

## TOWN OF HANLEY

### BYLAW NO. 2/15

#### A BYLAW TO AMEND BYLAW 3/13 KNOWN AS THE ZONING BYLAW

The Council of the Town of Hanley in the Province of Saskatchewan enacts to amend Bylaw No. 3/13 as follows:

1. Part 9.2A R1A – Low Density Residential District is added to read:

##### 9.2A.1 PERMITTED USES

###### (1) Residential uses

- a) Single detached dwelling
- b) Semi-detached and duplex dwelling
- c) Family child care home where ancillary to a dwelling

- (3) Accessory uses that are an integral part of the principal use, and are secondary, subordinate and lesser in extent to the principal permitted or approved discretionary use; including accessory buildings that are secondary, subordinate and lesser in size to the principal building.

##### 9.2A.2 DISCRETIONARY USES

###### (1) Residential uses

- a) residential care homes
- b) home based business where ancillary to a dwelling.
- c) bed and breakfast homes where ancillary to a dwelling.

##### 9.2A.3 SITE REGULATIONS

Table 5A – R1A Site Regulations

Use	Minimum Frontage	Minimum Site Area	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Height	Minimum Floor Area
single detached dwellings	12 m with lane; 15 m without	360 m <sup>2</sup> with lane; 450 m <sup>2</sup> without	7.5 m	1.5 m	6 m	11 m	100 m <sup>2</sup>
duplex	15 m with lane, 18 m without	450 m <sup>2</sup> with lane; 540 m <sup>2</sup> without	7.5 m	1.5 m	6 m	11 m	70 m <sup>2</sup> per unit
residential care home	12 m with lane; 15 m without	360 m <sup>2</sup> with lane; 450 m <sup>2</sup> without	7.5 m	1.5 m	6 m	11 m	78 m <sup>2</sup>

\* Where dwelling in a row house or semi-detached house abuts the other dwelling at the party wall, the side yard requirement is not applicable.

##### 9.2A.4 R1A DISTRICT SUPPLEMENTARY REGULATIONS

**(1) Accessory buildings**

All accessory buildings with a door or doors opening onto the street or lane shall not be located less than 1.2 metres from the site line abutting the street or lane. All accessory buildings shall be set back at least the same distance as the principal building from the front of the site. In the case of corner lots, the accessory building shall be set back 1.2 metres from the site line abutting both the street and lane.

**(2) Residential Care Homes**

- a) The maximum number of client residents shall not exceed 5.
- b) Council will apply the following criteria in considering a residential care home application:
  - the development will comply with the standards and criteria of Section 5.5
  - the development of the business will be entirely consistent with the residential development on adjacent parcels, except for approved signs
  - the development will provide a comfortable home for the client residents.

**(3) Family Child Care Home**

Family child care operations are limited to 5 client spaces.

**(4) Bed-and-Breakfast Homes**

Development of a bed-and-breakfast home shall comply with the standards and criteria of Section 5.2

**(5) Home Based Business**

- a) Section 5.3 applies.
- b) Council will apply the following criteria in considering a home based business application.
  - the development will comply with the standards and criteria of Section 5.3
  - the development of the business will be entirely consistent with the residential development on adjacent parcels, except for approved signs
  - the development does not have the potential to become too large or too intrusive for a residential neighbourhood.

**(7) Signage**

See Section 6

**(8) Off street Parking and loading**

See Section 7

**(9) Storage**

Section 4.2.3 regulations shall apply in the R1A – Low Density Residential District.

(SEAL)

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MAYOR

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ADMINISTRATOR