

Town of Balgonie

Bylaw No. 382/2015

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

The Council of the Town of Balgonie, in the Province of Saskatchewan, enacts to amend Bylaw No. 374/2014 as follows:

A. Section 5.11 Commercial/Light Industrial District – C2 is amended by adding the following new subsection:

5.11.11 Special Provisions for Lots within Canadian Pacific Railway Right-of-way:

In addition to other applicable regulations or standards contained in this bylaw and this district, the following standards apply to the following uses or forms of development designated as discretionary in the Commercial/Light Industrial District – C2. The more stringent requirements will apply.

5.11.11.1 Discretionary Uses:

- Businesses and/or professional offices; Industrial malls containing a combination of permitted uses.
- Car washes.
- Construction and other industrial trades yards, plants, and/or offices.
- Warehousing, storage facilities and supply depots and trucking operations.
- Manufacturing, fabricating, processing, assembly, finishing, production or packaging of materials, goods or products that are not noxious.
- Contractor's offices, workshops and yards.
- Indoor repair, rental, servicing, storage, wholesale of any commodity and/or retail sales of any goods, materials and/or commodities excluding any hazardous materials.
- Commercial recycling depots.
- Cold storage and locker plants.
- Restaurants.
- Humane animal shelters and/or pounds.
- Buildings, structures, and uses accessory to, and located on the same site as, the principal building or use excepting any building or structure used for human habitation.

5.11.11.2 Additional Site Regulations

- Commercial development (buildings) must be 15.2 metres (50 feet) from the centerline of the nearest railway track.
- All properties must be fenced with a chain link fence, 2 metres (6'6") high, to be constructed and maintained by the developer/landowner.
- Any proposed alterations to the existing drainage patterns affecting the railway or town property, will require a drainage report and be reviewed and approved by Canadian Pacific Railway and the Town of Balgonie.

- Commercial development (buildings) may require a vibration study prior to development approval, to the satisfaction of the Town of Balgonie and the appropriate approval authority, in consultation with the Canadian Pacific Railway and shall undertake appropriate measures to mitigate any adverse effects from vibration that were identified.

B. Part 5. ZONING DISTRICTS are amended as hereinafter set forth:

- i) Section 5.5. Future Urban Development District – FUD, Subsection 5.5.7.a) – Regulations for Parking is amended by deleting the words “or side” from the second line.
- ii) Section 5.6. Residential District – R1, Subsection 5.6.8.b) – Regulations for Parking is amended by deleting the words “or side” from the second line.
- iii) Section 5.7 Residential Multiple Dwelling District – R2, Subsection 5.7.5.b) – Regulations for Parking is amended by deleting the words “or side” from the second line.
- iv) Section 5.8. Residential Mobile Home District – RMH, Subsection 5.8.7.b) – Regulations for Parking is amended by deleting the words “or side” from the second line.

This Bylaw shall come into effect on the day of its final passing.

Mayor

Administrator

SEAL

Certified a true copy of Bylaw No. 382/2015 passed
by resolution of Council of the Town of Balgonie
on the 20th day of July, 2015.