

## VILLAGE OF PARADISE HILL

BYLAW # 04/2014

A BYLAW OF THE VILLAGE OF PARADISE HILL TO AMEND BYLAW #02/2013 KNOWN AS THE VILLAGE OF PARADISE HILL ZONING BYLAW.

The Council of the Village of Paradise Hill in the Province of Saskatchewan enacts this bylaw to amend Bylaw No. 02/2013 as follows:

1. SECTION 8, ZONING DISTRICTS AND ZONING MAP

a. Subsection 8.2 Zoning District Map, is replaced with:

The Zoning District Map bears the statement: "This Zoning Bylaw Map accompanies and forms part of Bylaw No. 02/2013".

2. SECTION 9, R1 – RESIDENTIAL 1 DISTRICT is amended by:

a. Subsection 9.1 R1 – Permitted Principal Uses, Clause (1) Residential uses: - removing subclause (b) modular homes.

b. Subsection 9.5 R1 – Regulations, Clause (3) Development Standards for Modular Homes, is removed.

c. Subsection 9.5 R1 – Regulations, Table 3 – R1 Site Requirements, removing all references to modular homes.

3. SECTION 10, MH – MOBILE HOME DISTRICT is amended by:

a. Subsection 10.1 MH – Permitted Principal Uses, Clause (1) Residential uses: - adding after subclause (a), the following:

(b) modular homes where the unit is less than two (2) years of age calculated from the date of manufacture.

b. Subsection 10.3 MH – Discretionary Principal Uses, adding the following clause after clause (d): "

(e) modular homes that exceeds two (2) years of age calculated from the date of manufacture.

c. Subsection 10.4 MH – Regulations, clause (1) *Site Requirements*, Table (6) MH Site Requirements, replacing "Without Lane – mobile home" with "Without Lane – mobile home or modular home".

d. Subsection 10.4 MH – Regulations, clause (1) *Site Requirements*, Table (6) MH Site Requirements, replacing "With Lane – mobile home" with "With Lane – mobile home or modular home".

e. Subsection 10.4 MH – Regulations, clause (2) *Required Yards*, Table (7) MH Required Yards, replacing "Mobile Homes" with "Mobile Homes or Modular Homes".

f. Subsection 10.5 Specific Regulations for Discretionary Uses, adding after clause (3), the following:

(4) *Development Standards for Mobile Homes or Modular homes that exceed 2 years of age calculated from the date of manufacture:*

(a) Council will apply the following criteria in considering the discretionary use application:

- (i) the condition of the mobile home;
- (ii) aesthetic appearance

4.

SECTION 11, C1 – COMMERCIAL CORE DISTRICT is amended by:

Certified to be a true copy of Bylaw #04/2014 adopted by the Council of the Village of Paradise Hill on the 10<sup>th</sup> day of November, 2014.

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*Marion Hougham*

Marion Hougham, Administrator



a. Subsection 11.6 Specific Regulations for Discretionary Uses, adding after clause (3) subclause (c), the following:

(d) Car Washes and auto body establishments will be encouraged to locate in a C2 - Highway Commercial or M - Industrial district. Expansion of existing uses will be allowed, if in the opinion of Council, it will not interfere with the neighboring commercial operation.

5. SECTION 12, C2 - HIGHWAY COMMERCIAL DISTRICT is amended by:

a. Subsection 12.6 Specific Regulations for Discretionary Uses, adding the following clause after clause (5):

(7) Grain Elevators:

- (a) New development will be encouraged to locate in the M - Industrial district.
- (b) Direct access to and from the highway is required.
- (c) Council will consider the impact on neighboring properties of heavy traffic that is typical of this use.

6. The ZONING DISTRICT MAP, attached as Appendix "A" and forming part of Bylaw 02/2013 shall be replaced with the Zoning District Map attached to this Bylaw as Appendix "A".

7. This Bylaw shall come into force and take effect on the date of the final reading thereof.



*Renard Eber*  
Mayor

*Mavis Hoeghan*  
Administrator

Bylaw #04/2014 passed third reading this 10 day of November, 2014.

*Mavis Hoeghan*  
Administrator