

VILLAGE OF CLAVET

BYLAW NO 2020-02

A Bylaw to Amend Bylaw No. 2010-03 known as the Zoning Bylaw

The Council of the Village of Clavet, in the Province of Saskatchewan,
enacts this Bylaw to Amend Zoning Bylaw No. 2010-03 as follows:

1. **SECTION 2 – Definitions** is amended by adding the following new definition after the definition for “Lot Line, Side”:

“**Mall:** a single story Commercial building in which either permitted or discretionary uses are located together for their mutual benefit, each having their own entrance to the outside, otherwise known as a Strip Mall.”

2. **SECTION 5 - Special Provisions** is amended by adding the following new subsection:

“ 5.8 Malls

Malls, where allowed in a specific district, shall be subject to the following development standards:

1. Primary access shall be from a Collector or Arterial street.
2. The number and location of vehicle entrances to the Commercial development shall be consistent with the existing or anticipated design of adjacent streets and consideration shall be given to the minimum number of entrances needed to move traffic onto and off of the site safely and efficiently.
3. The uses contained in Malls shall be limited to the permitted and Discretionary Uses allowed in the Zoning district in which it is located.
4. When abutting a Residential use or Zoning District, Parking lots, Service areas, and loading zones shall be appropriately Screened from view.

3. **SUBSECTION 13.1 - Permitted Uses** in the C1 – Core Mixed Use Commercial District is Amended by adding the following new permitted use:
21. Malls subject to the requirements of Section 5.8.
4. **SECTION 13.4 - Regulations – Minimum Development Standards - All Uses – Lot area:** is amended by adding the following new regulation after “Service Stations”:
- “ Malls 929 m² (10,000 ft²)”.
5. **SECTION 13.4 - Regulations – Minimum Development Standards - All Uses – Lot frontage:** is amended by adding the following new regulation after “Service Stations”:
- “ Malls 30 m (98.43 ft.)”.
6. **SECTION 13.4 - Regulations – Minimum Development Standards - All Uses – Yard, front:** is amended by adding the following new regulation after “Service Stations”:
- “ Malls 7.5 m (24.6 ft.)”.

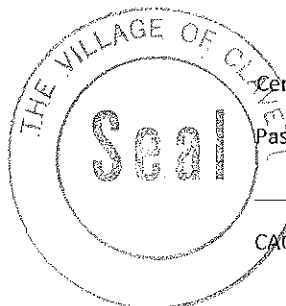
This Bylaw shall come into force and take effect when approved by Council.



Spencer Beaulieu
Mayor

Beverly J. Dault
Administrator/CAO

Read a first time - April 7, 2020
Read a second time - May 5, 2020
Read a third time and adopted - May 5, 2020



Certified a true copy of Bylaw 2020-02

Passed the 5th day of May, 2020.

Beverly J. Dault
CAO/ Administrator