

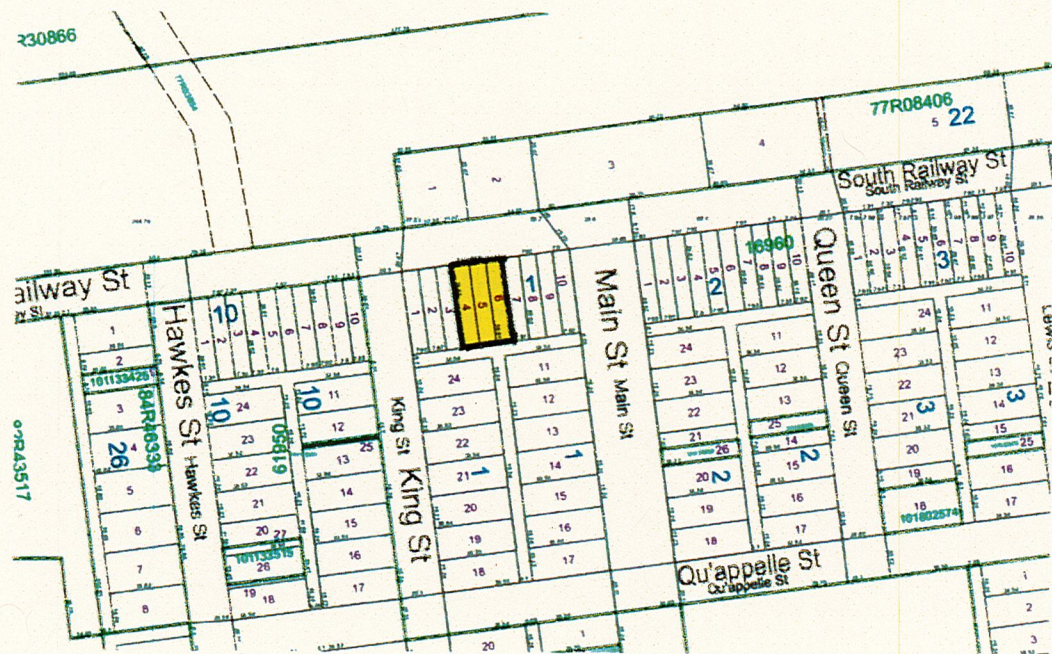
# TOWN OF BALGONIE

## BYLAW NO. 411/2019

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. By rezoning Lots 4, 5, and 6, Block 1, Plan 16960 from R2-Residential Multiple Dwelling District to C1-Town Centre Commercial District as shown in yellow on the following map.



2. Section 4 - General Regulations is amended by deleting subsection 4.25 and replacing it with:

### 4.25 Swimming Pools

4.25.1 Notwithstanding anything contained in this Bylaw, a swimming pool is permitted as an accessory use to a permitted use in the residential districts, future urban development district, or accessory to a motel (motor hotel) in the high-profile commercial district, provided:

- a) The pool would be located in the side or rear yard;
- b) No part of such pool is located closer to any lot or street line than the minimum distance required for the principal building located on such lot;
- c) The maximum height of such pool is 1.2 metres (3.94 feet) above the average finished grade level of the ground adjoining the pool;
- d) The yard shall be enclosed by a non-climbable fence of at least 1.8 metres (5.91 feet) in height and not more than 10 cm (3.94 inches) from the ground, and located at a distance of not less than 1.5 metres (4.92 feet) from the pool with a lockable gate, equal in height to the fence; and
- e) Any deck attached to or abutting a swimming pool shall be considered as part of the swimming pool and shall:



- i. Have a minimum side yard of 0.75 metres (2.46 feet) if detached from the principal building and have a minimum distance of 1.2 metres (3.94 feet) from the principal building.
- ii. Have a minimum side yard of 1.5 metres (4.92 feet) if attached to or abutting the principal building.

4.25.2 Any building or structure, other than a dwelling, required for changing clothing or for pumping or filtering facilities, or other similar uses, complies with the provisions the applicable Zoning Districts in Section 5 of this Bylaw, respecting accessory buildings.

- 3. Section 5.6.3 Site Development Regulations – Semi Detached – Duplex Dwelling (Per Unit) is amended by reducing the minimum site area to:

185.0 m<sup>2</sup> (1,991.32 ft<sup>2</sup>)

- 4. Subsection 5.7 Residential Multiple Dwelling District (R2) – 5.7.2 Discretionary Uses is amended by deleting:

b) Modular homes

and replacing with:

b) RTMs and Modular Homes

- 5. Section 5.7.3 Site Development Regulations – Duplex, Triplex Dwelling (Per Unit) is amended by reducing the minimum site area to:

185.0 m<sup>2</sup> (1,991.32 ft<sup>2</sup>)

- 6. Subsection 5.8 Residential Mobile Home District (RMH) – 5.8.2 Discretionary Uses is amended by adding, directly after (c) Mobile Home Parks, subject:

d) RTMs

READ A FIRST TIME THIS 13<sup>TH</sup> DAY OF MAY, 2019.

READ A SECOND TIME THIS 10<sup>TH</sup> DAY OF JUNE, 2019.

READ A THIRD TIME AND PASSED THIS 10<sup>TH</sup> DAY OF JUNE, 2019.

F. Hauberg  
Mayor



Karen Craige  
Administrator

Certified a true copy of Bylaw No. 411/2019 passed by resolution of the Council of the Town of Balgonie on the 10<sup>th</sup> day of June, 2019.

Karen Craige  
Administrator