- c) Any building constructed of a fabric material

#### **8.3 Discretionary Uses**

- a) A business may be allowed to operate out of a storage building if permitted by Council as a discretionary use. The business must be supplementary to the resort.

#### **8.4 Site Regulations**

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|------------------------|--|
| a) Building Setbacks   | Front Yard – minimum 6 m (20 ft)<br>Rear Yard – minimum 4.5 m (15 ft)<br>Side Yard – minimum 3 m (10 ft) |
| b) Height              | Maximum height for storage buildings shall be 10 m (30 ft)   |
| c) Floor Area          | Minimum required floor area for storage buildings shall be 800 square feet                               |
| d) Number of Buildings | Only one building allowed per site   |

### **8.5 Supplementary Regulations**

- a) All storage buildings shall be placed on or constructed on a permanent foundation
- b) Only new construction shall be permitted for all storage buildings
- c) Council may, at their discretion, allow for an existing building to be moved onto a site provided it meets all the regulations provided for in this bylaw and any other applicable bylaws and in the Council's opinion the building is aesthetically pleasing and compatible with the surrounding buildings and use of the land
- d) Council may apply special conditions to an approval of a building being moved onto a site
- e) The storage of vacation trailers and recreational vehicles on a site shall be permitted
- f) Eating and sleeping (camping) on a site is prohibited

### **8.6 Fences**

- a) Wood, plastic, and chain link fences are permitted so long as the fence does not exceed 1.85 m (6 ft) in height and is constructed so as not to destroy property line markers and must be totally within the property lines

**3. This bylaw shall come into force on the date of final approval by the Minister of Government Relations.**

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Reeve, Davin Ylioja

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Administrator, Lindsay Hargrave

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Date

Certified a true copy of Bylaw No. 2-2021 adopted by the Council of the RM of Coteau No. 255 on April 23, 2021

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Administrator, Lindsay Hargrave

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