

BYLAW NO. 2/2007

A BYLAW TO AMEND ZONING BYLAW NO. 1/2000

The Council of the Resort Village of Pelican Pointe in the Province of Saskatchewan enacts as follows:

The Bylaw No. 1/2000 respecting Zoning be amended as follows:

1. Part II Definitions:

- a) That the definition of mobile home be removed and replaced with

Mobile Home – A factory built trailer coach

- i. That may be used as a dwelling all year round,
- ii. That has water faucets and shower or other bathing facilities that may be connected to a water distribution system,
- iii. That has facilities for washing and a water closet or other similar facility that may be connected to a sewage lagoon, and
- iv. That conforms to Canadian Standards Association, Construction Standard No. Z240.2.1 – standard or revisions thereto.

- b) That the definition of Modular Home be added as follows:

Modular Home – A factory built home that is manufactured as a whole or modular unit and is designed to be moved on a removable chaise to be used as on dwelling unit. And is certified by the manufacturer that it complies with the Canadian Standards Association Code CSA-A277 standard or revisions thereto.

2. Part V. Section 1 Zoning Districts

- a) That the zoning districts be amended from two (2) classes of zoning districts, to, three (3) classes of zoning districts by adding the zoning district - Residential Mobile Home - RMH

3. Part V. Section 2 Zoning Map

- a) By rezoning from R-Residential to RMH-Residential Mobile Home, Lots 20-26 Block 1, Plan 60R23771 as shown in bold dashes outline on the map “Schedule A” which is attached hereto and forms part of this bylaw.
- b) By rezoning from UD-Urban Development to R-Residential, PT SE 30-21-22-W2 as shown in bold dashes outline on the map “Schedule A” which is attached hereto and forms part of this bylaw.

4. Part V. Section 3 Discretionary Uses
 - a) Add a new clause i) Modular Homes
 - b) Re-number existing clause i) to ii) should now read ii) to iii)
5. Part V. Section 4 Regulations
 - a) Add a new clause i) Minimum Yard Frontage – 18 metres
 - b) Re-number existing clause i) to iv) should now read ii) to v)
 - c) Clause (v) that the minimum area of a principal building be removed and replaced as follows:

Minimum area of principal buildings on all lots in the Resort Village shall be 74.3 square metres or 800 square feet.
6. Add Section 6, RMH – Residential Mobile Home Districts
 - a) Intent

The purpose of this district is to provide for the development of mobile and modular homes and related uses.
 - b) Uses Permitted

Subject to all other provisions of this bylaw, on any site in any district defined, designated or described in this bylaw as an RMH Residential Mobile Home District only the following uses shall be permitted

 - i) Mobile Homes
 - ii) Modular Homes
 - iii) Parks, playgrounds
 - iv) Public works
 - v) Public recreation facilities
 - c) Discretionary Uses

The following uses may be permitted in the RMH Residential Mobile Home District but only by resolution of council and only in locations specified in such resolutions of Council

 - i) Home occupations
 - ii) Day care centre, subject to Department of Social Services Regulations
 - d) Regulations
 - i) Minimum Yard Frontage – 18 metres
 - ii) Minimum front yard 3 metres (10 feet) from road allowance
 - iii) Minimum rear yard No minimum
 - iv) Minimum side yard 1.5 metres (5 feet)

- v) Minimum floor area 74.3 m2 or 800 square feet
- vi) Mobile and modular homes are to be no more than five (5) years old, as of the date of application for a development permit.

Read a third time and adopted this _____ day of _____, 2007

Mayor

(SEAL)

Clerk

Certified a true copy of Bylaw No.2/2007
Adopted by resolution of council on the
_____ day of _____, 2007

Mayor/Administrator

Resort Village of

PELICAN POINTE

ZONING DISTRICT MAP

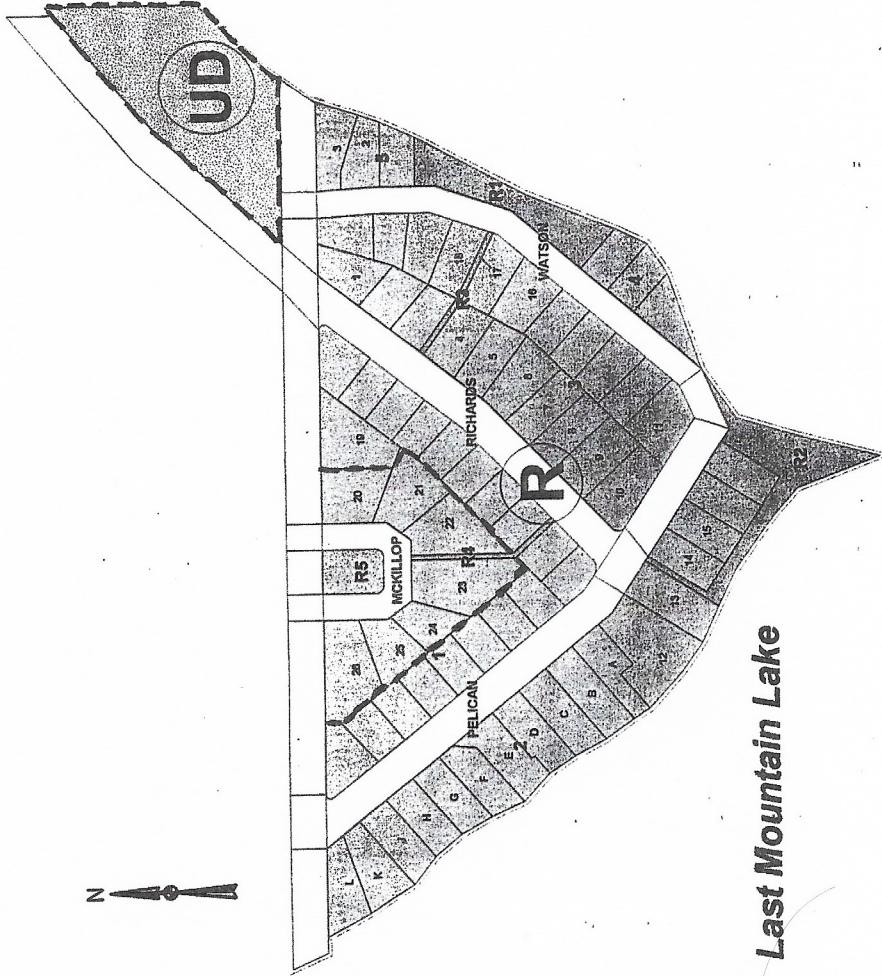
ZONING DISTRICTS



RESIDENTIAL



URBAN DEVELOPMENT



Last Mountain Lake

SCALE 1:4238

30 0 30 60 Meters



THIS IS THE ZONING DISTRICT MAP REFERRED TO IN
BYLAW NUMBER 1/2000 ADOPTED BY THE URBAN
MUNICIPALITY OF THE RESORT VILLAGE OF PELICAN POINTE.

John H. H. H.
MAYOR

John H. H. H.
ADMINISTRATOR



CERTIFIED A TRUE COPY OF THE ZONING DISTRICT MAP,
PART OF THE BYLAW ADOPTED BY RESOLUTION OF THE
COUNCIL ON THE 22 DAY OF June A.D.

John H. H. H.
ADMINISTRATOR

APPROVED ON THE ____ DAY OF ____
A.D.

DEPUTY MINISTER OF MUNICIPAL AFFAIRS, CULTURE AND HOUSING