

RESORT VILLAGE OF MELVILLE BEACH

BYLAW NO. 01-2024

A BYLAW OF THE RESORT VILLAGE OF MELVILLE BEACH IN THE PROVINCE OF SASKATCHEWAN TO AMEND BYLAW NO. 3-2016 KNOWN AS THE ZONING BYLAW.

The Council of the Resort Village of Melville Beach in the Province of Saskatchewan enacts to amend Bylaw No. 3-2016 as follows:

1. Section 5.5.4 Parcel Development Regulations

Single Detached Dwelling

Minimum parcel area	360.0 m ² (3,875.14 ft ²) 250 m ² (2691,07 ft ²) Lots in Block 1 west of Anderson Drive and Block 1 along Highway 247 * & **
Minimum parcel frontage	12.0 metres (39.37 feet)
Minimum front yard	6.0 metres (19.69 feet) 3.0 metres (9.85 feet) Lots in Block 1 west of Anderson Drive and Block 1 along Highway 247 * & **
Minimum rear yard	8.0 metres (26.25 feet) 3.0 metres (9.85 feet) Lots in Block 1 west of Anderson Drive and Block 1 along Highway 247 * & **
Minimum side yard	1.2 metres (3.94 feet) 1.5 metres (4.93 feet) Lots in Block 1 west of Anderson Drive and Block 1 along Highway 247 * & **
Maximum parcel coverage	50%
Maximum Height	10.5 metres (34.45 feet)
Minimum floor area	The Principle building shall be a minimum of 65.0 m ² (699.68 ft ²)
Minimum parking spaces	2
Shelterbelts, shrubs and fences	Tree and shrub plantings, portable structures, machinery and earth or gravel piles shall comply with the same setback requirement as for buildings

* Notwithstanding the minimum road widths in the Subdivision Regulations and this bylaw, due to existing circumstances and for the purpose of establishing setbacks from property lines for the lots in Block 1 along Highway 247, the width of the access road shall be 3.66 metres (12 feet) from the retaining wall along Highway 247.

** To accommodate the subdivision of smaller lots on land in Block 1 west of Anderson Drive and Block 1 along Highway 247, Council may by resolution reduce lot area, frontage, or yard setbacks by a maximum of 25%.

to be deleted in its entirety and replaced with the following:

Section 5.5.4 Parcel Development Regulations

Single Detached Dwellings

Minimum parcel area	360.0 m ² (3,875.14 ft ²) 250 m ² (2691,07 ft ²) Properties located west of Anderson Drive and Block 1 along Highway 247	
Minimum parcel frontage	12.0 metres (39.37 feet)	
Properties located west of Anderson Drive and Block 1 along Highway 247	Minimum Front Yard	3.0 Metres (9.85 Feet)
	Minimum Rear Yard	3.0 Metres (9.85 Feet)
	Minimum Side Yard	1.2 Metres (3.94 Feet)
Lakefront Properties	Minimum Front Yard	6.0 Metres (19.69 Feet)
	Minimum Rear Yard	8.0 Metres (26.24 Feet)
	Minimum Side Yard	1.2 Metres (3.94 Feet)
All other properties not listed above	Minimum Front Yard	6.0 Metres (19.69 Feet)
	Minimum Rear Yard	5.0 Metres (16.40 Feet)
	Minimum Side Yard	1.2 Metres (3.94 Feet)
Maximum parcel coverage	60%	
Maximum Height	10.5 metres (34.45 feet)	
Minimum floor area	The Principle building shall be a minimum of 65.0 m ² (699.68 ft ²)	
Minimum parking spaces	2	
Shelterbelts, shrubs and fences	Tree and shrub plantings, portable structures, machinery and earth or gravel piles shall comply with the same setback requirement as for buildings	

* Notwithstanding the minimum road widths in the Subdivision Regulations and this bylaw, due to existing circumstances and for the purpose of establishing setbacks from property lines for the lots in Block 1 along Highway 247, the width of the access road shall be 3.66 metres (12 feet) from the retaining wall along Highway 247.

**To accommodate development of irregular lots, Council may by resolution reduce front and rear yard setbacks by a maximum of 25%.

***Notwithstanding the minimum depth of front yard required by this bylaw, where a parcel situated in an area with an established building line, these distances may vary with council resolution but not be less than 1.2 meters (3.94 feet).

****No main door of a private garage that faces a primary street (Anderson Drive, Obenauer Drive, Gottinger Drive and Walters Drive) shall be within 6.0 Metres (19.69 Feet) of the edge of the street. No main door of a private garage that faces a side street (Franks Drive) shall be within 5.0 Metres (16.40 Feet) of the street.”

2. This Bylaw shall come into force and take effect when adopted by Council,

INTRODUCED AND READ a first time this 6th Day of June, 2024.

READ A SECOND TIME this 8th Day of July, 2024.

READ A THIRD TIME AND PASSED this 8th Day of July, 2024.

[SEAL]

Mayor

Administrator

Read a third time and adopted
this ____ day of _____

Administrator
