

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 21st day of August, 2023.

Read a second time this 25th day of September, 2023.

Read a third time and passed this 25th day of September, 2023.



Signed by:

Lain Lovelace, Mayor

Karen Craigie, 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

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

