

ACCESSORY FABRIC COVERED STRUCTURES

CURRENT ZONING BYLAW PROVISION

The current Zoning Bylaw does not permit fabric covered accessory structures within residential districts.

This means that, although a number of these structures currently exist throughout the community, they are technically prohibited and are not intended to be allowed under the existing bylaw framework.

The current bylaw also does not contain specific regulations governing:

- Their size;
- Location on a property;
- Appearance; or
- Construction standards.

PROPOSED NEW BYLAW PROVISION

5.5 ACCESSORY FABRIC COVERED STRUCTURES
In all zoning districts, accessory fabric covered structures are subject to the following regulations:

5.5.1 Excepting in Industrial Districts, these structures shall be located in the side or rear yard only and shall not project beyond the building front line of the primary building.

5.5.2 No more than one (1) fabric covered structure with a maximum area of 18.6 m² shall be permitted as an accessory structure on a residential site.

5.5.3 Accessory fabric covered structures shall comply with all applicable requirements of this Bylaw and any other applicable municipal bylaws.

5.5.4 In all residential districts a development permit is required. No building permit or engineering certification is required for an accessory fabric covered structure.

5.5.5 In the commercial and industrial districts, a development permit and building permit are required, and the application must include engineer-sealed drawings and specifications prepared by a Professional Engineer licensed in Saskatchewan.

WHAT WOULD CHANGE?

- Fabric covered structures would become a permitted accessory use under specific conditions;
- Residential properties would be allowed one small fabric covered structure for storage purposes;
- Structures would be limited in size and required to be located behind the front wall of the principal building to reduce visual impacts on neighbourhood streetscapes;

- Development permits would ensure structures are appropriately located and comply with zoning requirements;
- Commercial and industrial structures would require engineered designs and building permits to ensure compliance with the National Building Code.

IMPLICATIONS OF THE CHANGE

The proposed amendment recognizes that fabric covered structures are commonly used for the storage of recreational vehicles, boats, trailers, and seasonal equipment. Rather than continuing to prohibit these structures entirely, the proposed bylaw would establish clear regulations governing their size, number, placement and construction standards.

The intent is to allow limited and appropriately located fabric covered structures while minimizing impacts on

the appearance and character of residential neighbourhoods. In residential areas, restrictions on size and location are intended to ensure these structures remain secondary and visually unobtrusive.

In commercial and industrial districts, building permits including engineered drawings and foundations are required to ensure larger or more permanent structures comply with National Building Code requirements and appropriate safety standards are met.

PLACE A DOT

- Green (Agree) 1
- Yellow (Unsure)
- Red (Disagree)