

BYLAW NO. 417/2020**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 4.4 Number of Principal Buildings on a Site is amended by deleting:

4.4.1 Only one principal building shall be permitted on any one site except for the following: parks, schools, hospitals, recreation facilities, special care homes, senior citizen homes, approved dwelling groups and condominium developments.

And replacing it with:

4.4.1 Only one principal building shall be permitted on any one site except for the following: parks, schools, hospitals, recreation facilities, special care homes, senior citizen homes, approved dwelling groups and condominium developments, and multi-building commercial developments in the High Profile Commercial-HPC and Commercial/Light Industrial-C2 Districts.

2. Section 4 General Regulations is amended by adding the following after subsection 4.41 Electronic Message Centre (EMC):

4.42 Multi-Building Commercial Developments

Multiple principal buildings for a commercial use are allowed on one site, or lot, subject to the following criteria:

- a) A development permit application for a multi-building development shall include a detailed site plan. The site plan must show the locations and setback distances of all proposed principal and accessory buildings, and areas to be used for parking, loading, routes for vehicular and pedestrian traffic, landscaping, and any other details deemed necessary by Council.
- b) The number of buildings allowed on one site, and the separation distances between buildings, will be at the discretion of Council and will be based on the capacity for servicing, suitable access/egress from the site and compatibility with neighbouring uses. The density shall be consistent with the normal density (per gross area) allowed in the zoning district.
- c) The site layout shall accommodate the safe and convenient flow of vehicular and pedestrian traffic.

3. Subsection 5.10 High Profile Commercial District-HPC, 5.10.2 Discretionary Uses is amended by adding the following, directly after (k) Intermodal freight containers:

(l) Multiple building commercial developments

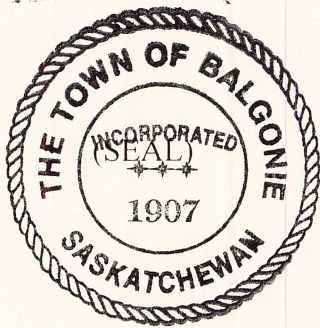
4. Subsection 5.11 Commercial/Light Industrial District-C2, 5.11.2 Discretionary Uses is amended by adding the following, directly after (k) Intermodal freight containers:

l) Multi-building Commercial Developments

READ A FIRST TIME THIS 17th DAY OF AUGUST, 2020.

READ A SECOND TIME THIS 14TH DAY OF SEPTEMBER, 2020.

READ A THIRD TIME AND PASSED THIS 14TH DAY OF SEPTEMBER, 2020.



F. Haukeg
MAYOR

Karen Craigie
ADMINISTRATOR

Certified a true copy of Bylaw No. 417/2020
Passed by resolution of the Council of the
Town of Balgonie on the 14th day of
September, 2020.

Karen Craigie
ADMINISTRATOR