

**BYLAW NO. 471/2025**

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

Pursuant to Sections 46 and 69 of *The Planning and Development Act, 2007*, the Council of the Town of Balgonie, in the Province of Saskatchewan, enacts to amend Zoning Bylaw No. 374/2014 as follows:

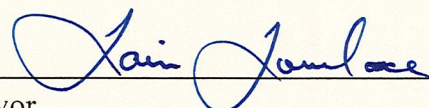
1. The Town of Balgonie is hereby authorized to enter into an Agreement with Donald and Donna Strudwick for the rezoning of Lot 11, Block 46, Plan 102435375 in the SE ¼ 4-18-17-W2M from Residential Multiple Dwelling District (R2) to Residential Multiple Dwelling Contract Zone (R2-CZ). Attached hereto and forming part of this Bylaw is the Residential Multiple Dwelling Contract Zone Agreement, which is identified as "Schedule A".
2. The Zoning District Map is amended by rezoning Lot 11, Block 46, Plan 102435375 in the SE ¼ 4-18-17-W2M from Residential Multiple Dwelling District (R2) to Residential Multiple Dwelling Contract Zone (R2-CZ). The land to be rezoned is shown on the map attached hereto as "Schedule B" and forming part of this Bylaw.
3. The Mayor and Administrator of the Town of Balgonie are hereby authorized to sign and execute the attached Agreement identified as "Schedule A".

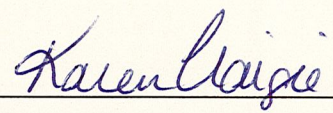
Introduced and read a first time this 6<sup>th</sup> day of March, 2025.

Read a second time this 1<sup>st</sup> day of April, 2025.

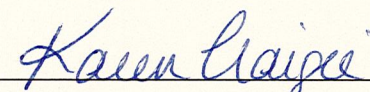
Read a third time and passed this 1<sup>st</sup> day of April, 2025.



  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Administrator

Certified a true copy of Bylaw No. 471/2025 passed  
by resolution of the Council of the Town of Balgonie  
on the 1<sup>st</sup> day of April, 2025.

  
\_\_\_\_\_  
Administrator



## SCHEDULE "A" TO BYLAW NO. 471/2025

### Agreement to Establish the Residential Multiple Dwelling Contract (R2-CZ)

This Residential Multiple Dwelling Contract Zone (R2-CZ) has been developed to accommodate a unique development situation on the subject lands. The parcels are currently zoned Residential Multiple Dwelling District (R2) under the Town of Balgonie's (Town) Zoning Bylaw and are vacant.

The developer has applied to the Town to alter the site development standards in the R2 District in order to allow for a greater building area within the lots. The Town has determined that it is not desirable to significantly alter the site development regulations of the R2 District, and has therefore agreed to a contract zone.

This Contract Agreement (Agreement) will establish the permitted and discretionary uses and site development standards within the R2-CZ District. The regulations for the R2-CZ District are based on the Town's existing R2 District as per the Zoning Bylaw.

This Agreement is binding on the registered owners of the land as well as the registered owners' heirs, executors, administrators, successors, and assigns. The owners may not assign the terms or conditions of this Agreement in whole or in part without the written approval of the Town of Balgonie. As a condition of consent to assign or transfer the Agreement, the Municipality may require the assignee or transferee to execute a copy of this Agreement and agree to be bound to the terms herein for as long as the Agreement is in force.

This Agreement shall run with the land, and the Municipality shall register an interest based on this Agreement in the land registry against the affected parcel.

No person shall use any land, or erect, alter, or use any building or structure within the R2-CZ District except in accordance with the following provisions.

1. Permitted Uses
  - a) One single-detached dwelling per site
  - b) Duplex and triplex dwellings
  - c) Uses, buildings, and structures, which are accessory to an approved principal use
  - d) Public works facilities and public utilities, excluding warehouses, storage yards, and solid or liquid waste management facilities
2. Discretionary Uses
  - a) Modular homes and RTMs
  - b) Secondary suites in single detached dwellings
  - c) Home occupations
  - d) Residential care facilities
  - e) Residential day care centres
3. Site Development Regulations

**Table 1**

Single-Detached Dwellings	
Minimum site area	300 sqm (3,229.17 sq ft)
Minimum site frontage	14.0 metres (45.9 feet)
Minimum front yard	5.0 metres (19.69 feet)
Minimum rear yard	4.5 metres (14.76 feet)
Minimum side yard	1.2 metres (3.94 feet)
Maximum building height	8 metres (26.25 feet)
Maximum site coverage	50%
Minimum parking spaces	2

**Table 2**

<b>Duplex and Triplex Dwellings</b>	
Minimum site area	185 sqm (1,991.32 sq ft)
Minimum site frontage	8.45 metres (36.0.9 feet) for duplexes 7.6 metres (24.94 feet) for triplexes
Minimum front yard	5.0 metres (19.69 feet)
Minimum rear yard	4.5 metres (14.76 feet)
Minimum side yard	3.5 metres (11.48 feet), except 0 metres between shared walls
Minimum floor area	75 sqm (807.32 sq ft)
Maximum building height	8 metres (26.25 feet)
Maximum site coverage	50%
Minimum parking spaces	2

**Table 3**

<b>Residential Care Homes</b>	
Minimum site area	300 sqm (3,229.17 sq ft)
Minimum site frontage	14.0 metres (45.9 feet)
Minimum front yard	5.0 metres (19.69 feet)
Minimum rear yard	4.5 metres (14.76 feet)
Minimum side yard	1.2 metres (3.94 feet)
Maximum building height	8 metres (26.25 feet)
Maximum site coverage	60%
Minimum parking spaces	2

**Table 4**

<b>Accessory Buildings and Structures</b>	
Minimum front yard	8.0 metres (26.25 feet)
Minimum rear yard	0.8 metres (2.63 feet), except where an accessory building has a door opening onto a lane, then 1.2 metres (3.94 feet)
Minimum side yard	0.8 metres (2.63 feet), unless the side site line abuts a street, then 3.6 metres (11.82 feet)
Minimum separation from principal building	2.0 metres (6.57 feet)
Minimum separation from other accessory buildings	1.0 metre (3.28 feet)
Maximum floor area	200 sqm (2,153 square feet)
Maximum building height	7.5 metres (24.6feet)

- a) All activities related to artisan studios and workshops shall be conducted entirely within an enclosed building. No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin for collection.
4. Regulations for Residential Parking
  - a) Where the parking area for a residential site is accessed from a street, the parking area, including the driveway, shall have a durable, dust-free hard surface of asphalt, concrete, brick, or other similar material excluding gravel or slag.
  - b) No parking of any class A or C motor home, any travel trailer, fifth wheel trailer, boat, or any similar vehicle shall be permitted in the front or side yard of a residence from November 1 to March 31, inclusive.
  - c) Where recreational vehicle parking is provided for a detached dwelling unit during the period of April 1 to October 31, inclusive, the number of recreational vehicles shall not exceed two.



- d) Recreational vehicles may be parked in the front, rear, or side yards on a driveway on residential sites from April 1 to October 31, inclusive, provided the vehicle is not within 2.0 metres (6.57 feet) of the outside edge of the curb.

5. Signage

- a) One permanent sign is permitted per site.  
b) In the case of a home occupation, an additional permanent sign is permitted in a window of a dwelling.  
c) The facial area of a sign shall not exceed 0.5 square metres (5.39 square feet).  
d) No sign shall be located in any manner that may obstruct or jeopardize the safety of the public.  
e) Temporary signs not exceeding 1 square metre (10.77 square feet) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.

6. Landscaping

- a) Areas that are not dedicated to parking or loading and are not occupied by buildings, shall be landscaped with trees, shrubs, grasses, rock pavers, and/or other similar materials.  
b) All landscaping shall be maintained in a neat and tidy condition.  
c) The Development Officer shall not approve an application for a development permit unless:  
i. a landscape plan has been submitted; and  
ii. the landscape plan provides, in the opinion of the Development Officer, appropriate soft or hard landscape features to enhance the visual amenity of the site and provide for adequate visual screening, if necessary.

7. Secondary Suites

- a) Secondary suites may be constructed within a principal, single-detached dwelling. Only one secondary suite is permitted on each residential site.  
b) Secondary suites must be located within the principal dwelling and must have a separate entrance from the principal dwelling either from a common indoor landing or directly from the exterior of the building. Secondary suites must contain cooking, eating, living, sleeping, and sanitary facilities.  
c) Secondary suites may not exceed 35 % of the total floor space, including basements, and may not have more than two bedrooms.

Witness whereof the parties hereto have executed this Contract Agreement as of this 15<sup>th</sup> day of

April, 2025.



Town of Balgonie

*David Laidlaw*  
Mayor

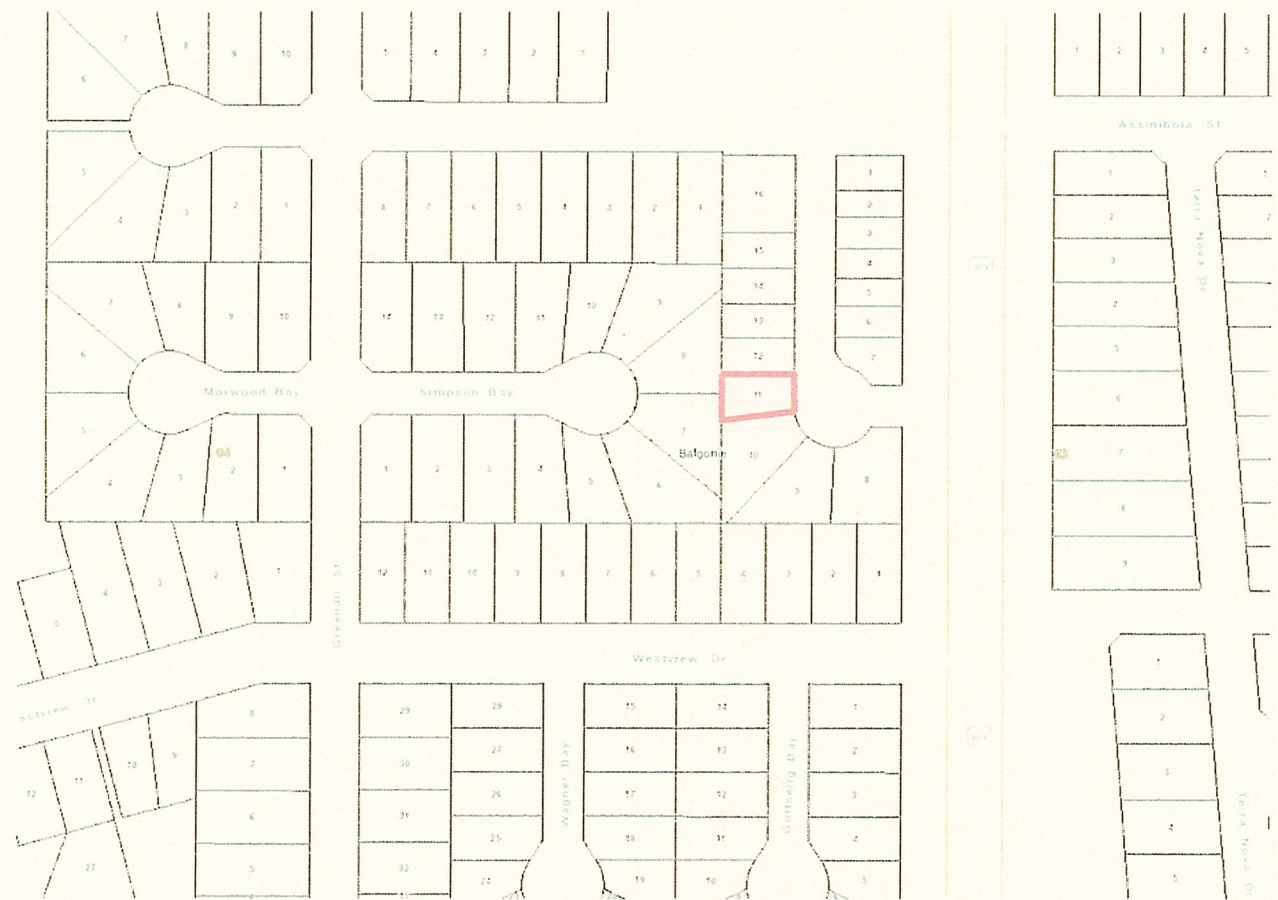
*Karen Craig*  
Administrator

*Donald Strudwick*  
Donald Strudwick – Land Owner

*Donna Strudwick*  
Donna Strudwick – Land Owner



SCHEDULE "B" TO BYLAW NO. 471/2025



*Handwritten signature or initials.*