



BYLAW NO. 384/18 AMEND ZONING BYLAW

A BYLAW OF THE TOWN OF STRASBOURG, IN THE PROVINCE OF SASKATCHEWAN, TO AMEND BYLAW 344/15, ALSO KNOWN AS THE ZONING BYLAW

The Council of the Town of Strasbourg in the Province of Saskatchewan, enacts to amend Bylaw No. 344/15 as follows:

A. DEFINITIONS

1. Section 2 *Definitions* is amended as follows:

a) By adding the following definition directly after the definition for Animal Hospital:

Animal Unit (A.U.) – The kind and number of animals calculated in accordance with the following table:

Kind of Animal		Number of Animals = 1 Animal Unit
Poultry	Hens, chicks	15
	Turkeys, geese, ducks	5
	Exotic birds	2
Pigs	Plus litter to weaning	2
Sheep & Goats	Plus lambs or kids to weaning	2
Cattle	Plus calf to weaning	1
Horses	Plus foal to weaning	1
Other	Deer, elk, bison, llamas, alpacas, etc.	1

b) By deleting the definition for **Greenhouses, Commercial** and replacing it with the following:

Greenhouses, Commercial: A building for the growing of flowers, plants, shrubs, trees and similar vegetation that are not necessarily transplanted outdoors on the same site, but are sold directly at wholesale or retail from the site. This does not include a Medicinal Marijuana Facility.

c) By adding the following definition directly after the definition for Manufacturing Establishment:

Marijuana – All part of the genus cannabis, whether growing or not, and the seed or clone of such plant.

d) By adding the following definition directly after the definition for Mayor:

Medicinal Marijuana Production Facility (MMPF) – A facility, licensed by the Federal Government for all onsite activities, used solely for the growing, production,

manufacturing, processing, testing, destroying, labeling, packaging, storing, and shipping of marijuana and marijuana products for medical purposes. This does not include the retail sale of marijuana for recreational purposes.

- e) By deleting the definition for **Mobile Home** and replacing it with the following:

Mobile Home: A prefabricated trailer coach supported on a steel frame that conforms to the Canadian Standards Association #2240 MH. A trailer coach may be used as a dwelling all year round; has water faucets and shower or other bathing facilities that may be connected to a water distribution system; has facilities for washing and a water closet or other similar facility that may be connected to a sewage system; and may or may not have a permanent foundation.

- f) By adding the following definition directly after the definition for Restaurant:

Retail Marijuana Sales (also Marijuana Dispensary): A location (whether business or non-profit) where patients or consumers can access cannabis in a legal and safe manner. Users get assistance from experts (bud tenders) who find an optimal dosage and recommend the delivery method to achieve optimal results when using cannabis.

- g) By adding the following definition directly after the definition for Should, Shall or May:

Sight Triangle - An area at the intersection of roads, other than lanes, or roads and railways in which all structures, fences, or other means of enclosure, vegetation, and finished ground elevations shall be no more than one (1) metre (3.29 feet) in height above the average elevation of the roadways, in order that vehicle operators may see approaching vehicles and pedestrians in time to avoid collision.

B. ZONING AMENDMENTS

2. Subsection 3.12 *Development Appeals Board* is amended by deleting clause 3.12.1 and replacing it with the following:

3.12.1 Council shall appoint a Development Appeals Board consisting of three (3) members, to hear and determine appeals in accordance with Section 213 to 227 inclusive, of *The Planning and Development Act, 2007*.

3. Subsection 4.5 is deleted and replaced with the following:

4.5 *Frontage and Front Yard Reduction*

4.5.1 Notwithstanding the minimum depth of front yard required by this Bylaw, where a site is situated between two sites, each of which contains a principal building which projects beyond the standard required front yard depth, the front yard required on said site may be reduced to an average of the two established front yards on the adjacent sites; but shall not be less than 4.5 metres (14.77 feet) in a Residential district unless otherwise permitted in this Bylaw.

4.5.2 Where the site frontage is along a cul-de-sac, curve or is irregular, the minimum site frontage shall be 11 metres (36.09 feet) and the mean site width shall not be less than the minimum frontage for regular sites in the same Zoning District.

4. Subsection 4.6 is deleted and replaced with the following:

4.6 *Accessory Buildings, Uses and Structures*

4.6.1 Subject to all other requirements of this Bylaw, an accessory building, use or structure is permitted in any district when accessory to an established principal use which is permitted or discretionary use in that same district, and for which a Development Permit has been issued.

4.6.2 No accessory building may be constructed, erected or moved on to any site prior to the time of construction of the principal building to which it is accessory.

4.6.3 Where an application for development of a principal building has been approved, Council, at its discretion, may allow prior development of an accessory building where such building is required for storage of construction materials or equipment. If the principal building is not completed within the time period required, the accessory building is to be removed.

4.6.4 Where a building on a site is attached to a principal building by a solid roof or by structural rafters, the building is deemed to be part of the principal building.

4.6.5 No accessory building or structure shall exceed the height of the principal building and in no case shall such accessory building or structure exceed the height limits provided for accessory buildings or structures in the Zoning District in which it is located.

4.6.6 Location of Accessory Buildings:

- a) Accessory buildings shall be subordinate to and located on the same lot as the principal permitted use.
- b) Accessory buildings on corner lots shall be subject to the side and front yard requirements of the principal building on those lot sides which abut streets.
- c) Detached accessory buildings shall be located a minimum of one (1) metre (3.29 feet) from the principal building;
- d) Accessory buildings shall not be permitted in any required front yard (including temporary garage structures, which shall be located in the side or rear yard only).
- e) Accessory buildings located in a required rear yard shall not occupy more than 30 percent (30%) of the required rear yard and shall not interfere with access to a lane.

5. Subsection 4.7 is deleted and replaced with the following:

4.7 *Permitted Yard Encroachments*

Where minimum front, side or rear yards are required in any zoning district, the following yard encroachments shall be permitted:

4.7.1 Access ramps for the physically disabled, uncovered and open balconies, terraces, verandas, decks, and patios may project a maximum of 1.83 metres (6 feet) from the main wall into any required front or rear yard.

4.7.2 Window sills, roof overhangs, eaves, gutters, bay windows, chimneys, and similar alterations projecting a distance of 0.6 metres (1.97 feet) into any required yard.

4.7.3 All buildings, structures and landscaping elements are to be located wholly within the boundaries of the lot except as follows:

- a) Sidewalks, driveways, and landscaping may be allowed on the undeveloped parts of public streets abutting a lot, where such development is necessary to connect the lot with the developed portion of the street and forms part of the overall landscaping of the lot.
- b) Fences or landscaping along common property lines that are jointly constructed or maintained by the abutting property owners.

6. Subsection 4.14 *Fence and Hedge Heights* is amended by adding the following, directly after clause 4.14.1(d):

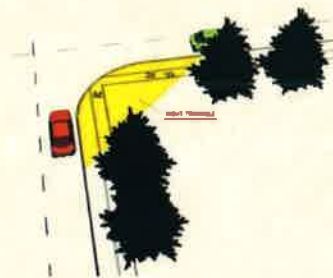
e) Fences located in rear yards abutting highways or rail lines may be erected to a maximum height of 2.4 metres (8 feet) above grade level.

7. Subsection 4.15 *Sight Triangles at Intersections* is amended by deleting clauses 4.15.1 – 4.15.3 and replacing them with the following:

4.15.1 Sight triangle calculations shall be in accordance with the recommended methods of the Roads and Transportation Association of Canada regarding crossing sight distances for roadways.

4.15.2 Every development site shall provide a clear line of sight for motorists and pedestrians. On a corner lot in any district, no hedge, planting, tree, fence or other structure shall be placed, maintained, or erected to a height of more than 0.75 metres (2.47 feet) high within a site triangle.

4.15.3 Unless otherwise required by the Bylaw, the area is established by making the point at which two curb lines intersect, measuring back 4.5 metres (14.76 feet) on each street front, and drawing a line across the two back points to form a triangulated area.



Sight Triangle Sample

8. Clause 4.18.1 is deleted and replaced with the following:

4.18.1 The keeping of livestock shall not be allowed except for permitted agricultural uses in the FUD - Future Urban Development District. The Town may allow for Hen Keeping in a separate Bylaw.

9. Clause 4.27.2 is amended by replacing the names of various governmental agencies names with the updated names:

- a) "Saskatchewan Watershed Authority" with "Water Security Agency."
- b) "Saskatchewan Health" with "Saskatchewan Health Region."

- c) "Saskatchewan Agriculture and Food" with "Saskatchewan Ministry of Agriculture."
- d) "Saskatchewan Environment" with "Saskatchewan Ministry of Environment."

10. Subsection 4.31 *Secondary Suites* is deleted and replaced with the following:

4.31 *Secondary and Garden (Garage) Suites*

4.31.1 Only one (1) accessory dwelling unit may be constructed within the site of a principal single detached dwelling in a residential zone at Council's discretion with conditions to assure that conflict with neighbouring uses are avoided. Secondary Suites must contain cooking, eating, living, sleeping and sanitary facilities.

4.31.2 Only one (1) accessory dwelling unit is permitted on each residential site and it may not interfere with the site line of either of the adjoining properties.

4.31.3 Secondary Suites must be located within the principal dwelling and must have a separate entrance from the principal dwelling either from a common indoor landing or directly from the exterior of the building.

4.31.4 Secondary Suites may not exceed 60 m² (645.86 ft²) or 50% of the total floor space of the dwelling unit including the basement, and may not have more than two (2) bedrooms.

4.31.5 Secondary Suites may be allowed above garages at Council's discretion using the same criteria as above.

4.31.6 A Garden Suite should occupy no more than 75 m² (807 ft²) or a maximum of 40% of the total floor area of a detached dwelling, whichever is less. The building footprint of the accessory building, in which the suite is contained, shall not exceed the footprint of the principal dwelling.

11. Subsection 4.38 *Intermodal Freight Containers (Trailers, Sea, and Rail Containers)* is deleted and replaced with the following:

4.38 *Intermodal Freight Containers (Trailers, Sea, and Rail Containers)*

4.38.1 Intermodal Freight containers may be accommodated for warehousing or storage purposes in the Community Service, Commercial, and Industrial Districts at Council's discretion under the following conditions:

- a) A maximum of one (1) sea container per hectare of parcel area shall be allowed.
- b) Containers that will be used as temporary storage (up to 18 months) must obtain a temporary development permit.
- c) Containers that will be used as permanent storage (over 18 months) must obtain a development permit.
- d) Intermodal containers are prohibited in any Residential Districts.
- e) Containers shall only be placed on the ground, and shall not be stacked upon one another or on any other structure.
- f) Containers will only be allowed on parcels where the approved building has already been constructed.

- g) Containers should be located at the rear yard of the property and shall stand alone so that they are not connected to one another or to any structures on the property (e.g. through the development of a roof structure, or other means).
- h) Containers must be properly anchored and be a minimum of 15.24 cm (6 inches) above the ground on either a non-porous surface such as concrete or asphalt or placed on a base of compacted gravel.
- i) Must be painted similar to business so as to blend in with surrounding uses and well maintained.
- j) Shall be located a minimum of three (3) metres (9.8 feet) from the primary building and behind the rear wall of the primary building.
- k) Containers determined by the Town to be unsightly, misused, unsafe, or inappropriate in any way, must be removed at the owner's expense within a time period specified by the Town.
- l) Must meet the National Building Code Standards as applicable.
- m) The area occupied by the containers shall be included in the calculation of the maximum lot coverage permitted in the Zoning District in which they are located.
- n) No person shall park or store on any part of a parcel, any unlicensed rail or sea container, truck, bus or coach body for the purpose of advertising within any Zoning District.

12. Section 4 is amended by adding the following directly after Subsection 4.39:

4.40 Temporary Garages (Fabric Covered Structures)

One (1) temporary garage may be placed on a lot located in the Residential and Commercial Districts subject to the following conditions:

- a) The structure must be kept in good shape and tidy as determined through inspection by the Town. Any structures that are tattered, torn or in disrepair must either be removed or replaced.
- b) The temporary garage must be located in the side or rear yard only.

13. Subsection 5.1 *Zoning Districts* is amended by adding the following:

CR Country Residential

14. Clause 5.6.2 is amended by deleting "(a) Secondary Suites" and replacing it with the following:

a) Secondary and Garden (Garage) Suites

15. Clause 5.6.3 *Sight Development Regulations* is amended by adding the following directly after "Single Detached, Minimum side yard, 1.2 metres (3.94 feet)":

unless on a corner site, in which case, the side yard shall be three (3) metres (9.8 feet) from the flanking street.

16. Clause 5.6.4(c) is amended by deleting "1.2 metres (3.94 feet) and replacing it with the following:

1.5 metres (5 feet)

17. Clause 5.6.4 *Accessory Buildings* is amended by adding the following directly after 5.6.4(e):

f) A two-story accessory garage may be allowed at Council's discretion and may not exceed 10.67 metres (35 feet) in height measured from the lowest point of the perimeter of the building to the ridge of the roof.

18. Clause 5.7.1 *Permitted Uses* is amended by deleting "(e) Secondary suites in single detached dwellings only" and replacing it with the following:

Secondary and Garden (Garage) Suites

19. Clause 5.7.4(c) is amended by deleting "1.2 metres (3.94 feet) and replacing it with the following:

1.5 metres (5 feet)

20. Clause 5.7.4 *Accessory Buildings* is amended by adding the following directly after 5.7.4(e):

f) A two-story accessory garage may be allowed at Council's discretion and may not exceed 10.67 metres (35 feet) in height measured from the lowest point of the perimeter of the building to the ridge of the roof.

21. Clause 5.7.3 *Site Development Regulations* is amended by adding the following directly after "Semi-detached and Duplex (per unit), Minimum side yard, 1.2 metres (3.94 feet)":

unless on a corner site, in which case, the side yard shall be three (3) metres (9.8 feet) from the flanking street.

22. Clause 5.8.3 *Site Development Regulations* is amended by decreasing the rear yard requirement from five (5) metres (16.41 feet) to 1.2 metres (4 feet).

23. Clause 5.9.2 *Discretionary Uses* is amended by adding the following directly after 5.9.2(l):

m) Retail Marijuana Sales

24. Clause 5.10.2 *Discretionary Uses* is amended by adding the following directly after 5.10.2(j):

k) Retail Marijuana Sales

25. Clause 5.10.4 *Site Development Regulations* is amended by adding the following directly after "Permitted uses (other than Motels); Minimum front yard; 6.0 metres (19.69 feet) unless abutting a provincial highway or service road"

and the Developer shall to apply to the Department of Highways for a Development Permit.

26. Clause 5.11.2 *Discretionary Uses* is amended by adding the following directly after 5.11.2(m):

- n) Medicinal Marijuana Production Facility (MMPF) with associated Accessory Buildings
- o) Retail Marijuana Sales

27. Clause 5.11.3 *Site Development Regulations* is amended by adding the following directly after "Minimum front yard; 7.5 metres (24.61 feet) unless abutting a provincial highway or service road then 9.0 metres (29.53 feet)"

and the Developer shall to apply to the Department of Highways for a Development Permit

28. Subsection 5.11 is amended by adding the following directly after clause 5.11.9.2

5.11.10 *Discretionary Criteria for Medicinal Marijuana Production Facilities (MMPF)* as follows:

- a) MMPFs shall meet all applicable federal, provincial, and municipal regulations. Proof of compliance with the applicable federal and/or provincial regulations will be required as part of the Development Permit application prior to issuing a Development Permit.
- b) All MMPFs must comply with the National Building Code of Canada.
- c) A waste management plan may be required as a condition of the Development Permit.
- d) MMPFs shall be located at a minimum distance of 200 metres (656 feet) from a residential parcel, daycare, community centre, playground, school or park, unless specified otherwise by the applicable federal agencies. This shall be measured from the nearest point for the building foundation of the MMPF to the nearest point of the site line of the above listed uses.
- e) Where a licensed MMPF ceases operation, the facility and buildings shall be decommissioned and remediated in accordance with applicable provincial and federal regulations. A decommissioning plan may be required at the time the Development Permit application is made.
- f) No on-site activity shall impact surrounding areas by reason of unsightliness, the emission of odours, liquid effluence, dust, fumes, smoke, vibration, noise or glare.

29. Clause 5.12.2 *Discretionary Uses* is amended by adding the following directly after 5.12.2(a):

- b) Intermodal Shipping Containers

C. COUNTRY RESIDENTIAL DISTRICT

30. Section 5 is amended by adding Subsection 5.14 *Country Residential District*, and provisions as follows:

The purpose of the Country Residential District is to accommodate larger residential parcels which provide their own (private) services for water supply and wastewater management.

No person shall, with any Country Residential District – CR, use any land, or erect, alter, or use any building or structure except in accordance with the following provisions.

5.14.1 Permitted Uses

- a) One single detached dwelling, RTM or Modular home, following the placement thereof on a permanent foundation.
- b) Uses, buildings, and structures accessory to the principal building or use and located on the same site as the principal use.
- c) Home-based businesses and occupations.
- d) Open spaces and parks.
- e) Public works, buildings, structures, warehouses, and storage yards.

5.14.2 Discretionary Uses

The following uses may be permitted in the Country Residential District – CR only by resolution of Council and only in locations specified by Council.

- a) Multi-Parcel Country Residential Development.
- b) Bareland Condominiums.
- c) One accessory dwelling (i.e. Secondary, Garden or Garage Suite).
- d) Large accessory buildings (<111.48 m² or 1200 ft²).
- e) Residential care homes.
- f) Child or Adult Day Care centre.
- g) Bed and Breakfast homes.
- h) Equestrian facilities.
- i) Animal kennels.
- j) Public Works waste management or sewage facilities.

No person shall initiate any permitted, discretionary or accessory use prior to obtaining a development permit.

5.14.3 Prohibited Uses

- a) Temporary buildings (fabric covered structures).
- b) Salvage yards.
- c) Aggregate materials – storage or handling operations.
- d) Abattoirs.
- e) Intensive livestock holdings.
- f) All uses of buildings and land except those specifically noted as permitted or discretionary.

5.14.4 Site Development Regulations

Minimum site area	1 hectare (2.5 acres)
Maximum site area	4.05 hectares (10 acres)
Minimum site frontage	25 metres (82 feet)
Minimum front yard	All buildings shall be set back a minimum of 60 metres (196 feet) from the centre line of any municipal road allowance or provincial highway and/or a minimum of

	<p>90 metres (295 feet) from the intersection of the centre lines of any municipal roads or provincial highway</p> <p>Council may exempt a proposed development from this requirement or reduce the minimum setback, where in the opinion of Council, compliance with it would be impractical or too costly for the applicant and the exemption or reduction is in the public interest</p> <p>All buildings shall be set back 15 metres (50 feet) where development (including accessory buildings) is serviced by an internal subdivision road</p>
Minimum rear yard	All buildings shall be set back 15 metres (50 feet) or 25% of the depth of the site, whichever is the lesser
Minimum side yard	All buildings shall be set back 15 metres (50 feet) except where a side yard abuts a municipal road allowance or a provincial highway, the front yard requirements shall apply
Min setback for shelterbelts & trees	25 metres (82 feet) from the side and/or rear property lines
Public Utilities	Exempt from minimum frontage and parcel area requirements

Country Residential parcels may be exempted from these requirements:

- a) In the case of a parcel physically severed as a result of road right-of-way or railway plans, drainage ditch, pipeline or transmission line, development, or natural features such as watercourses, water bodies there shall be no maximum site area.
- b) In the case of a parcel that existed prior to the adoption of this Bylaw, there shall be no minimum or maximum site area.

5.14.5 Supplementary Regulations

- a) Where a Country Residential development is proposed at a location at which standard connection to the Town's existing sewer and water systems is not feasible, the developer shall, at their own expense, provide suitable water supply and sewage disposal facilities for that development. Such facilities shall be deemed acceptable by Council and meet the requirements of *The Public Health Act* and associated regulations.
- b) Domestic waste disposal systems located on the site and serving only the principal use will be a permitted use to that principal use.
- c) The final subdivision design and approved lot density of development in the CR Zoning District shall be determined by the carrying capacity of the lands proposed for development as identified within the submission of a Concept Plan. Further subdivision of existing CR developments will be reviewed on a case by case basis and the provisions are addressed in the Official Community Plan.
- d) Each Country Residential (multi-parcel) subdivision shall be in a clustered form to facilitate servicing and shall not exceed all required parcel

standards provided by the Saskatchewan Health Region for on-parcel wastewater disposal systems.

- e) The Development Officer may require a greater setback for a permitted or discretionary use if it is deemed that the use may substantially interfere with the safety and amenity of adjacent parcels.
- f) No dwelling shall be located with less than a minimum separation distance to an operation of other than the residence of the operation as follows:
 - i. Within one (1) kilometre (0.6 miles) of a hazardous industry.
 - ii. Within one (1) kilometre (0.6 miles) of a rural industrial site.
 - iii. 457 metres (1500 feet) from a licensed public or private liquid waste disposal facility.
 - iv. 457 metres (1500 feet) from a licensed public or private solid waste disposal facility.
 - v. 400 metres (1312 feet) from an Aggregate Resource extraction operation.
 - vi. 305 metres (1000 feet) to a non-refrigerated anhydrous ammonia facility or 600 metres (1969 feet) to a refrigerated facility licensed by the Province of Saskatchewan.

5.14.6 Accessory Buildings

- a) Setbacks and general performance standards for accessory buildings shall meet the same requirements as the principal use or building.
- b) A permitted accessory use/building shall be defined as any building, structure or use which is customarily accessory to the principal use of the site, but only if the principal permitted use or discretionary use has been established.
- c) All accessory uses, buildings (i.e. detached garages) or structures require the submission of an application for a development permit prior to commencing the use or construction.
- d) Large Accessory Buildings shall have a maximum area of no greater than 111.48 m² (1200 ft²) and shall not be higher than the principal building.
- e) Large accessory buildings on Country Residential sites must have an appearance similar to the form, materials, and features of the primary dwelling and may not be commercial or industrial in appearance.

5.14.7 Legal Access

- a) Development of a residential dwelling, bed and breakfast home, or bare land condominium development is prohibited unless the parcel abuts a developed road. In the case of a bare land condominium development, only the outer portion of the land to be owned by the condominium corporation requires this legal access, not the separate bare land units.
- b) For the purposes of this section, "developed road" shall mean an existing graded all-weather road on a registered right-of-way, or a road for which a signed servicing agreement has been made by the developer with Council to provide for the construction of the road on a registered right-of-way to a standard approved by Council.

5.14.8 Outside Storage

- a) No outdoor storage shall be permitted in the required front yard of any Country Residential site.

- b) No yard shall be used for the storage or collection of hazardous material. Council may apply special standards as a condition or for a discretionary use approval regarding the location of areas used for storage for that use.
- c) No wrecked, partially dismantled, or inoperable vehicle or machinery shall be stored or displayed in any required yard.
- d) Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles in operating condition normally used for the maintenance of the Country Residential property, vehicles or vehicular parts.
- e) Provisions shall be made for the owner of the property to temporarily display a maximum of either one (1) vehicle or recreational vehicle in operating condition that is for sale at any given point in time.
- f) Temporary buildings (fabric covered structures) consisting of wood, metal or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl or other sheet material shall be prohibited on all Country Residential sites.

5.14.9 Signage

- a) One permanent sign is permitted per site.
- b) In the case of a home occupation, an additional permanent sign is permitted.
- c) The facial area of a sign shall not exceed one (1) m² (10 ft²).
- d) No sign shall be located in any manner that may obstruct or jeopardize the safety of the public.
- e) Temporary signs not exceeding one (1) m² (10 ft²) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.
- f) Signs may not be lighted.

5.14.10 Keeping of Animals and Livestock

- a) The keeping of domestic animals and livestock will be permitted up to maximum of two (2) animal units per five (5) acres.

Minimum Parcel Size	Maximum Number of Animal Units
1 hectare (2.5 acres)	Two (2) Animal Units

- b) Animals contained on small Country Residential lots should be managed in such a way that surface water or wells on the land are properly protected. The operator must insure that there is no runoff or impact on adjacent land uses and all waste products must be contained on site.
- c) Animals shall not be pastured within 15 metres (50 feet) of any dwelling or well not owned by the owner of the animals, and no buildings or structures intended to contain birds or animals shall be located within 30 metres (100 feet) of a dwelling, property line, or well for potable water.

D. ZONING MAP CHANGE

- 31. The Zoning Map referred to in Appendix A is amended by rezoning Block A, Plan 101843759 from FUD – Future Urban Development District to CR – Country Residential District as shown on the attached plan, which forms part of this Bylaw.
- 32. The Zoning Map referred to in Appendix A is amended by rezoning Lot 23 & Lot 24, Block 1, Plan E5079 from R1 – Residential Low Density District to R2 – Residential High Density District as shown on the attached plan, which forms part of this Bylaw.

E. SEVERABILITY

- 33. A decision of the court that one or more of the 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 thereof with respect to this Bylaw.

F. COMING INTO FORCE

- 34. This Bylaw shall come into force and take effect on the final date of passing by Council, and on approval of the Minister of Government Relations.



Mayor
Jennifer Josephson

Administrator

Certified to be a true copy of Bylaw No. 384/18 adopted by the Council of the Town of Strasbourg, on the 11th day of April, 2018.

Jennifer Josephson

Administrator





PUBLIC NOTICE

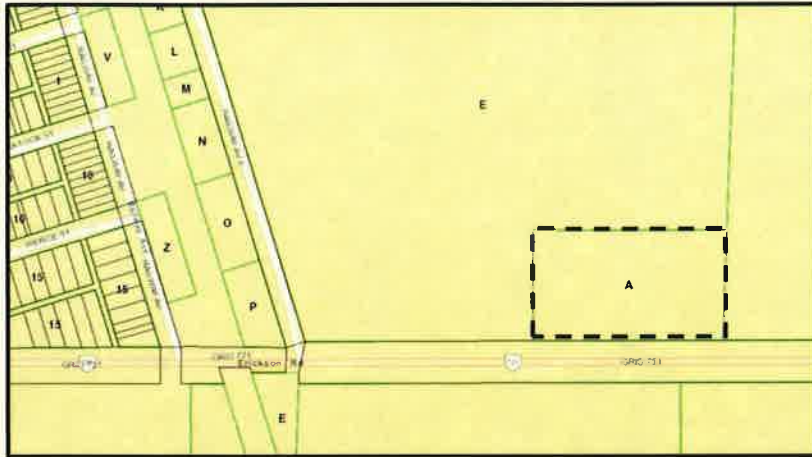
Public notice is hereby given that the Council of the Town of Strasbourg intends to adopt a bylaw under *The Planning and Development Act, 2007* to amend Bylaw No. 344/15, known as the Zoning Bylaw.

INTENT:

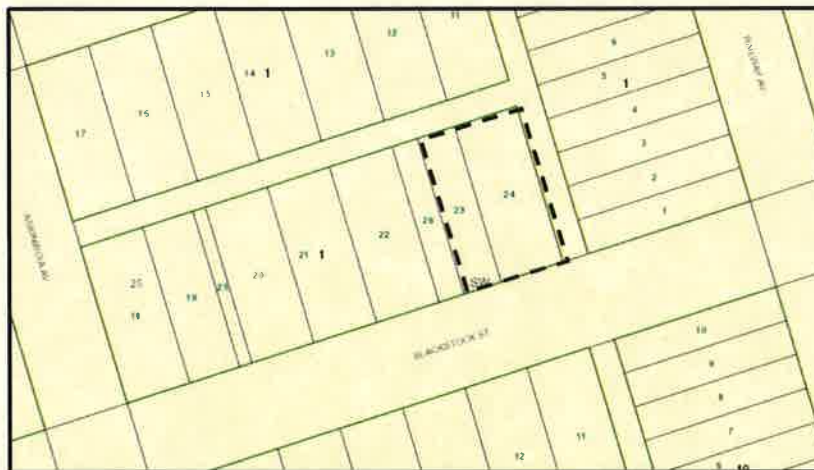
The intent of the proposed Bylaw is to amend the following provisions:

1. Add definitions for Animal Unit, Marijuana, Medicinal Marijuana Production Facility, and Sight Triangle, and amend definitions for Commercial Greenhouse and Mobile Home.
2. The minimum number of members required for the Development Appeals Board to three (3).
3. Adding a section on Accessory Buildings, Uses, and Structures development criteria.
4. Adding access ramps for the physically disabled as a permitted front yard encroachment along with front decks, patios, verandas, and balconies. Also, clarifying that the measurement of the encroachments are from the main wall.
5. Adding a clause to explain development of sidewalks, driveways, and landscaping on boulevards.
6. Fence heights for properties backing onto highways or rail lines.
7. Sight triangles at intersections.
8. Hen keeping would require a separate Bylaw for various districts.
9. Updating government agency names.
10. Deleting Secondary Suites and the development criteria and adding Secondary and Garden (Garage) Suites development criteria as a Discretionary Use in the Residential District - R1 and Permitted Use in the Residential Multiple Dwelling District - R2.
11. Intermodal freight containers development criteria.
12. Temporary garages development criteria.
13. Minimum side yard on a corner lot.
14. Two (2) story accessory buildings.
15. Setback of accessory buildings with doors opening onto lanes.
16. Rear setback in the Residential Mobile Home District – RMH.
17. Adding Retail Marijuana Sales as Discretionary to Town Centre Commercial District – C1, High Profile Commercial District – HPC, and General Industrial District – IND.
18. Development permits needed from the Department of Highways when developing along Highway 20.
19. Discretionary use and criteria for Medicinal Marijuana Production Facilities (MMPF) in the General Industrial District – IND.
20. Intermodal shipping containers as a Discretionary Use in Community Service District – CS.
21. Provisions for a new Country Residential District – CR, with Permitted Uses, Discretionary Uses, Prohibited Uses, Site Development Regulations, Accessory Buildings, Outside Storage, Signage, Legal Access, Keeping of Animals and Livestock, and Supplementary Regulations.

22. Rezone Block A, Plan 101843759 from FUD – Future Urban Development District to CR – Country Residential District.



23. Rezone E 30' of Lot 23 & Lot 24, Block 1, Plan E5079, also known as 110 Blackstock Street, from R1 – Residential Low Density District to R2 – Residential High Density District.



REASON:

The reason for the amendments are:

1. It has been three years since the Zoning Bylaw #344/15 has been adopted and a review has resulted in a number of housekeeping issues, resulting in the update.
2. With new federal legislation regarding the sale and production of Medical and Recreational Marijuana, Council is being proactive in including it as a Discretionary Use in the Bylaw prior to development requests, if any.
3. It has been requested that a new Country Residential District - CR be created for current and future development to provide provisions and regulations for housing animals, size of outdoor storage buildings, etc. This is also requiring rezoning of an existing property.
4. To provide for higher residential development on a parcel being rezoned from the Residential District – R1 to the Residential Multiple Dwelling District – R2.

PUBLIC INSPECTION:

Any person may inspect the Bylaw at the Town of Strasbourg Office between 8:30 a.m. and 4:00 p.m. on Monday to Friday excluding statutory holidays. Copies available on the website or at a cost in the Office.

PUBLIC HEARING:

Council will hold a public hearing on April 11, 2018 at 7:15 p.m. at the Town Office Council Chambers to hear any person or group that wants to comment on the proposed Bylaw. Council will also consider written comments received at the hearing or delivered to the undersigned at the Town of Strasbourg Office before the hearing.

Issued at the Town of Strasbourg this 26th day of March, 2018.



Jennifer Josephson
Administrator