

VILLAGE OF PARADISE HILL

BYLAW # 02/2014

A BYLAW OF THE VILLAGE OF PARADISE HILL TO AMEND BYLAW #02/2013 KNOWN AS THE VILLAGE OF PARADISE HILL ZONING BYLAW.

The Council of the Village of Paradise Hill in the Province of Saskatchewan enacts this bylaw to amend Bylaw No. 02/2013 as follows:

1. SECTION 3, ADMINISTRATION is amended by:

- a. Subsection 3.7 Limitation on Discretionary Use Approvals, clause (1) *Validity of Discretionary use Approvals*, removing subclause (b) "the use ceases for a 12 month period unless there has been no zoning change to the lot and the use is still a permitted use within the district" and replacing it with "the use ceases for a 12 month period"

2. SECTION 9, R1 – RESIDENTIAL 1 DISTRICT is amended by:

- a. Subsection 9.5. R1 – Regulations, clause (6) *Accessory Buildings and Uses*, removing within clause (b), "(ii) permission may be granted by Council to increase the number of accessory buildings to more than what is allowed in Section 9.5 (9) (d) (i) subject to the requirements of section 9.5 (9) (iii) below.", and replacing it with, "permission may be granted by Council to increase the number of accessory buildings to more than what is allowed in Section 9.5 (6) (d) (i) subject to the requirements of section 9.5 (6) (d) (iii) below."

3. SECTION 10, MH – MOBILE HOME DISTRICT is amended by:

- a. Subsection 10.1 MH – Permitted Principal Uses, clause (1) *Residential Uses*, removing subclause (a) "mobile homes and trailer coaches" and replacing it with "mobile homes where the units is less than two (2) years of age calculated from the date of manufacture".
- b. Subsection 10.1 MH – Permitted Principal Uses, clause (1) *Residential Uses*, removing subclause (b) "Mobile home courts".
- c. Subsection 10.3 MH – Discretionary Principal Uses, adding the following clause after clause (c): "(d) mobile homes that exceeds two (2) years of age calculated from the date of manufacture".
- d. Subsection 10.4 MH – Regulations, clause (1) *Site Requirements*, table (6) MH Site Requirements, removing "mobile home court" frontage, parcel area, and depth within "Without Lane" and frontage, parcel area, and depth "With Lane".
- e. Subsection 10.4 MH – Regulations, clause (2) *Required Yards*, table (7) MH Required Yards, removing "7.5 m" and replacing it with "6 m" for Mobile Homes front yard requirements, removing "4.5 m" and replacing it with "1.5 m" for Mobile Homes rear yard requirements.
- f. Subsection 10.4 MH – Regulations, clause (2) *Required Yards*, table (7) MH Required Yards, removing all Mobile Home Court yard requirements.

4. SECTION 11, C1 – COMMERCIAL CORE DISTRICT is amended by:

- a. Subsection 11.3 - C1 Discretionary Principal Uses, clause (2) *Transportation and vehicle sales and services*, adding the following subclause after subclause (a):
" (b) car washes.
 (c) auto body establishments."

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5. SECTION 12, C2 – HIGHWAY COMMERCIAL DISTRICT is amended by:

- a. Subsection 12.1 C2 - Permitted Principal Uses, adding the following clause after clause (r):
 “(s) oil-field services.”

6. SECTION 12, C2 – HIGHWAY COMMERCIAL DISTRICT is amended by:

- a. Subsection 12.3 C2 - Discretionary Principal Uses, adding the following clause after clause (d):
 “(e) grain elevators”

7. APPENDIX A, ZONING DISTRICT MAP, which forms part of Bylaw 02/2013 shall amend the map legend by removing “Residential” and replacing it with “R1 - Residential 1 District”, removing “Mobile Home” and replacing it with “MH - Mobile Home District”, removing “Highway Commercial” and replacing it with “C2 - Highway Commercial District”, removing “Commercial Core” and replacing it with “C1 - Commercial Core District”, removing “Industrial” and replacing it with “M - Industrial District”, removing “Parks and Recreation” and replacing it with “P - Parks and Recreation District”, and removing “Urban Reserve” and replacing it with “UR - Urban Reserve District”.

8. APPENDIX A, ZONING DISTRICT MAP, which forms part of Bylaw 02/2013 shall redesignate from C2 – Highway Commercial District to R1 – Residential 1 District all that of the following:

Lot 19, Block 2, Registered Plan No. AQ 2127

These lands, which are lying within the Village of Paradise Hill boundaries, are shown within the bold lines in the attached reference map labelled “Schedule A”.

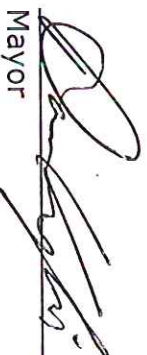
9. APPENDIX A, ZONING DISTRICT MAP, which forms part of Bylaw 02/2013 is amended by adding legal land descriptions on each quarter section shown on Map 1 – Village of Paradise Hill – Zoning District Map for better identification, all that of the following:


- SE ¼ Section 3-53-24-W3M
- SW ¼ Section 3-53-24-W3M
- NE ¼ Section 34-52-24-W3M
- NW ¼ Section 34-52-24-W3M
- NE ¼ Section 33-52-24-W3M

These lands, which are lying within the Village of Paradise Hill boundaries, are shown within the bold lines in the attached reference map labelled “Schedule B”.

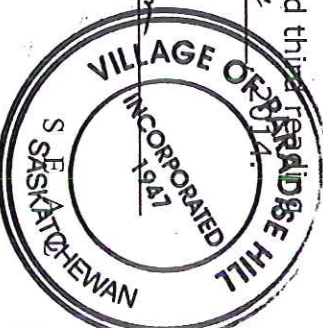
10. This Bylaw shall come into force and take effect on the date of the final reading thereof.




 Mayor


 Administrator

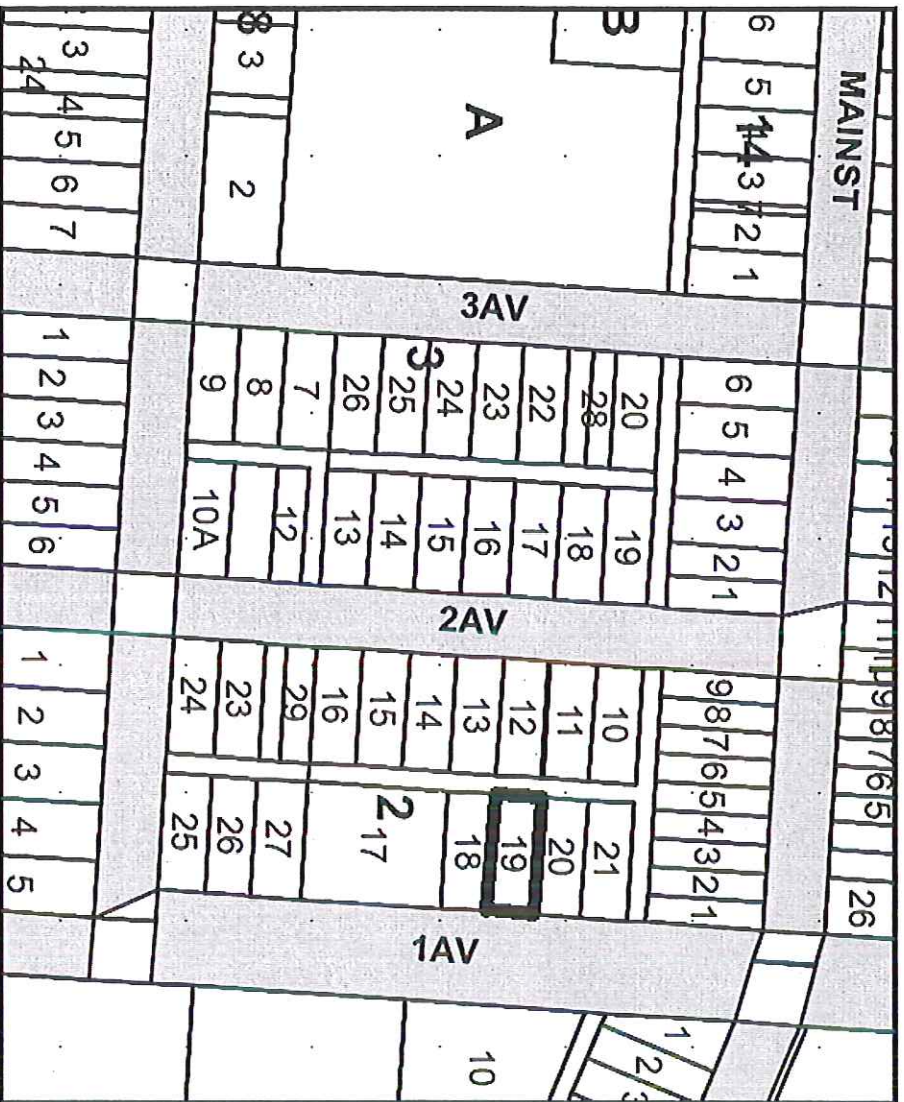
Bylaw #02/2014 passed this reading on this 14 day of July
 Administrator 



Certified to be a true copy of Bylaw #02/2014 adopted by the Council of the Village of Paradise Hill on the 14th day of July, 2014.


 Marion Houghan, Administrator

SCHEDULE A



This map forms part of Bylaw # C21 2014

Dave Konopelski, Acting Mayor

Marion Hougman, Administrator

