

TOWN OF CORONACH

BYLAW 7.2025 AMENDMENT TO ZONING BYLAW

A Bylaw to amend Bylaw No. 1.2018 known as the Zoning Bylaw under subsection 46(3) of *The Planning and Development Act, 2007*.

The Council of the **Town of Coronach** in the Province of Saskatchewan enacts Bylaw No. 7.2025 as follows:

Section 2.0

Add: **Pallet:** A pallet is a small, low, portable platform for handling, storing, or moving materials and packages.

Section 3.3

Subsection 3.3.3

Add: The Development Officer may require the property homeowner to submit a lot(s) survey stamped by a legal land surveyor, if in The Development Officer's opinion, there is any question if the applicant of the Development Permit is not building within their property lines. The survey shall be completed prior to any building commencing on the property. If a survey is required as stated above, it is the homeowner's responsibility to arrange the survey, pay all associated costs of the survey, and provide the completed survey stamped drawings as well as proof that setbacks are being met to the Town Office prior to building. Building can only commence once written notification is provided from The Development Officer that the information submitted is sufficient and building inspector approval has been granted.

Section 4.0

Subsection 4.28

Add: **Special Trailers** such as Atco Trailers, semi-trailers, and utility reefer trailers are not allowed within any Residential or Community Service Districts. These trailers are allowed in Commercial and Industrial Districts only. A maximum of one trailer is allowed per a commercial or industrial lot, unless Council provides otherwise. Some determining factors for additional trailer(s) may include specified use, condition and appearance of the trailer, location to other properties, sightlines, weight or height. Photos of the trailer from all four sides must be submitted with a development permit, prior to Council consideration.

Section 4.0

Subsection 4.29

Add: **Pallets** shall not be used for any patio, deck, garage, shed, fence, or any building of any kind, on property in any district, within Town Limits.

Section 4.8

Subsection 4.8.5

Edited: A development permit is not required for fences.

Section 4

Subsection 4.9.9

(1)

Edited: Shipping containers shall be prohibited in all districts except the R1, R2, R3, R4, CS, C1, C2, and M districts, where they shall be permitted discretionary uses. Photos of the shipping container from all four sides must be submitted with a development

permit, prior to Council Consideration.

Add: Shipping Containers shall only be twenty (20) feet in length.

Section 8

Zoning District Map

Edited: Lots 1-3 & 8, Block 5, BV2817 from R1- Low Density Residential to C1- Downtown Commercial. All land within the blue highlighted section as shown on the maps which are attached hereto form part of the bylaw (Schedule A).

That this Bylaw shall come into force and take effect upon the date it is adopted by Council.

Read a First time this _____ day of _____.

Read a Second time this _____ day of _____, _____.

Read a Third time this _____ day of _____, _____.

Mayor

Administrator

Dated:

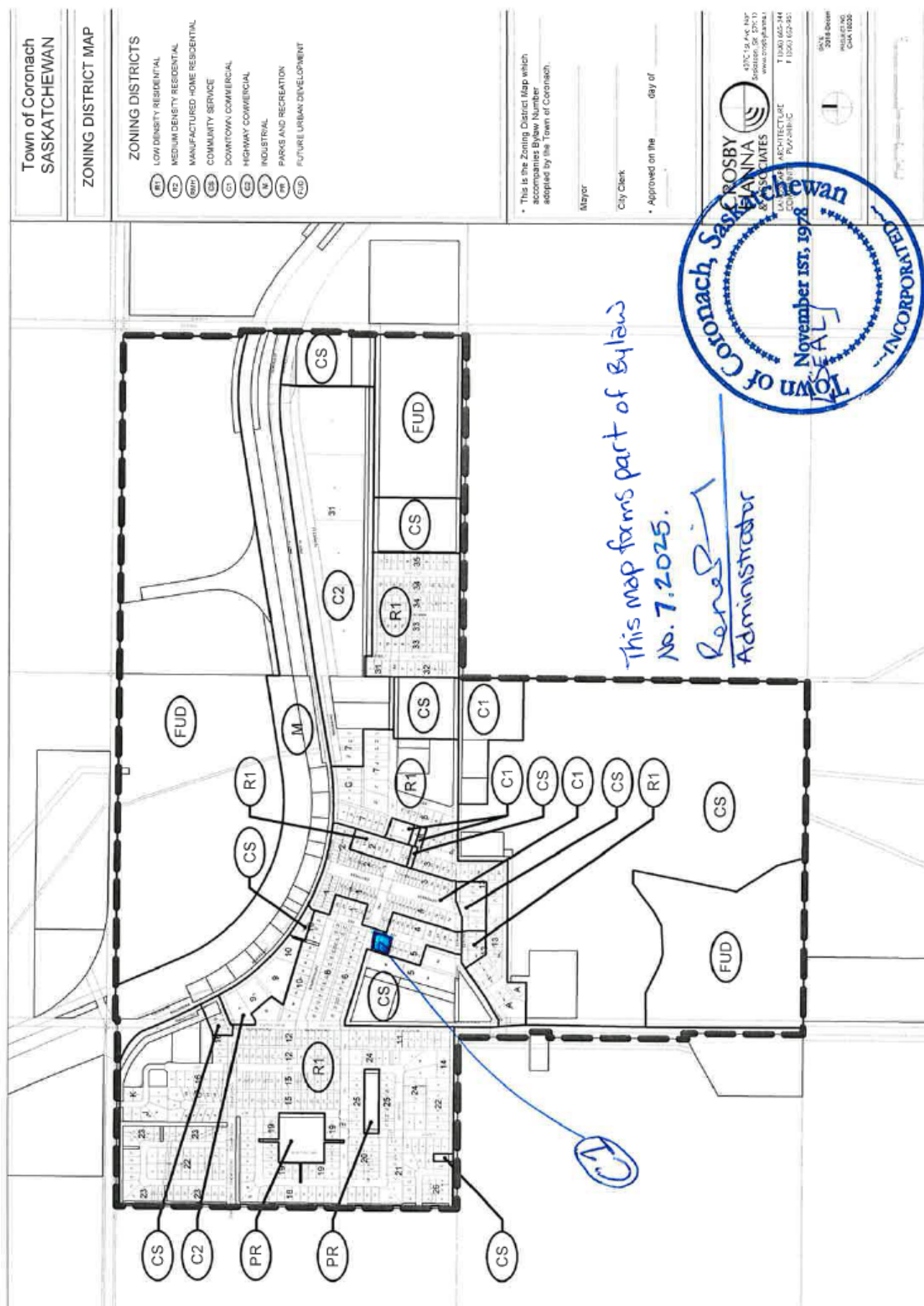
[SEAL]

Certified a true copy of Bylaw No. 7.2025 adopted by resolution
of Council on the _____ day of _____, 2025.

Chief Administrative Officer

Appendix A

FULL MAP



TOWN OF CORONACH
BYLAW 7.2025 AMENDMENT TO ZONING BYLAW

Zoomed in
map

