

**TOWN OF OSLER  
BYLAW 2014-13  
A BYLAW TO AMEND BYLAW 2012-15 KNOWN AS THE ZONING BYLAW**

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The Council of the Town of Osler, in the Province of Saskatchewan, enacts to amend Bylaw 2012 – 15 as follows:

1. **Section 2 – Interpretation** is amended by adding the following definition:

“Townhouse, Street – A dwelling unit on its own site, attached to two or more other dwelling units, each on their own sites, with a common wall dividing the dwelling units throughout at least 40% of the length of the entire structure, measured from the front to the rear of the building lines”

2. **Table 4-1: Off Street Parking Requirements in Residential and Community Service Districts** is amended by deleting Day care centres and pre-schools and adding the following uses and parking standards:

<b>Use</b>	<b>All R – Residential Districts</b>	<b>CS – Community Service District</b>
Day care centres	1 space plus 1 additional space for every 10 persons enrolled in the facility	1 space plus 1 additional space for every 10 persons enrolled in the facility
Pre-schools	1 space plus 1 additional space for 10 persons attending the facility at one time	1 space plus 1 additional space for every 10 persons attending the facility at one time

3. **Section 4 – General Regulations** is amended by adding the following new subsection:

**“4.24 Interceptors**

- (1) A person owning, operating, or being in charge of a public garage, car wash, dry cleaning establishment, milk plant, creamery, laboratory, vehicle and equipment washing establishment, cement and concrete plant and aggregate washing plant, or such other place where the Engineer may require, shall provide on the waste outlet of the establishment a gasoline, oil, grease, chemical or grit interceptor in conformity with the requirements of the Public Health Act and regulations named thereunder.
- (2) Interceptors shall at all times be maintained in an efficient working condition at the expense of the person or owner.”

4. **Section 6.2.7 Standards for Discretionary Use** is amended by deleting subsection (5) and replacing it with the following new subsection:

- (5) Dwelling groups are subject to the following additional standards:

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- (a) The minimum side yard shall be measured from the closest main wall of the principal building closest to the side site line.
- (b) All principal buildings forming part of the group shall be located at least 3.5 metres from any other principal building in the group or a lesser distance if the building meets the National Building Code and the National Fire Code of Canada.
- (c) Council may apply special development standards regarding “yard requirements” to reduce conflict with neighbouring uses.

5. **Table 6.2** is amended by deleting the standards for Minimum Site Area, Minimum Site Width, Minimum Front Yard, Minimum Rear Yard, Minimum Side Yard and Minimum Building Floor Area for Dwelling groups and replacing them with the following new standards:

Principal Use	Minimum Site Area (m <sup>2</sup> )	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side yard (m)	Minimum Building Floor Area (m <sup>2</sup> )
Dwelling groups	2000	21	(13)	4.5	1.2 <sup>(11)</sup>	46

6. **Table 6-2** is amended by deleting note (12) and replacing it with the following new note:

(12) to a maximum requirement of 18 m

7. **Section 6.12.2 Permitted Uses** is amended by adding the following new subsections under “Residential”:

- “(3) Semi-detached dwellings
- (4) Two-unit dwellings”

8. **Section 6.12.6 Standards for Discretionary Use** is amended by deleting subsection (4) and replacing it with the following new subsection:

(4) Dwelling groups are subject to the following additional standards:

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- (a) The minimum side yard shall be measured from the closest main wall of the principal building closest to the side site line.
- (b) All principal buildings forming part of the group shall be located at least 3.5 metres from any other principal building in the group or a lesser distance if the building meets the National Building Code and the National Fire Code of Canada.
- (c) Council may apply special development standards regarding “yard requirements” to reduce conflict with neighbouring uses.

9. **Table 6.12** is amended by deleting the development standards for “Dwelling groups” and replacing them with the following new standards:

Principal Use	Minimum Site Area (m <sup>2</sup> )	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side yard (m)	Minimum Building Floor Area (m <sup>2</sup> )
Dwelling groups	116/unit	18	(2)	4.5	1.2 <sup>(3)</sup>	46

10. **Table 6-12** is amended by adding the following new development standards:

Principal Use	Minimum Site Area (m <sup>2</sup> )	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side yard (m)	Minimum Building Floor Area (m <sup>2</sup> )	Maximum Site Coverage (%)
Semi-detached dwellings	255 <sup>(4)</sup>	8.5 <sup>(10)</sup>	6	4.5	1.2 <sup>(9)(5)</sup>	46	60
Two-unit dwellings	510 <sup>(11)</sup>	17 <sup>(12)</sup>	6	4.5	1.2 <sup>(9)</sup>	92	50

11. **Table 6-12** is amended by deleting note (1) and replacing it with the following new note:

(1) to a maximum requirement of 18 m

12. **Table 6-12** is amended by adding the following new notes:

(10) where the site is served by a lane, otherwise 10.5

(11) where the site is served by a lane, otherwise 630

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<sup>(12)</sup> where the site is served by a lane, otherwise 21

13. **The Zoning District Map referred to in Section 7 – Maps** is amended by rezoning Lot 22, Block 5, Plan 85S04690 from M-Industrial to RMH – Mobile Home Residential as shown on the attached “Schedule A” which is attached and forms part of this bylaw.
14. **This Bylaw shall come into force and take effect when adopted by Council.**

Read a first time this 22nd day of July, 2014

Read a second time this \_\_\_\_\_ day of, 2014

Read a third time and adopted this \_\_\_\_\_ day of, 2014

SEAL

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Administrative Officer

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**SCHEDULE "A"**

