

TOWN OF ROULEAU

BYLAW No. P 34/82

A bylaw of the Town of Rouleau to amend Bylaw No. P23/77 known as the Zoning Bylaw. The Mayor and Council of the Town of Rouleau in the Province of Saskatchewan in open meeting hereby enact as follows:

1. Bylaw No. P23/77 is amended as hereinafter set forth.
2. Part 1, Zoning Districts Section 4, Classification of Zoning Districts is amended by:
  - a) Deleting the reference to "four (4)" in the second line and substituting "five (5)".
  - b) Adding "C2-Commercial District" immediately following the reference to M-Industrial District.
3. The following new section will be added immediately following Section 7.4, the M-Industrial District:

7.5 C2-Commercial District

(1) Uses Permitted

Subject to all other provisions of this Bylaw, on any site, in any district defined, designated or described in this Bylaw as a C2-Commercial District, only the following uses shall be permitted.

A. Commercial

- (1) Lumber and building supply establishments.
- (2) Service Stations.
- (3) Establishments for the sale, storage and servicing of motor vehicles, trailers, recreation vehicles, farm machinery and equipment.
- (4) Car washing establishments.
- (5) Veterinary hospitals and clinics.
- (6) Shops of plumbers, pipefitters, metal workers and similar tradespeople.
- (7) Public utility uses and structures.
- (8) Motels.
- (9) Restaurants.

B. Uses Permitted at Council's Discretion

The following uses may be located in the C2-Commercial District but only by resolution of Council and only in locations specified in such resolution of Council. Where established such uses shall conform to the regulations pertaining to the C2-Commercial District.

- (1) Auto body shop.
- (2) Wholesale establishments.
- (3) Light manufacturing of goods except those of a noxious or dangerous nature.
- (4) Warehouses and supply depots.
- (5) Trucking terminals.

C. Accessory

Buildings, structures or uses accessory to and located on the same site with the main building or use, including dwellings for caretakers, owners or managers of any of the permitted and discretionary use.

(2) Regulations

- A. Site area - minimum - 10,000 square feet  
 B. Site frontage - minimum - 100 feet  
 C. Yard, front - minimum - 20 feet  
 D. Yard, rear - minimum - 20 feet  
 E. Yard, side - minimum - 10 feet  
 F. Signs and billboards shall be prohibited except for signs advertising the principal use of the premises or the principal products offered for sale on the premises. Permitted signs shall be subject to the following requirements:  
 (1) No more than one sign protruding from the main wall of the premises.  
 (2) Each sign may be double faced.  
 (3) No sign shall interfere with public utilities.  
 (4) All illuminated signs must be CSA approved.  
 (5) The minimum clearance above ground level of any protruding or self-supporting sign shall be 10 feet.  
 G. Off-street parking shall be provided in accordance with the schedule set out in Section 15 of this Bylaw."

4. Part II, General Regulations Section 15, Off - Street Parking is amended by adding the following:

"(5) C2 - Commercial District motels - 1 parking space per unit  
 Restaurants - 1 parking space per each 4 seats  
 All other main buildings - 1 parking space per each 300 square feet of building floor area."

5. The Zoning District Map referred to in Section 6 is amended by:

- A. Adding the following to the Legend  
 "C2 - Commercial District"  
 B. Rezoning from A-Agricultural District to C2- Commercial District the property shown as Blocks 29 and 30 as shown on the plan of Proposed Subdivision prepared by G. N. Bennett, S. L. S. a copy of which is attached hereto and forms part of this Bylaw.

6. This Bylaw shall come into force on the date of final approval by the Minister of Urban Affairs.



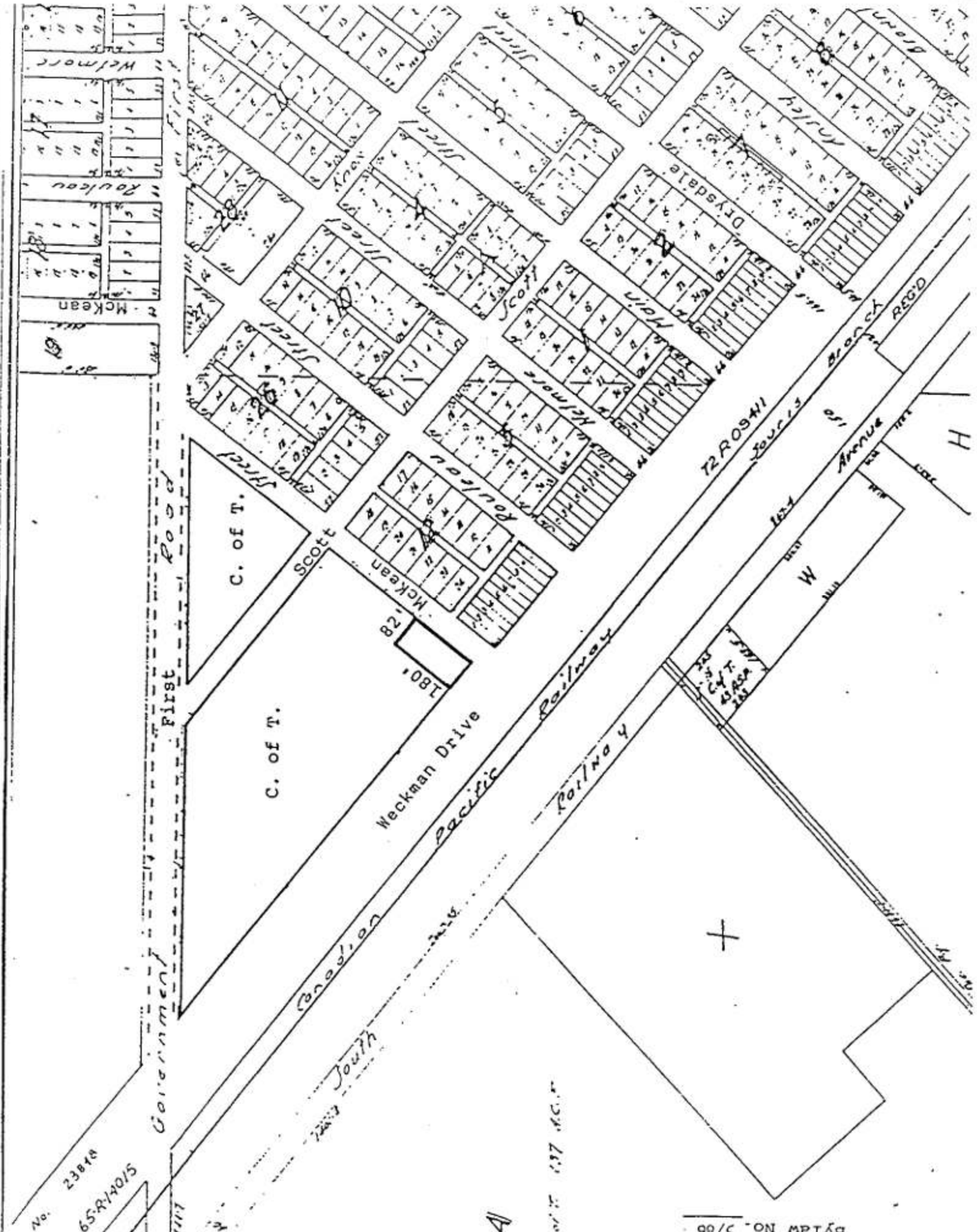
*[Signature]*  
 Deputy Mayor

*[Signature]*  
 Town Administrator

Certified a true copy of Bylaw No. P 34/82 of the Town of Rouleau adopted by resolution of Council this 6th day of December, 1982.

Deputy Mayor *[Signature]*

*[Signature]*  
 Town Administrator



No. 2381A  
65-R/4015

A

180' 82'

Bylaw No. 5/86

PROPOSED SUBDIVISION PLAN  
 SHOWING SUBDIVISION OF PART OF  
 NE 1/4 SEC 23 TWP 14 RGE 22 W 2  
 ROULEAU, SASKATCHEWAN  
 BY G.N. BENNETT, C.B.S.L.S.  
 SCALE 1:1000  
 1982



NOTE:  
 MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF  
 PORTION TO BE APPROVED IS OUTLINED IN RED AND  
 CONTAINS 2.221 HECTARES

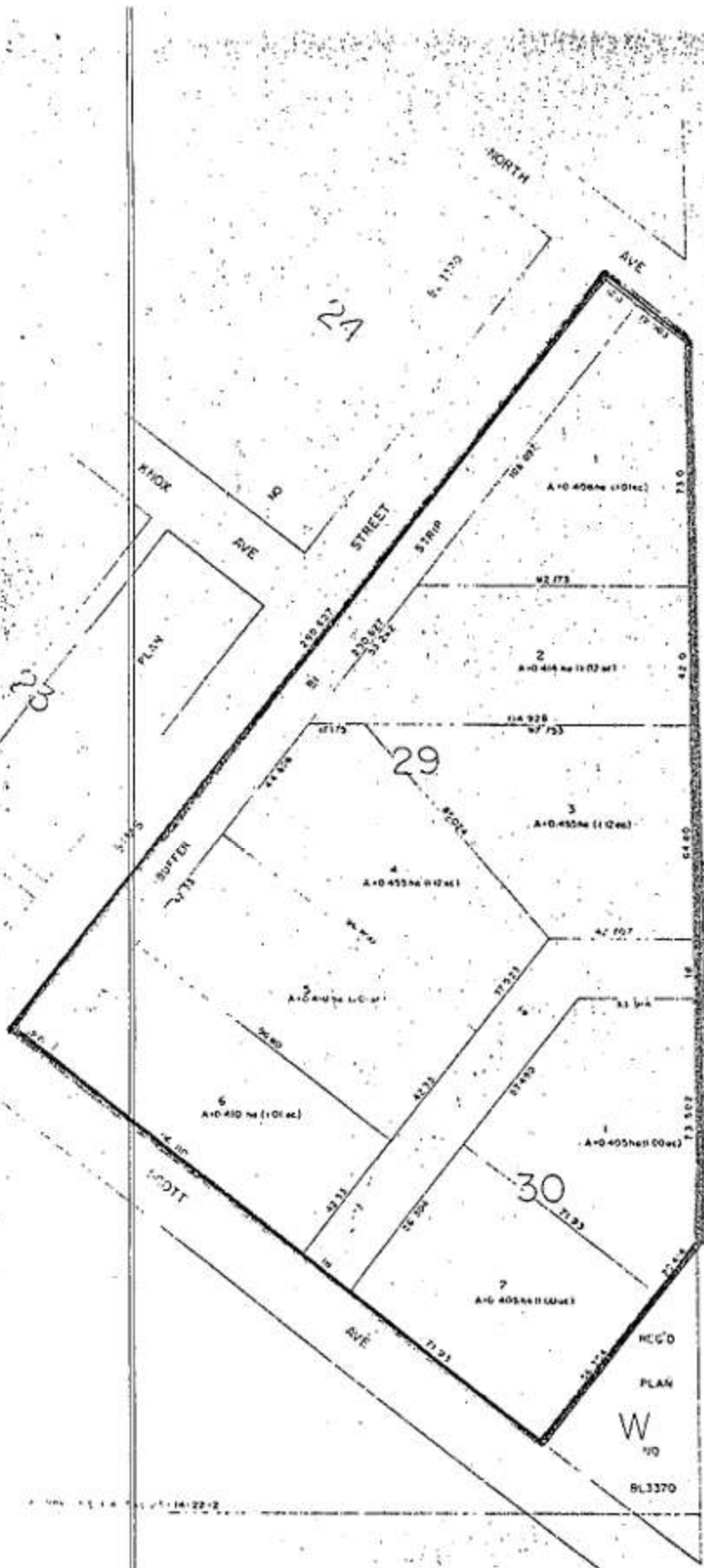
SOUTHERN SURVEYS LTD.

*G.N. Bennett*  
 G.N. BENNETT, C.B.S.L.S. 25/11/82

TOWN OF ROULEAU

Mayor

Town Administrator



Certified a true copy of a map of the proposed subdivision prepared by  
 Southern Surveys and forming a part of Bylaw No. P 34/82 of the Town  
 of Rouleau.

Deputy Mayor

*[Signature]*

Town Clerk



TOWN OF ROULEAU

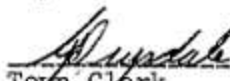
BYALW NO. P 44/83

A Bylaw of the Town of Rouleau to amend Bylaw No. P 23/77 known as the Zoning Bylaw.

The Mayor and Council of The Town of Rouleau in the Province of Saskatchewan in open meeting hereby enact as follows:


1. Bylaw No. P 23/77 is amended as hereafter set forth.
2. The Zoning District Map referred to in Section 6 is amended by rezoning one parcel of land from A-Agricultural District to R-Residential. Said parcel is described as follows:  
"All that portion of the NW $\frac{1}{4}$  Section 23-14-22-2 in the Province of Saskatchewan in the Dominion of Canada bounded on the north by the northern boundary, on the southeast by the northwestern limit of Newlands Street and on the southwest by the northeastern limit of Scott Avenue, as said street and avenue is shown on a plan of record in the Land Titles Office for the Regina Land Registration District as Number BL 3370."
3. Section 7.1 by A-Agricultural District, Part (2)A Minimum Site Area Regulations, is amended by deleting the reference to "40 acres" for all other uses and substituting "10 acres" for all other uses.
4. This bylaw shall come into force on the date of final approval by the Minister of Urban Affairs.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Town Clerk

Certified a true copy of Bylaw No. P 44/83 passed by the council of the Town of Rouleau on the 9th day of January, 1984.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Town Clerk

APPROVED

REGINA, SASK.

FEB 14 1984

  
\_\_\_\_\_  
Deputy Minister of Urban Affairs

BYLAW NO. 5/86


A BYLAW OF THE TOWN OF ROULEAU TO AMEND BYLAW NO. P23/77, KNOWN AS THE ZONING BYLAW.

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The Council of the Town of Rouleau in the Province of Saskatchewan in open meeting hereby enacts as follows:

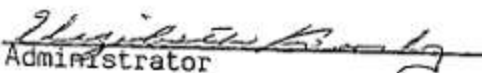
1. Bylaw No. P23/77 is amended as hereinafter set forth.
  - A) The Zoning District Map referred to in Section 6 is amended by rezoning to C-Commercial District an area of land in the N.W. 1/4 of Section 23-14-22-2 as shown on the map which is attached to this bylaw.
2. This Bylaw shall come into force on the date of approval by the Minister of Urban Affairs.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Administrator

Certified a true copy of Bylaw No. 5/86 passed by the Council of the Town of Rouleau on the 5th day of January, 1987.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Administrator

APPROVED
REGINA, SASK.
FEB 02 1987

Deputy Minister of Urban Affairs

## TOWN OF ROULEAU

BYLAW NO. 6/86A BYLAW OF THE TOWN OF ROULEAU TO AMEND BYLAW NO. P 23/77 KNOWN AS THE ZONING BYLAW

The Mayor and Council of the TOWN OF ROULEAU in the Province of Saskatchewan in open meeting hereby enact as follows:

1. Bylaw No. P 23/77 is amended as hereafter set forth.

2. The following is added as Section 7.6:

7.6 RMH - RESIDENTIAL MOBILE HOME DISTRICT

(1) INTENT

The purpose of this district is to provide for the development of mobile homes on their own lots.

(2) PERMITTED USES

The following are permitted uses in the RMH District:

- i) Mobile Homes.
- ii) Public utility buildings and structures (excluding offices, warehouses and storage yards.)
- iii) Parks and playgrounds.

(3) REGULATIONS

- i) Lot area, minimum 360 sq. metres with a lane.  
450 sq. metres without a lane.
- ii) Lot frontage, minimum 12 metres with a lane  
15 metres without a lane  
for rectangular lots
- iii) front yard, minimum 5 metres
- iv) rear yard, minimum 5 metres
- v) side yard, minimum 1 metre
- vi) one off street parking space be provided for each mobile home.
- vii) no side or front yards shall be used for the storage or collection of goods, commodities, or other form of materials.
- viii) no yard or portion thereof shall be used for the storage of machinery.
- ix) all mobile homes shall be equipped with a skirting within 30 days of being placed on the site.

x) HOME OCCUPATIONS

- (a) Home occupations shall be located in mobile Home used as the practitioner's own residence or in an accessory building.
- (b) No external evidence of any home occupation is permitted except for a business of professional sign or notice not exceeding 1 square foot in area.
- (c) Home occupations shall be conducted entirely within the dwelling or accessory building.
- (d) There shall be no exterior display, no exterior storage of materials, and no other exterior indication of the

BYLAW NO. 6/86

2.

home occupation or variation from the residential character of the building.

- xi) Signs and billboards are prohibited except as noted for home occupations and those showing the names of occupants and signs bearing notice of sale or lease or other information relating to a temporary condition affecting the premises.
- 3. The Zoning District Map referred to in Section 6 is amended by rezoning from R-Residential District to RMH-Residential Mobile Home District, Lots 13 to 19 in Block 16, Lots 6 to 19 in Block 17, and Lots 6 to 19 in Block 18, as shown on Registered Plan No. T 3933.
- 4. Section 7.2 R-Residential District is amended by deleting 7.2(1) (c) (5), and 7.2(2) (E).
- 5. This bylaw shall come into force on the date of final approval by the Minister of Urban Affairs.

Mayor

Administrator

Certified a true copy of Bylaw No. 6/86 passed by the Council of the Town of Rouleau on the 5th day of January, 1987.

Mayor

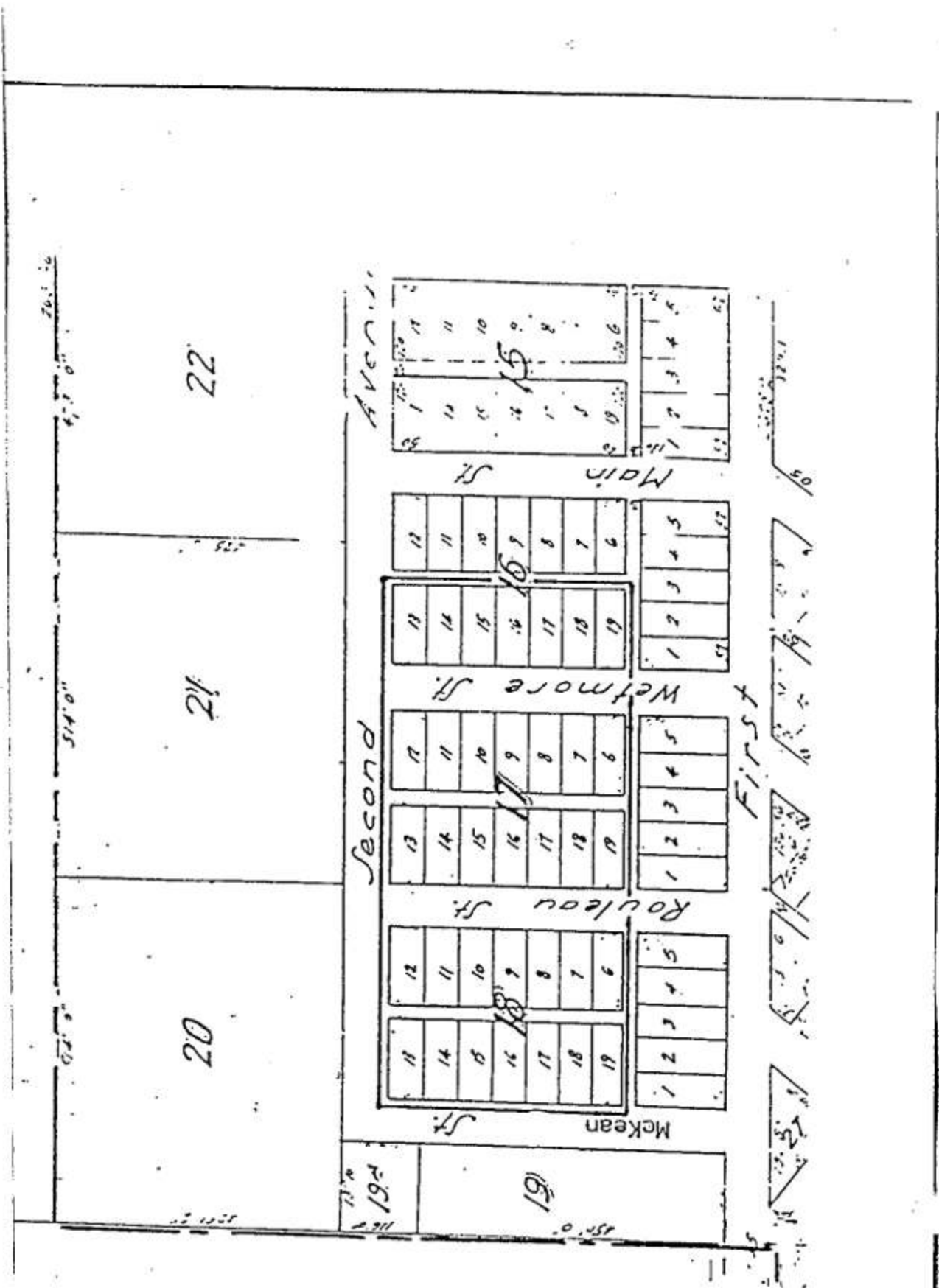
Administrator

APPROVED  
REGINA, SASK.

FEB 02 1987

Deputy Minister of Urban Affairs





Second Ave.

Second

19

22

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