

Town of Nipawin
Bylaw No. 1112/20

**A BYLAW OF THE TOWN OF NIPAWIN TO AUTHORIZE AN AMENDMENT TO
BYLAW NO. 763/2000 CITED AS THE ZONING BYLAW**

The Council of the Town of Nipawin, in the Province of Saskatchewan, hereby enacts:

1. That Bylaw No. 763/2000 be amended as follows:

- a) Subsection 6.2 R2 – Residential District, clause 6.2.2 Discretionary Uses, *Commercial*, is amended by adding the following clause immediately after clause (9):

“(10) Boarding House (refer to Section 4.10.11)

- b) Subsection 4.10 Special Regulations and Standards is amended by adding the following clause immediately after clause 4.10.10:

“4.10.11 Boarding Houses

(1) Boarding Houses shall conform to the following regulations:

- (a) A boarding house may only be located in a single detached dwelling. No exterior alterations shall be undertaken which would be inconsistent with the residential character of the building or property;
- (b) The proprietor of any boarding house must be a permanent resident of the dwelling in which it operates;
- (c) All boarding houses must be inspected and approved by the Fire Inspector, the Building Official, and Public Health Inspector in order to ensure compliance with the National Building Code and Town of Nipawin Building Bylaw, or equivalencies as determined by the Development Officer, and are subject to re-inspection at any reasonable time thereafter;
- (d) Emergency plan shall be prepared;
- (e) In addition to the development standards of the zoning district, boarding houses listed as discretionary uses shall be evaluated in accordance with Section 3.4-3.8 of this Bylaw;
- (f) There shall be no kitchen facilities in any room to let;
- (g) The operator of a boarding house may advertise with a sign following Section 4.8.1 (5) of this Bylaw;
- (h) Each room to let shall have a minimum floor area of 12.2 square meters (132 sq/ft); and
- (i) Bathroom facilities shall include:
 - a. a minimum of one bathtub or shower for every ten persons living in the home which is available for all residents to use;
 - b. a sink and a toilet in each tub or shower room; and

c. a minimum of one toilet and sink for every five persons living in the home which is available for all the residents to use.”

c) Table 6.2: R2 Residential District Site and Floor Area Regulations and Landscaping Requirements be amended by adding row “Boarding Houses” immediately after row “Parking Lots”

TABLE 6-2: R2 RESIDENTIAL DISTRICT SITE AND FLOOR AREA REGULATIONS AND LANDSCAPING REQUIREMENTS												
Principal Use	Minimum Site Area (m ²)		Minimum Site Frontage (m)		Minimum Front Yard (m)	Minimum Side Yard (m)	Minimum Rear Yard (m)		Minimum Building Floor Area (m ²)	Maximum Site Coverage (%)	Landscaping Required	
	With rear lane	Without rear lane	With rear lane	Without rear lane			Interior site	Corner site				
Boarding Houses	360	495	15	15	7.5	1.5 ⁽⁶⁾	7.5	4.5	97.5	40%	NO	


2. This Bylaw shall come into force and take effect on the date of final approval by Council.



Read a third time and
Finally adopted this
14 day of December A.D., 2020.

Certified a true copy of
Bylaw 1112/20 adopted by
resolution of Council this
14 day of December, 2020.

Chief Administrative Officer



Mayor



Chief Administrative Officer