

BYLAW NO. 459/2024

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. Section 3.4 Development Requiring a Permit and Not Requiring a Fee is deleted and replaced with the following:

3.4 Development Not Requiring a Development Permit

The following uses are exempt from development permit requirements but shall conform to all other requirements of the bylaw (e.g. building permits, setbacks, environmental and development standards):

3.4.1 Residential Zoning Districts

- a) Buildings and structures 9.3 square metres (100 square feet) or less in area, which are accessory to a principal, residential use. Except, where the accessory building or accessory use is discretionary, in which case permit requirements shall apply.
- b) The erection of any fence, wall, gate.
- c) The erection of a television or radio antennae measuring up to 2 metres (6 feet, 6 inches) in height from the ground level.
- d) Relocation of any accessory building provided development standards are still met on the site.
- e) A temporary building or portable storage unit, the sole purpose of which is incidental to the erection or alteration of a building for which a building permit has been granted.

3.4.2 Commercial Zoning Districts

- a) Buildings and structures 9.3 square metres (100 square feet) or less in area, that are accessory to a permitted, principal, commercial use. Except, where the accessory building or accessory use is discretionary, in which case permit requirements shall apply.
- b) The erection of any fence, wall, or gate.
- c) The erection of a television or radio antennae measuring up to 2 metres (6 feet, 6 inches) in height from the ground level.
- d) A temporary building or portable storage unit, the sole purpose of which is incidental to the erection or alteration of a building for which a building permit has been granted.

3.4.3 All other Zoning Districts

Accessory buildings and uses. Except, where the accessory building or accessory use is discretionary, in which case permit requirements shall apply.

3.4.4 Official Uses

Uses and buildings undertaken, erected, or operated by the Town of Balgonie.

3.4.5 Internal Alterations

Internal alterations to buildings, including mechanical or electrical work, provided that the use, the intensity of use of the building, or the number of dwelling units within a residence does not change.

3.4.6 Landscaping

Landscaped areas, driveways and parking lots, provided the natural or designed drainage pattern of the site and adjacent sites are not adversely impacted.

2. Section 5.7.3 Site Development Regulations is amended by:

- a) Reducing the front yard setback for Duplex and Triplex Dwellings (Per Unit) from 6.0 metres (19.69 feet) to 5.0 metres (16.40 feet).
- b) Reducing the front yard setback for Single-Detached Dwellings is reduced from 6.0 metres (19.69 feet) to 5.0 metres (16.40 feet).

Introduced and read a first time this 8th day of January, 2024.

Read a second time this 12th day of February, 2024.

Read a third time and passed this 12th day of February, 2024.



Signed by:

Lain Lovelace, Mayor

Karen Craigie, Administrator

Copies of the original signed bylaw can be obtained from the Town Office by request.