

BYLAW NO. 418/2020

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 5.6 Residential District-R1 – 5.6.3 Site Development Regulations is amended by deleting the following table:

Semi Detached – Duplex Dwelling (per Unit)

Minimum site area	396.0 sqm (4,262.65 sq ft)
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

and replacing it with:

Semi Detached – Duplex Dwellings (per Unit)

Minimum site area	185.0 sqm (1,991.32 sq ft)
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	1.2 m (3.94 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:

Duplex, Triplex Dwelling (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

and replacing it with:

Duplex, Triplex Dwellings (Per Unit)

Minimum site area	185.0 sqm (1,991.32 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	1.2 m (3.94 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 14TH DAY OF SEPTEMBER, 2020.

READ A SECOND TIME THIS 28TH DAY OF SEPTEMBER, 2020.

READ A THIRD TIME AND PASSED THIS 28TH DAY OF SEPTEMBER, 2020.



F. Hauberg

Mayor

Ramliar

Administrator