



RURAL MUNICIPALITY OF CORMAN PARK NO. 344

BYLAW 27/22

A bylaw to amend Bylaw 35/21 known as the Saskatoon North Partnership for Growth (P4G) Planning District Zoning Bylaw.

The Council of the Rural Municipality of Corman Park No. 344, in the Province of Saskatchewan, enacts to amend Bylaw 35/21 as follows:

1. Section 6.3.5(b) is amended by adding the following new sub-clause after Section 6.3.5(b):

“6.3.5(b)(i) Notwithstanding clause b), a cumulative maximum area of 8.09 ha (20 acres) may be subdivided from any quarter section for agricultural residential purposes. Where a quarter section has been divided into two agricultural holdings, a cumulative maximum area of 4.05 ha (10 acres) may be subdivided from each agricultural holding for agricultural residential purposes.”

2. Section 6.4.5(b) is amended by adding the following new sub-clause after 6.4.5(b):

“6.4.5(b)(i) Notwithstanding clause b), a cumulative maximum area of 8.09 ha (20 acres) may be subdivided from any quarter section for agricultural residential purposes. Where a quarter section has been divided into two agricultural holdings, a cumulative maximum area of 4.05 ha (10 acres) may be subdivided from each agricultural holding for agricultural residential purposes.”

3. Section 6.5.4(a) is amended by adding the following new sub-clause after Section 6.5.4(a):

“6.5.4(a)(i) Notwithstanding clause a), a cumulative maximum area of 8.09 ha (20 acres) may be subdivided from any quarter section for agricultural residential purposes. Where a quarter section has been divided into two agricultural holdings, a cumulative maximum area of 4.05 ha (10 acres) may be subdivided from each agricultural holding for agricultural residential purposes.”

4. Section 6.6.5(d) is amended by repealing the wording and substituting the following:

“d) Yard Setbacks

- i) The minimum front and flanking yard setback to an internal subdivision road is 10 m (32.8 ft).*
- ii) The minimum front and flanking yard setback on other roads shall be 45 m (147.6 ft) from the centerline of a municipal road allowance or provincial highway or as required by the Saskatchewan Ministry of Highways.*
- iii) The minimum side yard setback is 3 m (9.8 ft).*
- iv) The minimum rear yard setback is 10 m (32.8 ft).”*

5. Section 6.8.5(d)(ii) is amended by repealing the wording and substituting the following:

“The minimum front and flanking yard setback to an internal subdivision road is 6 m (19.7 ft) except those sites shown on Condominium Plans 102113356 and 102087884, where the minimum front yard setback shall be 10 m (32.8 ft).”

6. Section 6.11.4 is amended by adding the following new subsection in accordance with the alphabetical list:

“b) For the purposes of this zoning district, warehousing shall not include the storage of dangerous or hazardous substances.”

7. Section 6.12.4 is amended by adding the following new subsection in accordance with the alphabetical list:

“c) Warehousing shall not include the storage of dangerous or hazardous substances.”

8. Section 6.13.3 is amended by adding the following use in accordance with the alphabetical list:

“Bulk Fertilizer Storage and Sales”

9. Section 6.14.2 is amended by adding the following permitted use in accordance with the alphabetical list:

“Bulk Fertilizer Storage and Sales”

10. Section 9 – Definitions is amended by repealing the definition of “warehousing” and substituting the following:

“Warehousing – means the use of a building or site for the storage and distribution of goods, materials or merchandise, excluding derelict vehicles or parts thereof, or any waste material. It includes moving companies, trucking terminals and inter-model transfer areas and does not include commercial storage centres.”

This Bylaw shall come into force and take effect upon receiving the approval of the Minister of Government Relations.

REEVE, Judy Harwood

SEAL

CHIEF ADMINISTRATIVE OFFICER, Ken Kolb