

BYLAW NO. 477/2025

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. Subsection **5.12.3 Site Development Regulations** is amended by removing the table containing the site development regulations for Permitted Uses (other than rinks and swimming pools), and replacing it with the following:

Permitted Uses (other than rinks and swimming pools)

| | |
|------------------------------|--|
| Minimum site area | 600 m ² (6,458 ft ²) |
| Minimum site frontage | 20 metres (65.62 feet) ¹ |
| Minimum front yard | 7.5 metres (24.61 feet) |
| Minimum rear yard | 6.0 metres (19.69 feet) except where the rear of the site abuts any Residential District without an intervening street or lane, a rear yard of at least 7.5 metres (24.61 feet) shall be provided. |
| Minimum side yard | Not less than half the height of the building or 3 metres (9.85 feet), whichever is greatest. |
| Minimum site coverage | 10% |

Note 1: The minimum frontage for public parks and public outdoor recreational areas within the Community Service District may be reduced to no less than 6 metres (19.69 feet), provided Council is satisfied that public safety will be addressed through any or all of the following:

- a. The frontage is adjoining the front site line of a larger, contiguous public open space, public park, or green corridor;*
 - b. Safe and adequate public road access is provided through additional lane access, public rights-of-way, and/or pathway connections; and/or*
 - c. The location and design of the park support natural surveillance, adequate lighting, and visibility from surrounding streets and public areas.*
2. Subsection **4.24 Private Garages, Sunrooms, Solariums, and Greenhouses** shall be amended by adding the following wording after the existing clause:

Temporary garages over 9.3 m² (100 sq. feet), as defined in this Bylaw, shall be prohibited in every Zoning District.

Introduced and read a first time this 26th day of May, 2025.

Read a second time this 23rd day of June, 2025.

Read a third time and passed this 23rd day of June, 2025.



Jain Jewell

Mayor

Karen Craigie

Administrator

Certified a true copy of Bylaw No. 477/2025 passed by resolution of the Council of the Town of Balgonie on the 23rd day of June, 2025.

Karen Craigie

Administrator