

# VILLAGE OF TUXFORD

## BYLAW NO. 10 -2023

### AMEND ZONING

A Bylaw of the Village of Tuxford in the Province of Saskatchewan to amend Zoning Bylaw No.02-2020

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WHEREAS the Council of the Village of Tuxford in the Province of Saskatchewan in Council assembled hereby enacts as follows:

#### 5.1 Repeal and replace:

##### 5.1 Zoning Districts

For the purpose of this Bylaw, the Village of Tuxford is divided into several Zoning Districts that may be referred to by the appropriate symbols.

FUD	Future Urban Development	C	Commercial
R	Residential	HPC	Commercial/Light Industrial
R2	Residential- low density	CS	Community Service
RA	Residential Acreage		

#### 5.10 Adding section 5.10.14 with the following:

5.10.14 Consultation with Railways/Highways shall be required when a potential development is proposed for a:

- a) Development or redevelopment proposals in proximity to rail facilities/highways or for proposals for rail serviced industrial parks;
- b) Road and utility infrastructure works which may affect a rail facility and highway system;
- c) Transportation plans that incorporate freight transportation issues; and
- d) All new, expanded or modified rail facilities or commercial/industrial development.
- e) Should further residential development be proposed near existing rail lines development within or adjacent to the Village, the Village will recognize the provisions of the Statements of Provincial Interest, *Planning and Development Act, 2007*, particularly as referenced by Clause 32(2)(k), and the "FCM" policy document on "Development Adjacent to Railway's", and all best management practices will be

The Zoning Bylaw will be amended to be consistent with all current legislation should further development impacting both land uses occur. Currently the rail line is adjacent to light industrial and commercial uses and the Future Land Use map does not include residential uses expanding or encroaching on the rail line.

- f) Notwithstanding anything contained in this Bylaw, where any public street crosses a railway at the same grade, no building or structure shall be erected within 46 metres (105.92 feet) of the point of intersection of the centre line of both the railway and the street.
- g) As identified and suggested on the Guidelines for New Development in Proximity to Railway Operations, The Federation of Canadian Municipalities and Railway Association of Canada of May 2013; the standard recommended building setbacks for new residential development in proximity to railway operations are as follows:
  - i. Freight Rail Yard: 300 metres
  - ii. Principal Main Line: 30 metres
  - iii. Secondary Main Line: 30 metres
  - iv. Principal Branch Line: 15 metres
  - v. Secondary Branch Line: 15 metres
  - vi. Spur Line: 15 metres

#### **5.9.11** Repeal and replace:

##### Supplementary Regulations

In addition to other applicable regulations or standards contained in this bylaw, the following standards apply to those uses or forms of development designated as discretionary in the C- Commercial District.

#### **5.5.6** Repeal and replace:

##### 5.5.6 Supplementary Regulations

- b) Council will consider the applications for discretionary use with respect to the following criteria:
  - i. The proposed development will be consistent with any concept plans in force in the area and will not be inconsistent with the future use and development plans of the Official Community Plan.
  - ii. Council will review any Concept Plan prepared for further development in this zoning district and all other zoning districts in this Zoning Bylaw to insure compliance with the intent of the OCP. The contents and criteria of Concept Plans are referenced in *the Planning and Development Act, 2007, as amended*, and Councils review is to determine the impact on infrastructure and compatibility with existing development in the Village, and any subdivision review, will be conducted by approving authority, which rests with the province and its ministries who oversee Acts and Regulations pertaining to land use.
  - iii. The development will not require the development of new streets and utility lines except as may be provided for in existing plans under the Official Community Plan and that the proposal is not premature.

**5.6.6** Repeal and replace:

Accessory Buildings

- a) All accessory buildings shall be set back a minimum of 6.10 metres (20.0 feet) from the front site line, 1.2 metres (3.94 feet) from the principal building, and 0.75 metres (2.5 feet) from the side site line unless the side site line is an abutting street then the side yard shall be 1.53 metres (5.0 feet).

**APPENDIX "A" zoning map**

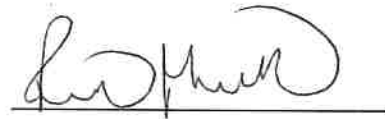
Repeal and replace:

With attached Village of Tuxford Zoning District Map.

This bylaw shall come into force and take effect on the date of final passing thereof.



Mayor



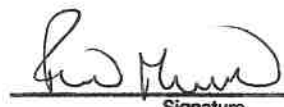
Administrator

Introduced and read a first time this 16<sup>th</sup> day of Oct., 2023.

Read a second time this 14<sup>th</sup> day of Nov., 2023.

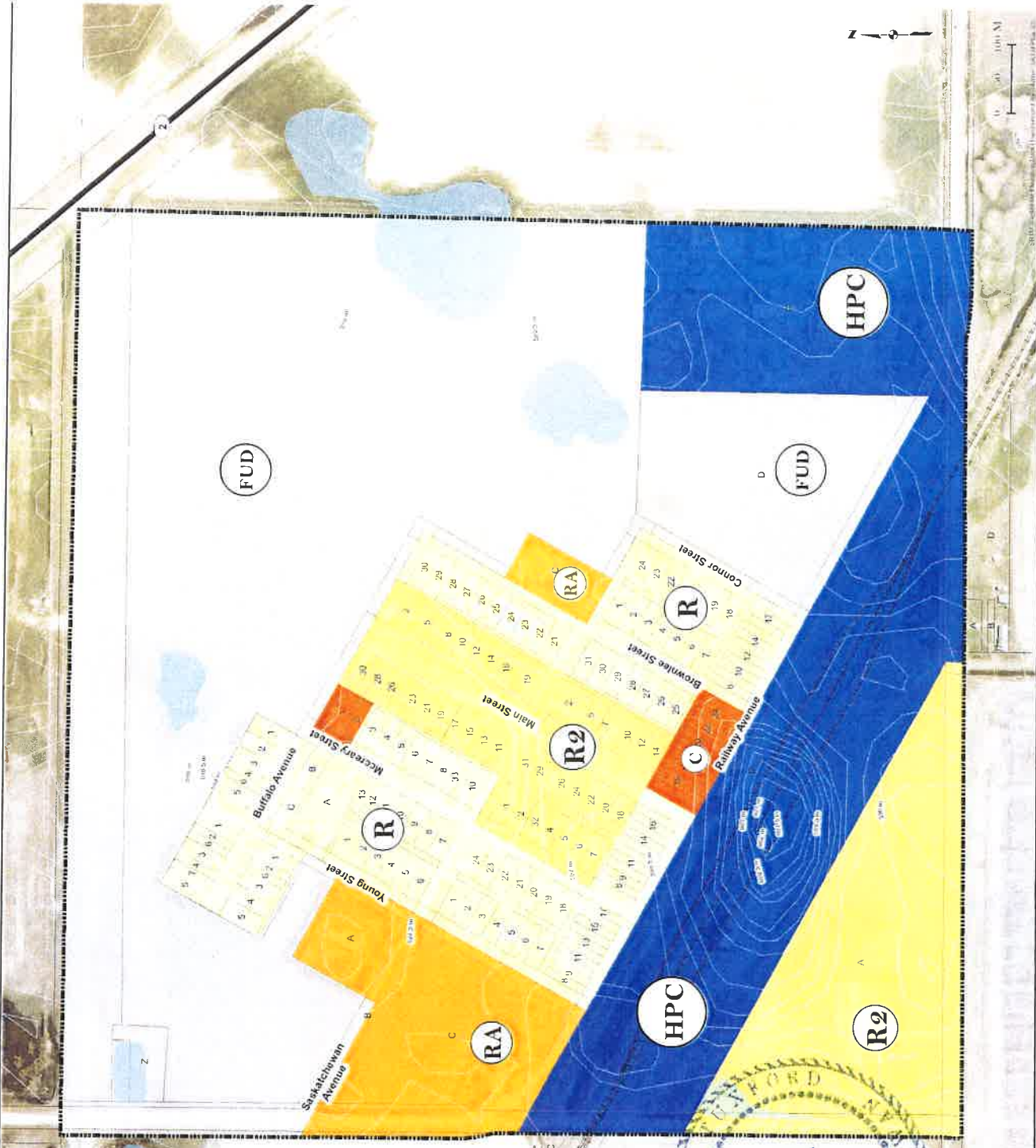
Read a third time and adopted this 14<sup>th</sup> day of Nov., 2023



  
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 Signature  
Nov. 17/23.  
 \_\_\_\_\_  
 Date

**Certified A True Copy Of An Original**

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# Village of Tuxford Saskatchewan

## Zoning District Map

This is the Zoning District Map referred to in Bylaw No. 02-2020 adopted by the Village of Tuxford.

*Cliff Hallett*  
Mayor  
*Leanne Murray*  
Village Administrator



- Zoning**
- Residential - R
  - Residential-Low Density - R2
  - Residential-Average - RA
  - Commercial - C
  - Commercial/Light Industrial - HPC
  - Community Service - CS
  - Future Urban Development - FUD
- Village Logo
- Contours
- Watercourse
- Railway

RF