

TOWN OF DUNDURN
BYLAW 2020-04

ZONING BYLAW 11-87 AMENDMENT

The Council of the Town of Dundurn, in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1. Section 2 – Interpretation, is amended by inserting the following between “Section 2.4 Alter” and “Section 2.5 Bed and Breakfast Home”:

“2.4A Artisan Studio – a premises for the creation and production of arts and crafts for sale to the general public and includes but is not limited to the production of pottery, ceramics, sculpture, painting, drawing, weaving, candle production, tile art, creative writing, moving or still photography none of which involves amplified sound, strong odours, or the use of toxic or hazardous materials.”
2. Section 2 – Interpretation, is amended by inserting the following between “Section 2.13 Carport” and “Section 2.14 Construction Trades”:

“2.13A Commercial Residential Unit – a dwelling unit that is also used for commercial purposes.
2.13B Commercial Residential Unit Conversion – means the conversion of the commercial portion of a Commercial Residential Unit to residential use, either as an expansion of the existing dwelling unit or the creation of a new dwelling unit.”
3. Section 6 – District Schedules, is amended by inserting proposed Section 6.2A – Residential Commercial District, as shown on the attached Schedule A, after Section 6.2 R2 – Residential District.
4. The Zoning District Map, which is attached to and forms part of Bylaw 11/87, is amended by rezoning from R2 – Residential District to R2A – Residential Commercial District, Lots 1-19, Block 30, Registered Plan No. 102226003 and Lots 10-18, Block 31, Plan No. 102226003 as shown on the attached Schedule B.
5. This bylaw shall come into force and take effect when adopted by the Minister of Government Relations.

Per Vinding, Mayor

(S e a l)

Eileen Prosser, Administrator

Introduced and read a first time on May 11, 2020

Read a second time on

Read a third time and hereby Adopted on

Certified true copy of Bylaw 2020-04
Adopted by resolution of council.

Eileen Prosser, Administrator

TOWN OF DUNDURN
BYLAW 2020-04

ZONING BYLAW 11-87 AMENDMENT

SCHEDULE A

6.2A RESIDENTIAL COMMERCIAL DISTRICT

6.2A.1 Permitted Uses – The following uses are permitted in the R2A – Residential Commercial District:

6.2A.1.1 Commercial residential use

6.2A.2 Discretionary Uses – The following uses are discretionary uses in the R2A – Residential Commercial District:

6.2A.2.1 Commercial residential unit conversion

6.2A.3 Accessory Uses – Buildings, structures or uses, excluding industrial uses secondary and subordinate to, and located on the same lot with the principal permitted or discretionary use shall be permitted.

6.2A.4 Regulations

6.2A.4.1 Lot Requirements

Lot Area: minimum – 600 square metres.

Lot Frontage: minimum – 30 metres

Yard, Front: No minimum

Yard, Rear: minimum – 3.0 metres

Yard, Side: minimum – 3.0 metres, provided that no side yard shall be required where commercial residential uses share a common wall.

6.2A.4.2 Building Height

No maximum

6.2A.5 Development Standards

6.2A.5.1 Without limiting the authority of the Development Officer to deny applications for other types of Commercial Residential Uses that do not meet the requirements of this Bylaw, the following uses are prohibited as Commercial Residential Uses, whether or not applications for such uses would comply with the applicable standards of this Bylaw:

- a) Night clubs, and taverns;
- b) Restaurants where indoor and/or outdoor patio seating may conflict with residential units with excessive noise, odour or smoke;
- c) Veterinary services and the boarding of hospitals;
- d) The painting, repairing, or selling of motor vehicles or machinery;
- e) Industrial welding, metal works, cabinet making, or furniture making except Artisan Studios;
- f) Activities involving large power tools and machinery, or activities involved in the mass production of similar items or products.

TOWN OF DUNDURN
BYLAW 2020-04

ZONING BYLAW 11-87 AMENDMENT

6.2A.5.2 The following development standards shall apply to Commercial Residential Uses:

- a) Work associated with a Commercial Residential Use shall be conducted entirely indoors, (unless a food establishment approved for outdoor patio space), and shall not be conducted in any attached garage space necessary for required parking;
- b) There shall be no exterior storage on the site in relation to the Commercial Residential Use;
- c) No noise, vibration, smoke, odour, heat, glare, electrical, television or radio interference detectable beyond the boundaries of the dwelling containing the Commercial Residential Unit shall be produced;
- d) The size and nature of the workspace shall be limited so that the building type may be governed by applicable building codes;
- e) The dwelling component of the Commercial Residential Unit shall be not less than 30% of the gross floor area of the Commercial Residential Unit. Any attached garage space necessary for required parking shall be excluded from the gross floor area calculation;
- f) No more than two non-resident employee shall be employed in the Commercial Residential Unit.
- g) Signage shall be limited to no more than one sign attached to the front of Commercial Residential Unit with a maximum face area no greater than 2.0 square metres. Signage shall not be backlight.

6.2A.5.3 The following standards shall apply in the consideration of discretionary use applications for a Commercial Residential Unit Conversion:

- a) The applicant shall demonstrate, to the satisfaction of Council, the lack of viability of using the commercial space for commercial purposes;
- b) The applicant shall demonstrate, to the satisfaction of Council, that any exterior renovations to the building shall be consistent with the character of other nearby buildings.

TOWN OF DUNDURN
BYLAW 2020-04

ZONING BYLAW 11-87 AMENDMENT

SCHEDULE B

