

EXHIBIT 'A'

Rural Municipality of Eldon No. 471

BYLAW No. 89

**A BYLAW OF THE RURAL MUNICIPALITY OF ELDON NO. 471
TO AMEND BYLAW NO. 84, THE ZONING BYLAW.**

The Council of the Rural Municipality of Eldon No. 471, in the Province of Saskatchewan, enacts as follows:

1. The Council of the Rural Municipality of Eldon No. 471 in the Province of Saskatchewan, hereby enacts as follows:
2. Part VI of the Zoning District Schedules is amended by adding 2. "HC"-Highway-Commercial District which is attached hereto and forms a part of this bylaw.
3. By rezoning from AR-Agricultural-Residential District to HC-Highway Commercial District the following portions:
 - Parcel "F" on the SE 1/4 5-48-24-3
 - All that portion of the NW 1/4 34-49-23-3 commencing at the North West corner of the said quarter section; thence Southerly along the Westerly boundary of the said quarter section Sixty-nine and Six Tenths (69.6) yards; thence in an Easterly direction along a line parallel with the Southerly boundary of the said quarter section Sixty-nine and Six Tenths (69.6) yards; thence in a Norther direction along a line parallel with Easterly boundary of the said quarter section to the Northerly boundary of the said quarter section; thence in a Westerly direction along the Northerly boundary of the said quarter section to the point of commencement.
 - All that portion of the NW 1/4 34-50-23-W3 commencing at a point on the West boundary Fourteen Hundred and Eighty-five (1485) feet from the North West corner thereof; thence Easterly and parallel with the said Northern boundary One Hundred and Seventy (170) feet; thence South and parallel with the said Westerly boundary Two Hundred and Ten (210) feet; thence West and parallel with the North boundary to the said Western boundary; thence North along the said Westerly boundary to the point of commencement.

BYLAW NO. 89 (Continued)

4. This bylaw shall come into force on the final day of Approval by the Deputy Minister of Rural Development

Reeve

(S E A L)

Administrator

Certified a true copy of the Bylaw No. 89
adopted by resolution of Council on the
8th day of January, 1986.

Reeve

Administrator

2. **HC - Highway Commercial District**

2.1 Intent

The intent of the HC - Highway Commercial District is to provide for commercial uses serving the travelling public. Subdivision of land shall only be permitted where the future use will be for one of the permitted uses listed below.

2.2 Permitted Uses

Subject to all other provisions of this bylaw, on any site, in any district defined, designated or described in this bylaw as an HC - Highway Commercial District only the following uses shall be permitted:

- 2.2.1 a) Retail Stores
- b) Restaurants, confectionaries and other places for the sale and consumption of food and related items.
- c) Establishments for the servicing, storage and sale of motor vehicles, marine and farm equipment and machinery
- d) Nurseries and Greenhouses
- e) Public Utilities

2.2.2 Accessory Uses

For the purposes of this bylaw, uses customarily incidental and subordinate to a principal permitted use herein shall be considered an accessory use.

2.3 Regulations

2.3.1 Site Area Requirements - (minimum)

- a) Public Utilities - no minimum
- b) Other Uses - 1,114.8 sq. m. (12,000 sq. ft.)

2.3.2 Site Frontage - (minimum)

- a) Public Utilities - no minimum
- b) All other uses - 30.4 metres (100 ft.)

2.3.3 Yard Requirements - (minimum)

- a) Front - all uses - 7.5 metres (25 feet)
- b) Side - 3 metres (10 feet) on each side
- c) Rear - 10% of the depth of the site

2.3.4 Parking Requirements

- a) Restaurants - 1 parking space for each 4 seats
- b) All other buildings - 1 parking space for each 27 square metres (300 sq. ft.) of gross floor area.

