

BYLAW NO. 84-43
A ZONING AMENDMENT BYLAW
RURAL MUNICIPALITY OF BROCK NO. 64

INTRODUCTION

Pursuant to Section 67(3) of the Planning and Development Act, 1983, the Council of the R.M. of Brock No. 64 hereby enacts the following amendments to the original Zoning Bylaw No. 83-40.

Item 1. - Deletions

The following Sections are to be deleted entirely from the original Bylaw.

<u>Page</u>	<u>Section</u>	<u>Concern</u>
17	5A(3) (viii)	- re country residences
17	5A(3) (ix)	- re cottages and cabins
18	5A(5) C	- re farm subdivisions for <u>existing</u> residences
19	5A5 D	- re farm subdivision for farmstead sites
19	5A5 I	- re country residential sites in the Agricultural District
20	5A5 J	- re cottages, cabins, camps in the Agriculture District

Item 2. - Additions and Renumbering

1. A new clause is added as follows:

"5A3(viii) residences on separate sites as per Section 5A5 C"

2. A new section is added as follows:

"Section 5A5C Residences on Separate Sites

Residential development on separate sites may be permitted, at Council's discretion, by resolution or bylaw, subject to the following development standards;

Development Standards

1. Use

The residence may be used either as a country residence, a farmhouse, a cottage, or a cabin.

2. Form

Only one single detached residential building per site shall be permitted.

3. Limit

Only one residential site shall be permitted per quarter section.

4. Existing Sites - Exemption

Where the title for a separate site, on which a residence, either exists, or is proposed, is registered in the Land Titles Office prior to May 20, 1983, the coming into force of the original Zoning Bylaw, the site may, at Council's discretion, be deemed to be a conforming site and developed accordingly.

5. Site Standards

The site shall meet the following requirements:

<u>Item</u>	<u>Minimum</u>	<u>Maximum</u>
Site Size	1 hectare (2.5 acres)	8 hectares (20 acres)
Site Frontage	30 metres (100 feet)	--
Building Setback From Road Centreline	46 metres (150 feet)	--
Building Setback From All Watercourses	46 metres (150 feet)	--

6. Road Access

The site shall not be located, where in the opinion of Council, an all-weather access road would be prohibitively expensive to construct or maintain.

7. Agricultural Capability

The site shall not be located on lands with a Canadian Land Inventory Agricultural Capability Rating of Class 1, 2, or 3, unless Council, in its opinion, determines that the site is not capable or suitable for agricultural production.

8. Servicing Agreement

Servicing agreements regarding the provision and maintenance of services may be required by Council.

Item 3. - Renumbering of Actions

The following original Bylaw sections are renumbered as follows:

<u>Page</u>	<u>Original Section</u>	<u>New Number</u>
19	E becomes	D
19	F becomes	E
19	G becomes	F
19	H becomes	G

Item 4. - Hamlet District References

The following reference to a Hamlet District is deleted:

<u>Page</u>	<u>Deletion</u>
Table of Contents	"5B Hamlet District"

Item 5. - Readings

1st reading	<u>7th</u>	day of	<u>November</u>	, 1984
2nd reading	<u>7th</u>	day of	<u>November</u>	, 1984
3rd reading	<u>12th</u>	day of	<u>December</u>	, 1984 Adoption


Item 6. - Effective Date

This Bylaw shall come into force on the date of approval by the Minister of Rural Development.



Reeve

(S e a l)




R.M. Administrator

Certified a true copy of Bylaw No. 84-43 adopted by resolution of the Council on the 12th day of December 1984.



Reeve



R.M. Administrator

