

TOWN OF BALGONIE

BYLAW NO. 410/2019

A Bylaw to Amend Bylaw No. 374/2014 known as the Zoning Bylaw.

Pursuant to Section 46(3) of *The Planning and Development Act*, 2007, the Council of the Town of Balgonie, in the Province of Saskatchewan, enacts to amend Bylaw No. 374/2014 as follows:

1. Subsection 5.6 Residential District (R1) – 5.6.3 Site Development Regulations is amended by deleting the following table:

Minimum site area	396.0 sqm (4,262.65 sq. f.) per unit
Minimum site frontage	11.0 m (36.09 ft)
Minimum front yard	6.0 m (19.69 ft)
Minimum rear yard	6.0 m (19.69 ft)
Minimum side yard	3.5 m ((11.49 ft) unless on a corner site, the side yard shall be 3.0 m (9.85 ft)
Minimum floor area	75 sqm (807. 32 sq. ft.)
Height	8.5 m (27.89 ft) and 5 m (16.41 ft) for accessory buildings
Maximum site coverage	50%
Minimum parking spaces	2

and replacing it with:

Minimum site area	396.0 sqm (4,262.65 sq. f.)
Minimum site frontage	11.0 m (36.09 ft)
Minimum front yard	6.0 m (19.69 ft)
Minimum rear yard	6.0 m (19.69 ft)
Minimum side yard	3.5 m ((11.49 ft) except: the side yard setback shall be 0 m between adjoining units, and 3.0 m (9.85 ft) for units on a corner lot
Minimum floor area	75 sqm (807. 32 sq. ft.)
Height	8.5 m (27.89 ft) and 5 m (16.41 ft) for accessory buildings
Maximum site coverage	50%
Minimum parking spaces	2

2. Subsection 5.7 Residential Multiple Dwelling District (R2) – 5.7.3 Site Development Regulations is amended by deleting the following table:

Minimum site area	396.0 sqm (4,262.65 sq. f.) per unit
Minimum site frontage	11.0 m (36.09 ft) per unit for duplexes 7.6 m (24.94 ft) per unit for triplexes
Minimum front yard	6.0 m (19.69 ft)
Minimum rear yard	6.0 m (19.69 ft)
Minimum side yard	3.5 m ((11.49 ft)
Minimum floor area	75 sqm (807. 32 sq. ft.)
Height	11.0 m (36.09 ft) and 5 m (16.41 ft) for accessory buildings
Maximum site coverage	50%
Minimum parking spaces	2

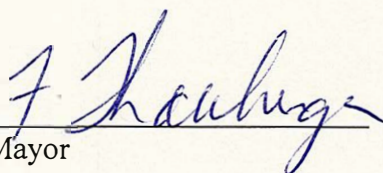
and replacing it with:

Duplex, Triplex Dwellings (Per Unit)	
Minimum site area	283 sqm (3046.19 sq. ft.)
Minimum site frontage	8.45 m (27.7 ft) for duplexes 7.6 m (24.94 ft) for triplexes
Minimum front yard	6.0 m (19.69 ft)
Minimum rear yard	6.0 m (19.69 ft)
Minimum side yard	3.5 m ((11.49 ft), except the side yard setback shall be 0 m between adjoining units
Minimum floor area	75 sqm (807.32 sq. ft.)
Maximum height	11.0 m (36.09 ft) and 5 m (16.41 ft) for accessory buildings
Maximum site coverage	50%
Minimum parking spaces	2


INTRODUCED AND READ A FIRST TIME THIS 25TH DAY OF FEBRUARY, 2019.

READ A SECOND TIME THIS 25TH DAY OF MARCH, 2019.


READ A THIRD TIME AND PASSED THIS 25TH DAY OF MARCH, 2019.


Mayor




Administrator

Certified a true copy of Bylaw No. 410/2019 passed by resolution of the Council of the Town of Balgonie on the 25th day of March, 2019.


Administrator