

TOWN OF PENSE

BYLAW 3/2022

**A BYLAW TO AMEND BYLAW 2/2013 KNOWN AS THE ZONING BYLAW UNDER SECTION 46(3) of the
PLANNING AND DEVELOPMENT ACT, 2007**

The Council of the Town of Pense in the Province of Saskatchewan enacts Bylaw 3/2022 as follows:

- 1) **Section 5.8.3 SITE DEVELOPMENT REGULATIONS is amended by adding the following:**

Duplex or Semi-Detached Dwellings

Minimum site area	560m ² (6000 ft ²)
Minimum floor area	70 m ² (753 ft ²) per dwelling unit
Minimum site frontage	7.5 m (25 ft) per dwelling unit; 15m (50 ft) per site
Maximum height	9.0 m (30 ft) for Principal buildings 5.0 m (16 ft) for Accessory
Maximum site coverage	50%
Minimum parking spaces	2 spaces/dwelling unit
Minimum front yard	7.5 m (25 ft)
Minimum rear yard	1.2 m (4 ft)
Minimum side yard	1.5 m (5 ft) unless on a corner site the side yard shall be 3.0 m (10 ft)

- 2) **Section 5.13 CONSOLIDATED TABLES OF ZONING DEVELOPMENT REGULATIONS is**
amended by adding the following to the R2 Zoning District Duplex dwelling and Semi-
detached dwelling:

5.13.1 Minimum Site Area M² [FT²]

R2 Zoning District: Duplex and Semi-detached dwellings: 560m² (6000 ft²)

5.13.2 Minimum Site Frontage M[FT]

R2 Zoning District: Duplex and Semi-Detached dwellings: 7.5 m (25 ft) per dwelling unit; 15m
(50 ft) per site

5.13.3 Maximum Height M [FT]

R2 Zoning District: Duplex and Semi-Detached dwellings: 9.0 m (30 ft) for Principal buildings
5.0 m (16 ft) for Accessory

5.13.4 Maximum Site Coverage %

R2 Zoning District: Duplex and Semi-Detached dwellings: 50%

5.13.5 Minimum Parking Spaces

R2 Zoning District: Duplex and Semi-Detached dwellings: 2 spaces/dwelling unit

5.13.6 Minimum Front Yard M [FT]

R2 Zoning District: Duplex and Semi-Detached dwellings: 7.5 m (25 ft)

5.13.7 Minimum Rear Yard M [FT] Not Abutting A Public Street, Lane, or Railway Right-Of Way

R2 Zoning District: Duplex and Semi-Detached dwellings: 1.2 m (4 ft)

5.13.8 Minimum Reay Yard M [FT] Abutting A Public Street, Lane, or Railway Right-Of Way

R2 Zoning District: Duplex and Semi-Detached dwellings: 1.2 m (4 ft)

5.13.9 Minimum Side Yard M [FT] Not Abutting A Public Street

R2 Zoning District: Duplex and Semi-Detached dwellings: 1.5 m (5 ft)

5.13.10 Minimum Side Yard M [FT] Abutting A Public Street

R2 Zoning District: Duplex and Semi-Detached dwellings: 3.0 m (10 ft)

- 3) That this Bylaw shall come into force and take effect upon the date it is adopted by Council.



Mayor

Administrator

Read a third time and adopted
this 9 day of November, 2022.

Administrator