

**TOWN OF BALGONIE**

**BYLAW NO. 454/2023**

**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. All the land within the lane described as St/L 2-Plan 01RA26200 Ext 2, that is currently zoned R1-Residential District shall be rezoned to CS-Community Service District. The land to be rezoned is identified as Lane on the attached Schedule A, which forms part of this bylaw.
2. All the land within the portion of the service road in the SE ¼ 04-18-17-W2M-Plan 01RA26200 Ext. 1 as described on Certificate of Title VT00444 that is currently zoned R2-Residential Multiple Dwelling District shall be rezoned to CS-Community Service District. The land to be rezoned is identified as Service Road and MB1 on the attached Schedule A, which forms part of this bylaw.
3. All the land within the lane described as St/L 3-Plan 01RA26200 Ext 1, that is currently zoned R1-Residential District shall be rezoned to R2-Residential Multiple Dwelling District. The land to be rezoned is identified as Lane on the attached Schedule B, which forms part of this bylaw.
4. All the land within the portion of the service road in the SE ¼ 04-18-17-W2M-Plan 01RA26200 Ext. 1 as described on Certificate of Title VT00444 that is currently zoned R2-Residential Multiple Dwelling District shall be rezoned to CS-Community Service District. The land to be rezoned is identified as MB1 on the attached Schedule B, which forms part of this bylaw.
5. Section 5.7.4 Site Development Regulations in the R2-Residential Multiple Dwelling District is amended by adding the following table directly following the regulations for Multiple Unit Dwellings (building containing more than 4 units):

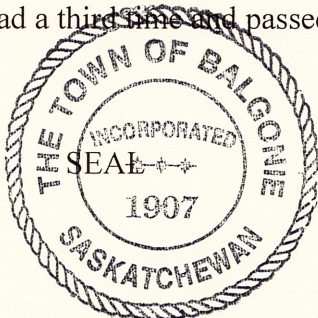
Single Detached Dwellings

|                         |                          |
|-------------------------|--------------------------|
| Minimum site area       | 300 sqm (3229.17 sqft)   |
| Minimum site frontage   | 14.0 metres (45.9 feet)  |
| Minimum front yard      | 6.0 metres (19.69 feet)  |
| Minimum rear yard       | 6.0 metres (19.69 feet)  |
| Minimum side yard       | 1.2 metres (3.94 feet)   |
| Minimum floor area      | 75 sqm (807.32 sqft)     |
| Maximum building height | 11.0 metres (36.09 feet) |
| Maximum site coverage   | 50%                      |
| Minimum parking spaces  | 2                        |

Introduced and read a first time this 21<sup>st</sup> day of August, 2023.

Read a second time this 25<sup>th</sup> day of September, 2023.

Read a third time and passed this 25<sup>th</sup> day of September, 2023.

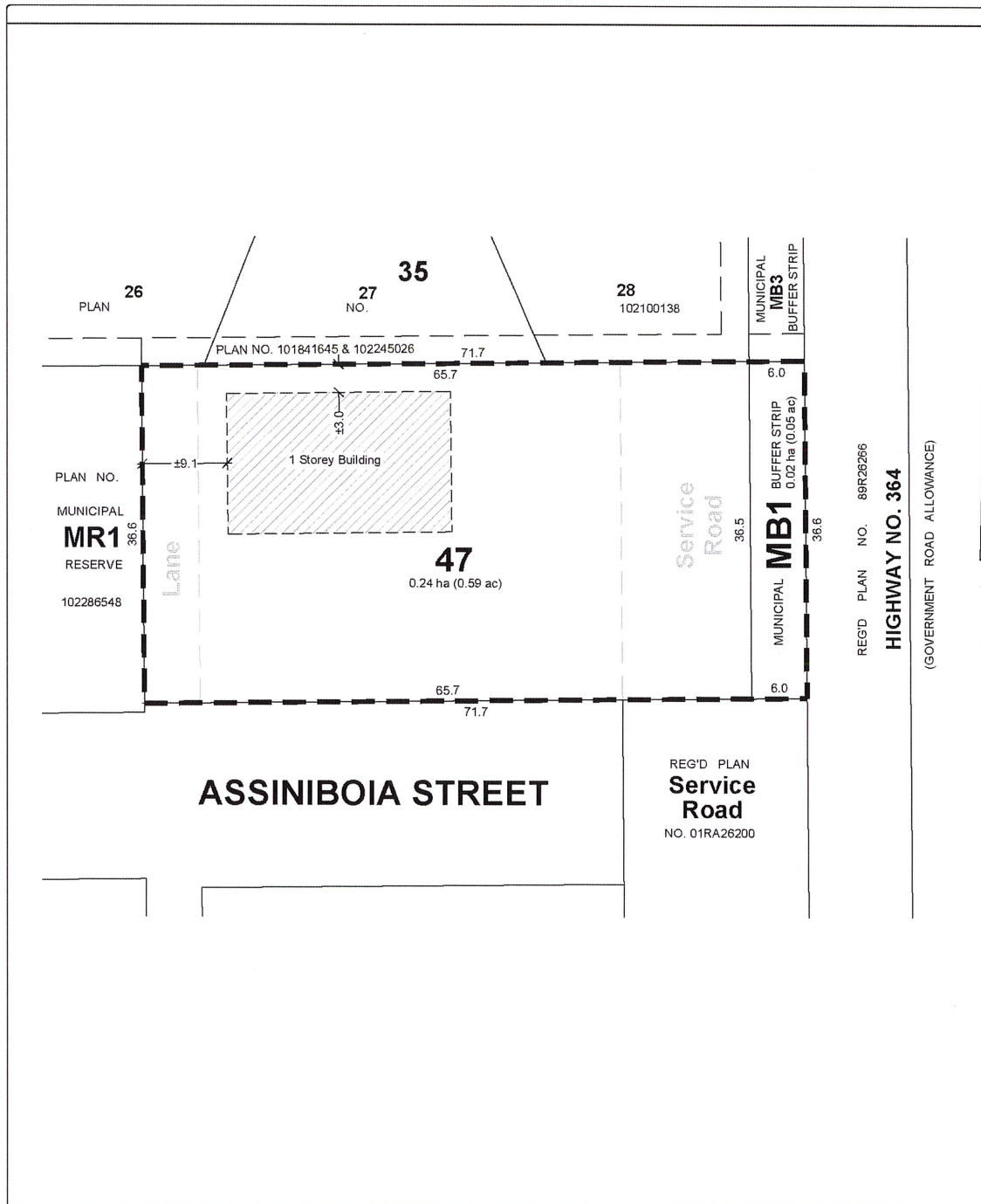


*Sami Jonelsen*  
 \_\_\_\_\_  
 Mayor

*Karen Craige*  
 \_\_\_\_\_  
 Administrator

Certified a true copy of Bylaw No. 454/2023 passed by resolution of the Council of the Town of Balgonie on the 25<sup>th</sup> day of September, 2023.

*Karen Craige*  
 \_\_\_\_\_  
 Administrator



PLAN SHOWING

**PLAN OF PROPOSED SUBDIVISION**

OF ALL OF  
**PARCEL 38 & LANE ST/L 2,**  
 AND PART OF  
**SERVICE STREET,**  
**REG'D PLAN No. 01RA26200**  
**SE1/4 SEC 4, TWP 18, RGE 17, W2 Mer**  
**BALGONIE, SASKATCHEWAN**

**2023**

**SCALE = 1:500**

LANDOWNER

PARCEL 38, REG'D PLAN NO. 01RA26200

TOWN OF BALGONIE

LANDOWNER

SERVICE STREET & LANE ST/L 3,  
 REG'D PLAN No. 01RA26200

HIS MAJESTY THE KING IN RIGHT OF SASKATCHEWAN

APPROVING AUTHORITY STAMP

CLERK OF THE LOCAL AUTHORITY

(affix seal here)

NOTES

- MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
- SOME MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM THE FINAL PLAN OF SURVEY BY AS MUCH AS 1.0 METRES.
- PORTION TO BE APPROVED IS OUTLINED WITH A BOLD DASHED LINE AND CONTAINS 0.26 ha (0.64 ac)

SURVEYORS CERTIFICATION

Date

Saskatchewan Land Surveyor



**MIDWEST SURVEYS INC.**  
 405 MAXWELL CRESCENT  
 REGINA, SK  
 S4N 5X9  
 TEL: 306-522-3601

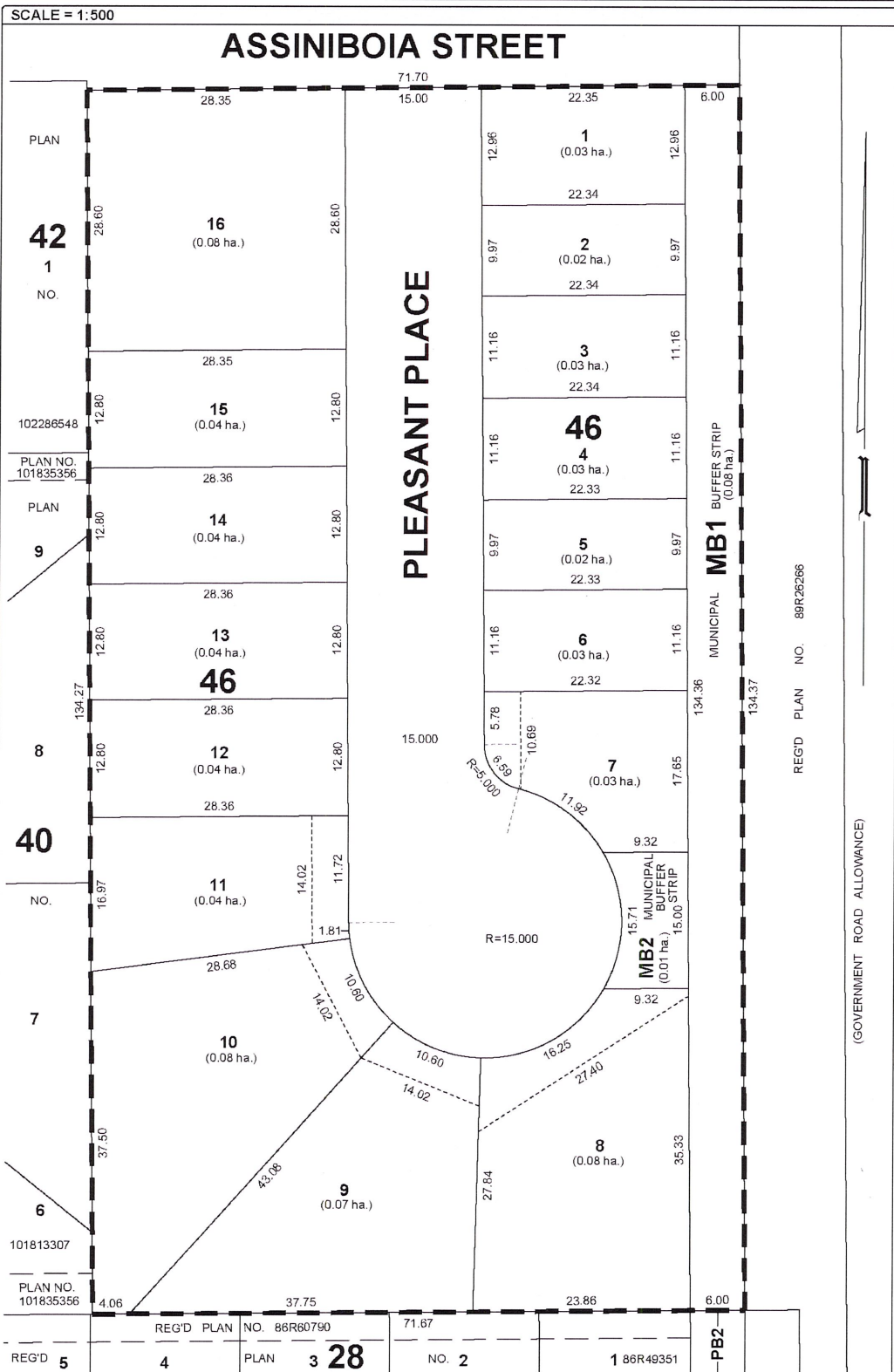
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| No.              | DATE          | REVISION / ISSUED      | JOB No.           | PAGE 1 OF 1 |
|------------------|---------------|------------------------|-------------------|-------------|
| 0                | July 18, 2023 | Plan Issued            | RC-0184-23        | <b>1</b>    |
| 1                | July 27, 2023 | Added municipal buffer | RC-0184-23        |             |
| SURVEYED BY: N/A |               |                        | CALC'D BY: CS     | REVISION    |
| DRAWN BY: DJS    |               |                        | RC-0184-23-J1-PPS |             |

Schedule B – Bylaw 454/2023

**PLAN SHOWING**  
**PLAN OF PROPOSED SUBDIVISION**  
 OF ALL OF  
**PARCEL 39 & LANE ST/L 3, REG'D PLAN No. 01RA26200**  
 AND PART OF  
**SERVICE STREET, REG'D PLAN No. 01RA26200**  
**SE1/4 SEC 4, TWP 18, RGE 17, W2 Mer**  
**BALGONIE, SASKATCHEWAN**  
**2023**

**NOTES**  
 - MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.  
 - SOME MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM THE FINAL PLAN OF SURVEY BY AS MUCH AS 1.0 METRE.  
 - PORTION TO BE APPROVED IS OUTLINED WITH A BOLD DASHED LINE AND CONTAINS 0.17 ha (0.40 ac)



**LANDOWNER**  
**PARCEL 39, REG'D PLAN**  
**NO. 01RA26200**

PLEASANT PROPERTY DEVELOPMENTS INC.

**LANDOWNER**  
**LANE ST/L 3, REG'D PLAN**  
**NO. 01RA26200**

TOWN OF BALGONIE

**LANDOWNER**  
**SERVICE STREET, REG'D PLAN**  
**No. 01RA26200**

HIS MAJESTY THE KING IN RIGHT OF SASKATCHEWAN

**APPROVING AUTHORITY STAMP**

(affix seal here)

CLERK OF THE LOCAL AUTHORITY

**SURVEYORS CERTIFICATION**

Date \_\_\_\_\_

Saskatchewan Land Surveyor