

TOWN OF KERROBERT
BYLAW No. 1085 - 22
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 “Secondary Suite” and replacing it with the following new definition in the appropriate alphabetic sequence”

“

Secondary Suite, Accessory: a self-contained ground orientated dwelling unit which is an accessory use to a principal single-detached dwelling on a site, which may be located within principal dwelling or a separate accessory building. A secondary suite contains all aspects of a “dwelling unit” as herein defined, and which is connected to the service connections of the principal dwelling.” It is not considered a “permitted” general accessory use unless specifically stated herein.”

2. **SUBSECTION 5.2 – DEVELOPMENT STANDARDS FOR PERMITTED AND DISCRETIONARY USES, SECONDARY SUITES**, is amended by adding the following text after the third item in the subsection:

“

Detached Secondary Suites:

Where a secondary suite is detached, or otherwise not located within a principal dwelling, the following shall also apply:

- Detached secondary suites, as an accessory to a principal residential use, are permitted where prescribed within a zoning district, and subject to the following conditions:
 - i. There is no secondary suite within the primary residence, or a separate *granny suite* as herein defined and regulated; a maximum of one (1) secondary suite granny suite is allowable per site.
 - ii. Detached secondary suites shall only be located on sites where the suite can be readily serviced by existing municipal infrastructure and/or is connected to the utility service connections of the principal dwelling. No building shall be located above the service connection lines. Development permit applications shall provide detail regarding the proposed municipal service connections.
 - iii. Any secondary suite shall not be considered as a candidate for subdivision, unless the use can be determined to be a *principal use* as herein defined, complies with the regulations of this bylaw, and is connected directly and independently to municipal servicing infrastructure.
 - iv. Secondary suites shall have a full bathroom containing toilet, sink and shower or tub,

- a kitchen and a maximum of two bedrooms.
- v. The site must be adequately drained, and a site grading or drainage plan may be required by the development officer.
- vi. A Building Permit is required prior to construction of a secondary suite.
- vii. One (1) on- site parking space is required and must be delineated, screened and surfaced with gravel, asphalt or concrete, or must be located within a garage portion of the secondary suite. The parking space for the secondary suite may be in the front yard if the site does not have a rear lane. On corner sites, the parking for the secondary suite may be accessed from the flanking street.
- viii. The placement within a site cannot be nearer to the front site line than the existing principal dwelling.
- ix. Balconies can be provided on a second storey where facing a lane or a flanking street, but shall not face on another site.
- x. Secondary suites may have decks and porches where located in the rear of the suite.
- xi. Where multiple lots are involved which can be considered as a single “site”, and meeting the site regulations of the applicable zoning district, at the owner’s sole cost, the lots shall be consolidated or parcel tied in the Land Titles System.
- xii. The minimum yard setbacks and maximum building height prescribed for accessory uses within the applicable zoning district shall apply, and overall maximum site coverage shall not be exceeded.
- xiii. The following applies to the floor area of the secondary suite that can be developed:
 1. The floor area of the dwelling portion of a secondary suite must be a minimum of 32.5 m² (350 ft²) and cannot have a greater floor area than the primary dwelling.
 2. Where the detached secondary suite includes a garage, the area of the garage shall not exceed the floor area of the dwelling portion of the suite.
 3. Where the secondary suite has two stories, the floor area of the second storey shall not exceed 80 percent of the floor area of the first storey.”

3. SUBSECTION 7.1 RESIDENTIAL DISTRICT – R1, PERMITTED USES, is amended by adding the following new clause after clause *d*):

“

e) Attached and detached Secondary suites (refer to Section 5.2)”

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

“

f) Attached and detached Secondary suites (refer to Section 5.2)”

5. CLAUSE 8.2 c) RESIDENTIAL MULTIPLE DWELLING DISTRICT – R2, DISCRETIONARY USES, is deleted in its entirety.

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

Read a first time this 14 day of Sept, 2022.
Read a second time this 12 day of Oct, 2022.
Read a third time and adopted this this 12 day of Oct, 2022.



(SEAL)


Mayor



Municipal Administrator