

**TOWN OF KERROBERT**  
**BYLAW No. 1073-21**  
**A BYLAW OF THE TOWN OF KERROBERT TO AMEND BYLAW No.**  
**995-14 KNOWN AS THE ZONING BYLAW**

The Council of the Town of Kerrobert, in the Province of Saskatchewan, enacts this bylaw to amend Bylaw No. 995-14 as follows:

1. **SECTION 2, DEFINITIONS**, is amended by deleting the definition of "Site" and replacing it with the following:

"Site: An area of land, held under common ownership considered as a unit devoted to a certain use or occupied by a building or permitted group of buildings, are contiguous, and may include the customary accessories and open spaces belonging to the same."

2. **SECTION 5, DEVELOPMENT STANDARDS FOR DISCRETIONARY USES**, is amended by:

a. Deleting the section heading and replacing it with "**DEVELOPMENT STANDARDS FOR PERMITTED AND DISCRETIONARY USES**"; and

- b. Adding the following text after the first paragraph:

"The following development standards may be applied by the Council as conditions of its approval of a permitted or discretionary use as it is listed in the individual zoning districts."

3. **SUBSECTION 7.3, RESIDENTIAL DISTRICT - R1, SITE DEVELOPMENT REGULATIONS**, is amended by inserting the following row below the row for *Minimum site frontage* in the regulations tables for *Single Detached, RTM and Modular Homes* **and** *Semi-Detached and Duplex Dwelling (per unit)*:

|   |                       |
|---|-----------------------|
| Maximum site frontage<br>(see definition of "Site") | 32.0 metres (105 ft.) |
|---|-----------------------|

4. **SUBSECTION 8.1, RESIDENTIAL MULTIPLE DWELLING DISTRICT – R2, PERMITTED USES**, is amended by added the following new clause after clause d):

“e) One single detached dwelling, including an RTM and Modular;”

5. **SUBSECTION 8.2, RESIDENTIAL MULTIPLE DWELLING DISTRICT – R2, DISCRETIONARY USES**, is amended by deleting clause a).

6. **SUBSECTION 8.3, RESIDENTIAL MULTIPLE DWELLING DISTRICT – R2, SITE DEVELOPMENT REGULATIONS**, is amended by inserting the following row below the row for *Minimum site frontage* in the regulations tables for *Single Detached, RTM and Modular Homes* **and** *Semi-detached and duplex Dwelling (per dwelling unit)*:

|   |                       |
|---|-----------------------|
| Maximum site frontage<br>(see definition of “Site”) | 32.0 metres (105 ft.) |
|---|-----------------------|

7. **SUBSECTION 14.3, MIXED USE DISTRICT - MU, SITE DEVELOPMENT REGULATIONS**, is amended by inserting the following row below the row for *Minimum site frontage* in the regulations tables for *Single Detached Dwellings*:

|   |                       |
|---|-----------------------|
| Maximum site frontage<br>(see definition of "Site") | 32.0 metres (105 ft.) |
|---|-----------------------|

8. **SUBSECTION 14.3, MIXED USE DISTRICT - MU, SITE DEVELOPMENT REGULATIONS**, is amended by inserting the following row below the row for *Minimum site frontage* in the regulations table for *Single Detached Dwellings*:

|   |                      |
|---|----------------------|
| Maximum site frontage<br>(see definition of "Site") | 32.0 metres 105 ft.) |
|---|----------------------|

9. **SUBSECTION 14.3, MIXED USE DISTRICT - MU, SITE DEVELOPMENT REGULATIONS**, is amended by inserting the following row below the row for *Minimum site frontage* in the regulations table for *Discretionary Uses*:


|  |                       |
|--|-----------------------|
| Maximum site frontage<br>for principal residential<br>uses<br>(see definition of "Site") | 32.0 metres (105 ft.) |
|--|-----------------------|

10. **SUBSECTION 18.1, COMMUNITY SERVICE DISTRICT - CS, PERMITTED USES**, is amended by added the following new clause after clause o):

"p) Senior living/housing developments;"

**This bylaw shall become effective on the date of approval by Council**



  
Mayor



**Municipal Administrator**

**Read a third time and hereby adopted this  
18<sup>th</sup> day of August, 2021.**