

BYLAW 7/2008

A BYLAW OF THE TOWN OF REGINA BEACH TO AMEND BYLAW NO. 11/2005  
BEING THE ZONING BYLAW

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The Council of the Town of Regina Beach, in the Province of Saskatchewan enacts to amend Bylaw No. 11/2005 as follows:

1. Section 7 Off Street Parking and Loading Regulations, subsection 7.2 (1) Off Street Parking is amended by

deleting:

Residential Dwelling – multiple unit	1.25 per dwelling unit
Residential Dwelling – multiple units for senior citizen housing	1.25 per dwelling unit

and replacing with:

Residential Dwelling – multiple unit	1 per dwelling unit
Residential Dwelling – multiple units for senior citizen housing	1 per dwelling unit

2. Section 8 – Zoning District and Zoning Maps, subsection 8.1 – Classifications of Zoning Districts is amended by adding a new Residential Zones – Residential – Multi Dwelling Units/institutional use R5.
3. Section 9 – Zoning District Schedules is amended by adding a new subsection:

Section 9.3C R5 – Residential District: Multi Dwelling Units/Institutional Uses

The purpose of this district is to provide for high density residential development and related recreational institutional uses on smaller lots.

**Permitted Uses**

The following are permitted used in the R5 – Residential District:

- (1) Multi-Unit dwellings
- (2) Parks, playgrounds and sports fields
- (3) Libraries, cultural institutions, museums and community centres
- (4) Public utilities (excluding offices, warehouses and storage yards)

**Discretionary Uses**

The following are discretionary uses in the R5 – Residential District:

- (1) Places of worship, religious institutions
- (2) Lodges, fraternal organizations, clubs
- (3) Day care centres
- (4) Family day care homes
- (5) Personal care homes
- (6) Group care facilities
- (7) Home occupations subject to the requirements of Section 5.3
- (8) Swimming pools

**Accessory Uses**

Buildings, structures and uses secondary or subordinate to, and located on the same lot with the principal permitted or discretionary use, shall be permitted.

**Regulations**

- (1) Multi-Unit Dwellings
  - Lot area (per dwelling unit)
    - minimum - 405 m2 (4360 ft2)
  - Lot frontage (per dwelling unit)
    - minimum - 2.1 m (7 ft.)
  - Yard, front – minimum - 4.5 m (14.8 ft.)
  - Yard, rear – minimum - 1.5 m (4.9 ft.)
  - Yard, side – minimum - 1.5 m (4.9 ft.)
  - Lot Coverage – maximum - 50%
  - Dwelling Unit Size – minimum - 55 m2 (600 ft2)
  
- (2) All Other Uses (except public utilities)
  - Lot area – minimum - 371 m2\* (3994 ft2)
  - Lot frontage – minimum - 15 m\* (49 ft.)
  - Yard, front – minimum - 4.5 m\* (14.8 ft.)
  - Yard, rear – minimum - 1.5 m\* (4.9 ft.)
  - Yard, side – minimum - 1.5 m\* (4.9 ft.)
  - Lot Coverage – maximum - 50%

\* no minimum requirements for parks, playgrounds, sports fields and public works

**Development Standards for Personal Care Homes**

Section 5.5 shall apply to personal care homes located in a multi dwelling unit.

**Signs**

Section 6 regulations shall apply in the R5 – Residential District.

**Storage**

Subsection 4.1.21 regulations shall apply in the R5 - Residential District.

4. The Zoning District Map referred to in Section 8.2, is amended by adding a new Zoning District, R5 – Residential – Multi Dwelling Units/institutional uses.
5. The Zoning District Map referred to in Section 8.2 is amended by rezoning all the land shown within the bold dashed line on the attached plan which forms part of the bylaw from RMH – Residential Mobile Home District to R5 – Residential Multi Dwelling Units/institutional uses.
6. This bylaw shall come in to force on and take affect when the Minister of Municipal Affairs approves Bylaw #5/2008.

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MAYOR

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ADMINISTRATOR

Read a third time and  
adopted this 24<sup>th</sup> day  
of June, 2008.