



Draft Zoning Bylaw 02/14 Proposed Significant Changes

Overview

The draft Zoning Bylaw 02/14 is a regulatory document that will contain regulations and standards that govern the size and subdivision of parcels and developments standards for permitted, discretionary and principal and accessory uses for residential, commercial and Industrial districts. The focus of this new bylaw is on safety and appearance, as well as fair and consistent rules for the overall development of the community as it relates to the applicable zoning districts.

To view the complete Zoning Bylaw document, [click here](#).

General Regulations

3.6 Accessory Buildings

The maximum size of an accessory building in a Residential district is to increase from 75 m² (807 sq.ft) to 82 m² (882 sq.ft). There will be no option to request anything larger.

For more information Refer to Section 3.6, [click here](#)

3.6.16 Portable Garage or Shelter

A Development permit may be issued to allow for the placement of a portable garage or shelter. For more information Refer to Section 3.6.16, [click here](#)

3.6.17 Mobile Storage Containers – Trailers, Seas and Rail Containers (Shipping Containers)

Shipping containers are considered discretionary and Council will determine the maximum number of Mobile Storage Containers. Shipping containers are not allowed in a residential district.

3.34 Signage

For more information Refer to 3.34.6 Table 1, [click here](#)

Residential Districts R1 & R2

- Minimum Lot Frontage to decrease from 50 feet (15.24 m) to 40 feet (12.19 m)

3.21 Outdoor Storage

3.21.8 Recreational Vehicles

3.21.9 On a parcel containing a dwelling, a maximum of two (2) recreational vehicles can be stored outside in the Rear or Side yard, year round, compliance with zoning district setbacks are required. RV Storage is not allowed on parcels without a dwelling.

3.21.10 No portion of a recreation vehicle shall encroach in any required yard

3.21.11 On a parcel containing a dwelling, a maximum of two (2) recreational vehicles can be stored outside in the Front yard, from May 1 to October 31 of any given year, only when:

- I. Such vehicle (s) are parked or kept on the private front driveway;
- II. All portions of the vehicle (s) are set back a minimum of 1 meter from the back of the sidewalk or the curb, where there is no sidewalk;
- III. Adhere to corner site lines for traffic safety

3.21.12 Enforcement shall be on a complaint basis only.

DEVELOPMENT NOT REQUIRING A PERMIT

The following developments shall be exempt from Development Permit requirements, but shall conform to all other Bylaw requirements (e.g., building permits, setbacks, environmental and development standards): **Residential Zoning Districts**

- Buildings and structures under 9.0 m² (97 sq.ft) in area, which are accessory to a principle, residential use except where such dwelling is a discretionary use.
- The erection of any television or radio antenna for personal use.
- Relocation of any residential or accessory building on the same parcel provided development standards are still met on the site. Site plans shall be required to ensure development standards are met.
- Patios (See Definition)

Commercial and Industrial Zoning Districts

- Buildings and structures under 9.0 m² (97 sq.ft) in area, which are accessory to a permitted, principle, commercial or industrial use, except where such use is discretionary.
- A temporary building, the sole purpose of which is incidental to the erection or alteration of a building for which a Building Permit has been granted.

Official Uses

Uses and buildings undertaken, erected, or operated by the Town of Assiniboia.

Internal Alterations

- Residential Buildings
 - a) Internal alterations to a residential building, provided that such alterations do not result in a change of use or an increase in the number of dwelling units within the building or on the site;
- All Other Buildings
 - b) Internal alterations and maintenance to other buildings, including mechanical or electrical work, provided that the use, or intensity of use of the building, does not change.

All other forms of development require permits. (Including signage)

Landscaping

Landscaped areas, driveways and parking lots provided the natural or designed drainage pattern of the site and adjacent sites are not adversely impacted and that public sidewalks, curbs or streets are not affected.

DEVELOPMENT STANDARDS FOR DISCRETIONARY USES

4.9 SECONDARY SUITES

4.9.1 Secondary suites may be constructed within a principle, single detached dwelling in a residential zoning district. Only one secondary suite is permitted on each residential site.

4.9.2 One (1) additional parking space shall be provided and may be permitted in a required front yard.

4.9.3 Secondary suites must be located within the principle dwelling and must have a separate entrance from the principle dwelling either from a common indoor landing or directly from the exterior of the building. Secondary suites must contain cooking, eating, living, sleeping and sanitary facilities.

4.9.4 Secondary suites may not exceed 60 m² (645 sq. ft) or 35% of the total floor space of the dwelling including the basement, but may not have more than two bedrooms.

4.4 GARDEN SUITES

A single Garden Suite may be placed in the back yard of a single-detached residential development under the following conditions:

- 4.4.1 There is no secondary suite in the principle residence.
- 4.4.2 The Garden Suite dwelling unit is a temporary use and shall be permitted for a three (3)-year term, which may be renewed at Council's discretion. The landowner shall enter into an agreement that the land shall not be considered for subdivision.
- 4.4.3 The owner(s) of the principle residence must live on the site.
- 4.4.4 Garden Suite dwellings shall only be located on sites where the dwelling can be serviced by existing utilities and can be hooked up to the services of the principle residence.
- 4.4.5 Residents of the Garden Suite must have access to the rear yard amenities.
- 4.4.6 The combined site coverage of the principle dwelling and Garden Suite dwelling shall not exceed the maximum coverage permitted by this Zoning Bylaw, and the accessory dwelling shall be placed so that all other setback requirement of the Zoning Bylaw are met.
- 4.4.7 A parking space shall be provided on site for the resident(s) of the Garden Suite dwelling.
- 4.4.8 There shall be direct and separate access to the Garden Suite dwelling by on-site driveway, or by public roadway or alley.

Public Hearing

Council will be holding a public meeting on **Tuesday, February 17, 2015, at 7:30 P.M.** in Council Chambers, Asaskan Complex 131 3rd Ave. W., to hear any person or group that wants to comment on the proposed bylaws. Council will also consider written comments received at the hearing or delivered to the undersigned prior to the hearing.

Should you have questions or wish to discuss the Bylaws, please contact the Town of Assiniboia office by email *specifying Zoning in the subject line* at: townoffice@assiniboia.net or phone (306) 642-3382.