

RURAL MUNICIPALITY OF MONTROSE NO. 315

BYLAW NO. 2004-2

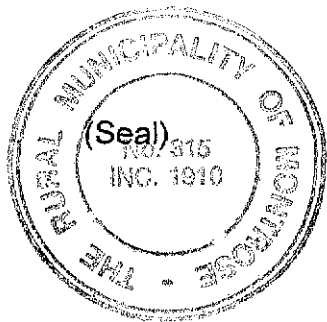
A bylaw of the R.M. of Montrose No. 315 to amend Bylaw No. 1983-2 known as the Zoning Bylaw.

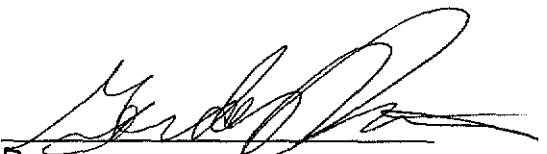
The Council of the R.M. of Montrose No. 315 in the Province of Saskatchewan in open meeting hereby enacts as follows:

1. Bylaw No. 1983-2 is amended as hereinafter set forth.
2. Part V, Section 1.5.1 c) iii) under Site Area Requirements is replaced with the following:
  - iii) Residential - Minimum - 0.84 ha. (2.0 acres).  
Maximum - 16.67 ha. (40.0 acres).
3. Part V, Section 1.5.1 d) under Site Area Requirements is replaced with the following:
  - d) Agricultural uses
    - i) 33.33 ha. (80.0 acres) or equivalent shall be the minimum site area required to constitute a farm land holding. Equivalent shall mean 33.33 ha. (80.0 acres) or such lesser amount as remains in an agricultural holding because of the registration of road widening, road right-of-way or railway plans or pipeline development, or natural features such as streams or bodies of water, or as a result of subdivision as permitted herein. Subdivision of land will be permitted for consolidation purposes subject to meeting the total area requirement for a farm land holding. Any agricultural holding which does not conform to the minimum site area requirement shall be deemed conforming with regard to site area, provided that a registered title for the site existed in the Land Titles Office prior to the coming into force of this bylaw.
    - ii) Land Holdings in Adjoining Rural Municipalities  
A person not meeting the minimum agricultural area requirements of 33.33 ha. (80.0 acres) or equivalent in the Municipality, but who owns land in adjoining rural municipality may qualify to meet the minimum site area requirements of this Bylaw provided that the following conditions are met:
      - a) The person is a farmer.
      - b) The person is engaged in a principal agricultural use of the land.
      - c) The total farm land holding of this person within both the R.M.'s is a minimum of 33.33 ha. (80 acres) or equivalent.

Bylaw 2004-2 (Cont'd)

4. Part V, Section 2.3.1 d) under Site Area Requirements is replaced with the following:
- d) Residential and all other uses
    - i) 4.17 ha. (10.0 acres) or such lesser amount resulting from registration of road widening, road right-of-way or railway plans or pipeline development, except that a minimum site area of 0.84 ha. (2.0 acres) will apply for a fragmented part of a quarter section physically cut off (roadway, railway, natural features, etc.) which prohibits normal or reasonable access. Any site which does not conform to the minimum site area requirement shall be deemed conforming with regard to site area, provided that a separate registered title for the site existed in the Land Titles Office prior to the coming into force of this bylaw.
5. This Bylaw shall come into force on the date of final approval by the Minister of Government Relations and Aboriginal Affairs.



  
Reeve

  
Administrator

Certified a true copy of Bylaw No. 2004-2  
adopted by resolution of council the 7th  
day of DECEMBER, 2004.

  
Administrator

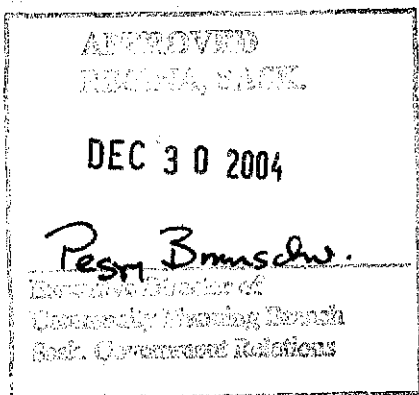
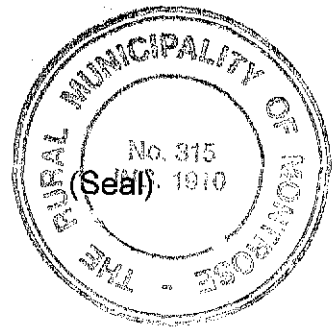


EXHIBIT "A"  
