

BYLAW NO. 2011-MC-06

A BYLAW OF THE TOWN OF MAPLE CREEK TO ESTABLISH GENERAL REGULATIONS FOR CONSTRUCTION IN PHASE 1 OF THE SOUTHEAST SUBDIVISION

For the purpose of guiding the housing development in Phase 1 of the Southeast Subdivision, commonly known as Murraydale Crescent, the Council of the Town of Maple Creek, in the Province of Saskatchewan, enacts as follows:

1. For the purposes of this Bylaw, "Builder" shall mean any contractor, corporation or other individual engaging in the construction of a home, garage or any other building in this subdivision, including a ready-to-move building; and "Lot" shall be taken to mean the Lot number identified on the map attached hereto as Schedule "A".
2. Construction plans must be submitted to the Town of Maple Creek and a building permit must be obtained prior to any construction taking place.
3. Only new construction shall be permitted within the subdivision. New ready-to-move homes that meet all other criteria outlined herein may be permitted at the sole discretion of Council.
4. All single story homes constructed within the subdivision shall be a minimum of 1,400 square feet (130 square metres) except as follows:
 - a) Notwithstanding Clause 4, the minimum size for a single story home constructed on any of Lots 1 to 6, located on the east side of the subdivision, or on any of Lots 20 to 23, located on the west side of the subdivision shall be 1,200 square feet (111.5 square metres);
 - b) Notwithstanding Clause 4 or 4(a), the minimum size for a single story home constructed on any of Lots 24 to 28, located on the north side of the subdivision shall be 1,190 square feet (110.5 square metres).
5. In the case of two story homes, the main floor shall be a minimum of 900 square feet (83.6 square metres) and the total of the main floor and the second floor combined shall be no less than 1,600 square feet (148.6 square metres).
6. All homes in the subdivision shall feature an attached garage facing the street. The garage shall be a minimum of 500 square feet (46.5 square metres) and may have either one double-width overhead door or two single-width overhead doors designed for the passage of vehicles, except as follows:
 - a) Notwithstanding Clause 6, a builder constructing a dwelling on any of Lots 1 to 6 or on any of Lots 20 to 23 in the subdivision where they are serviced by a rear lane may, at their option, choose to construct a rear-facing detached garage instead of a front-facing attached garage;
 - b) Notwithstanding Clause 6 or 6(a), a builder constructing a dwelling on any of Lots 24 to 28 in the subdivision may, at their option, choose not to construct a garage; however, in so doing the builder and all future homeowners shall recognize that constructing a garage at some future date will be impossible.
7. Lots not serviced by a rear lane shall have no access to the rear yard from the back of the property. Any machinery or materials brought into the rear yard after the house is complete must be able to fit between the house and the side property line.
8. All homes constructed in the subdivision shall make use of water conserving fixtures including, but not limited to low-flow flush toilets and low-flow shower heads.

9. Outbuildings such as garden sheds or gazebos are permitted; however, the maximum height of the wall of such a building shall be restricted to 8 feet (2.4 metres). All buildings exceeding 100 square feet (9.3 square metres) require a building permit before any construction begins.
10. Notwithstanding the minimum or maximum size of any given outbuildings, the maximum number of outbuildings permitted on a single lot shall be two (2).
11. Satellite dishes shall not exceed 24 inches (0.61 metres) in diameter and must be located in such a fashion as to be inconspicuous from the street.
12. All exterior lighting must be of a design that focuses light downward efficiently and does not allow light to scatter upwards into the atmosphere.
13. No front yard fencing of any type shall be allowed.
14. Fences are permitted on the flank or rear of any lot in the subdivision, however, such a fence shall not extend forward past the line of the front of the house. Maximum height for any fence shall not exceed 5 feet (1.5 metres).
15. The primary exterior colour must be either white or earth-tone.
16. Landscaping style is at the homeowner's discretion; however, draught-tolerant plantings are strongly encouraged.
17. Bylaw No. 2009-MC-16 is hereby repealed.
18. This Bylaw shall come into force upon third reading by the Council of the Town of Maple Creek.

THE OFFICIAL DOCUMENT HAS BEEN DULY SIGNED BY AUTHORIZED MUNICIPAL OFFICIALS

Mayor

S E A L

Administrator

ADOPTED BY COUNCIL ON MARCH 22, 2011