

TOWN OF EATONIA

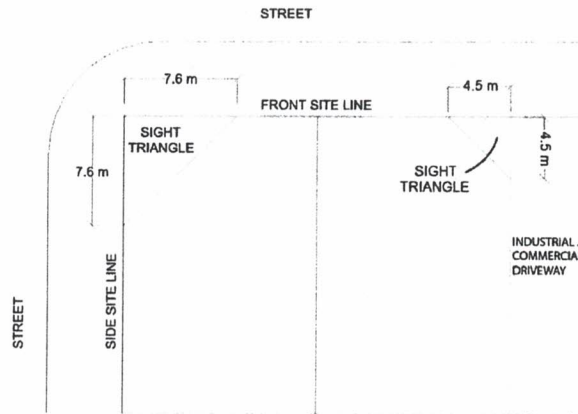
BYLAW NO. 14/20

A Bylaw to amend Bylaw No. 5/16, known as the Zoning Bylaw.

The Council of the Town of Eatonia, in the Province of Saskatchewan, enacts to amend Bylaw 5/16 as follows:

1. **SECTION 2 DEFINITIONS** is amended by deleting the definition for “Site Triangle” in its entirety and replacing it with the follow new definition and diagram:

“**Sight Triangle:** the triangular area formed within a site by the intersecting front and side site lines at a street intersection, an intersection of a street and a flanking lane, or an intersection of a street and a driveway, and the straight line joining said site lines at points which are a measured distance along both site lines (refer to figure below). In the case of a street intersection, at a corner site, the measured distance shall be 7.6 m. In the case of a lane or driveway intersecting a street, the measured distance shall be 4.5 m.



Site Triangle Diagram”

2. **SECTION 2 DEFINITIONS** is amended by adding the following new definition immediately following the definition for “Site Plan”:

“**Solar Energy System:** any solar collector panel, shingle, or other solar energy device or ancillary equipment mounted to a building or free-standing structure, whose primary purpose is to provide for the collection, storage, and distribution of solar energy.”

3. **SECTION 4 – GENERAL REGULATIONS** is amended by adding the following new Subsection:

“4.23 Fences, Walls, and Shrubs Along Lot Lines

- .1 The use of electrified or barb wire fencing material within the town limits must be approved by town council.
- .2 It is the responsibility of the property owner to ensure the accurate location of fencing relative to their property site lines.
- .3 In any **Residential District**:
 - a. No wall, fence, hedge or shrubs located along any lot line, other than those in a required front yard, shall exceed 2 metres (6.56 feet) above grade level in height. (Refer to Figure 4-3)
 - b. No wall, fence, hedge or shrub located along any lot line in a required front yard shall exceed 1 metre (3.28 feet) above grade level in height. (Refer to Figure 4-3)
 - c. In the case of a corner lot, no wall, fence, hedge or shrub shall exceed 0.75 metres (2.46 feet) above grade level in height in an intersection sight triangle. (Refer to Figure 4-3)
 - d. In the case of corner lots, no fence, hedge, shrub or wall shall be placed so as to create a visual obstruction in an established sight triangle. The sight triangle in a front yard shall not exceed 7.6 metres (25 feet) in length on the corner lot lines (front and both side property lines). (Refer to Figure 4-3)

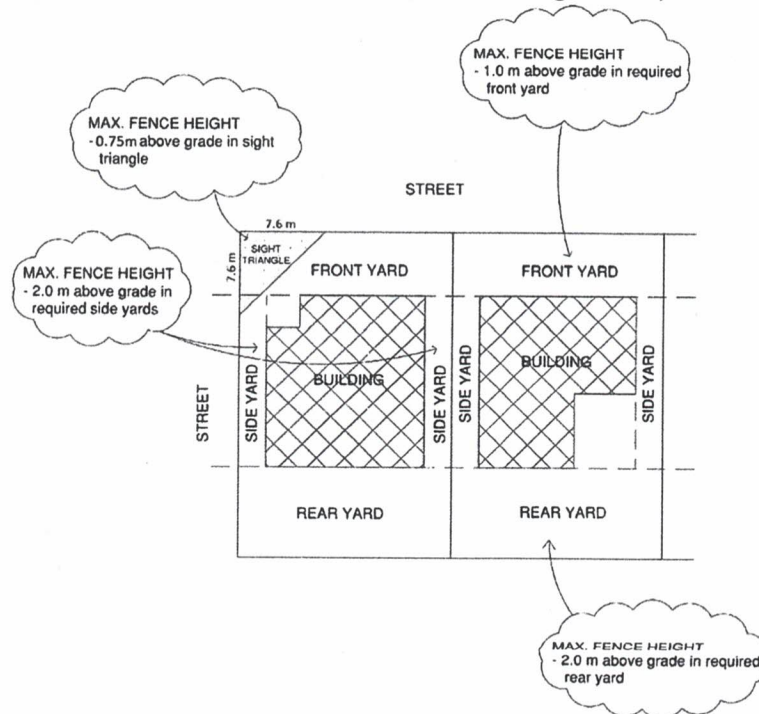


Figure 4-3: Residential Fence Height

- .4 In any **Commercial District**:
 - a. No fence, hedge or shrub, other than those required as screening shall exceed 2 metres (6.56 feet) above grade level in height.
 - b. In the case of corner lots, no fences, hedge or shrubs shall be placed so as to create a visual obstruction in an established sight triangle.

- .5 In any **Industrial District**:
 - a. No fence, hedge or shrub, other than those required as screening, shall exceed 2.5 metres (8.2 feet) above grade level in height.
 - b. In the case of corner lots, no fences, hedge or shrubs shall be place so as to create a visual obstruction in an established sight triangle.

- .6 In **All Districts** excluding any **Residential, Commercial or industrial District**:
 - a. No fence hedge or shrub, other than those required as screening, shall exceed 2 metres (6.56 feet) above grade level in height.
 - b. In the case of corner lots, no fences, hedge or shrubs shall be placed so as to create a visual obstruction in an established sight triangle.”

4. **SECTION 4 GENERAL REGULATION** is amended by adding the following new Subsection:

“4.24 Solar Energy Systems

- .1 The installation and operation of solar energy systems, and their supporting structures shall be permitted in all zoning districts subject to the following:
 - a. In any Commercial, Community Service or Residential District, such structures shall not be located in any required front or side yard, and in the case of a corner site, in any portion of the rear yard which is within 3.0 metres of the side property line adjacent to a flanking street unless it is screened from the flanking street to the satisfaction of the Development Officer.
 - b. In any Commercial, Community Service or Residential District, such structures, if freestanding, the minimum distance from the base of any structure, or tower to any site line shall be equal to 1.2x the total height of the structure, and in no case shall exceed the height of the principal building.
 - c. In any Commercial, Community Service or Residential district, such structures, if attached to, or erected upon, a building, shall not exceed the maximum permitted height of the building upon which such structure is attached or erected.

- .2 A development permit is required for:
 - a. Any free-standing solar energy system.
 - b. Any installation requiring structural alterations to an existing structure.”

5. **Section 7. R1 – Residential Single Dwelling District** is amended by adding the following regulation to Subsection 7.4 “Accessory Buildings and Uses”:
 - “g. Temporary, fabric covered structures consisting of wood, metal, or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl, or other sheet materials are prohibited in the R1 Residential Single Dwelling District.”
6. **Section 7. R1 – Residential Single Dwelling Districts** is amended by deleting Subsection 7.5 “Fence and Hedge Heights” in its entirety.
7. **Section 8. R2 – Residential Multiple Dwelling District** is amended by adding the following regulation to Subsection 8.4 “Accessory Buildings and Uses”:
 - “g. Temporary, fabric covered structures consisting of wood, metal, or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl, or other sheet materials are prohibited in the R2 Residential Multiple Dwelling District.”
8. **Section 8. R2 – Residential Multiple Dwelling Districts** is amended by deleting Subsection 8.5 “Fence and Hedge Heights” in its entirety.
9. **Section 9. C1 – Town Center Commercial District** is amended by adding the following regulation to Subsection 9.4 “Accessory Buildings and Uses”:
 - “b) Temporary, fabric covered structures consisting of wood, metal, or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl, or other sheet materials are prohibited in the C1 Residential Single Dwelling District.”
10. **Section 10. C2 – Highway Commercial Districts** is amended by deleting Subsection 10.6 “Fence and Hedge Heights” in its entirety.
11. **Section 11. IND – Industrial Districts** is amended by deleting Subsection 11.5 “Fence and Hedge Heights” in its entirety.
12. **Section 12. CS – Community Service District** is amended by adding the following regulation to Subsection 12.4 “Accessory Buildings and Uses”:
 - “a. Temporary, fabric covered structures consisting of wood, metal, or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl, or other sheet materials are prohibited in the CS Community Service District.”

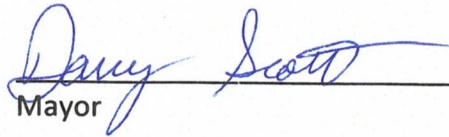
13. This Bylaw shall come into force and take effect when approved by Council.

Read for a first time on November 16, 2020

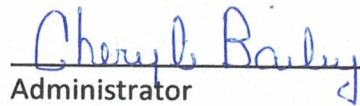
Read for a second time on December 8, 2020

Read for a third time on December 8, 2020



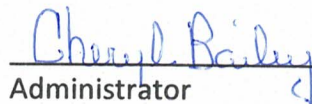


Mayor



Administrator

Certified a true copy of Bylaw No. 14/20
adopted by resolution of Council on the
8th day of December, 2020.



Administrator

