

**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)**

<b>Minimum site area</b>	600 m <sup>2</sup> (6,458 ft <sup>2</sup> )
<b>Minimum site frontage</b>	20 metres (65.62 feet) <sup>1</sup>
<b>Minimum front yard</b>	7.5 metres (24.61 feet)
<b>Minimum rear yard</b>	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.
<b>Minimum side yard</b>	Not less than half the height of the building or 3 metres (9.85 feet), whichever is greatest.
<b>Minimum site coverage</b>	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 m<sup>2</sup> (100 sq. feet), as defined in this Bylaw, shall be prohibited in every Zoning District.

Introduced and read a first time this 26<sup>th</sup> day of May, 2025.

Read a second time this 23<sup>rd</sup> day of June, 2025.

Read a third time and passed this 23<sup>rd</sup> day of June, 2025.



Signed by:

Lain Lovelace, Mayor

Karen Craigie, Administrator