



BYLAW NO. 1/2025

**A BYLAW TO AMEND BYLAW NO. 2/2023 KNOWN AS THE ZONING BYLAW UNDER SUBSECTION 46(3)
OF THE PLANNING AND DEVELOPMENT ACT, 2007.**

The Council of the Town of Pense in the Province of Saskatchewan enacts Bylaw No. 1/2025 as follows:

1. Future Urban Development District – FUD, subsection 5.5.5 Single Detached Dwellings is amended by adding the following immediately after e):

“f) Side Yard Setback (Min) 1.2 m except: the side yard setback shall be 0 m between adjoining units, and 3.0: 0 m from the property line which follows a common or party wall. Setbacks vary to provincial highways depending on the highway classification and should be confirmed with the Ministry of Highways.”

2. Residential District R1 – Section 5.6.3 Site Development Regulations Table Duplex or Semi-Detached Dwellings is amended by adding the following to:

Minimum side yard: “except the side yard setback shall be 0 m between adjoining units.”

3. Residential Multiple Dwellings District – R2 Section 5.8.3 Site Development Regulations Table Duplex or Semi-Detached Dwellings is amended by adding the following to:

Minimum side yard: “except the side yard setback shall be 0 m between adjoining units.”

4. Residential Multiple Dwellings District – R2 Section 5.8.3 Site Development Regulations Table Townhouse or Row House is amended by adding the following to:

Minimum side yard: “except the side yard setback shall be 0 m between adjoining units.”

5. Residential Multiple Dwellings District – R2 Section 5.8.3 Site Development Regulations Table Triplex or Four-plex is amend by adding the following to:

Minimum side yard: “except the side yard setback shall be 0 m between adjoining units.”

6. That 5.13 Consolidated Tables of Zoning Requirement Regulations tables is amended by adding the following to the following tables:

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

Column R2, Duplex Dwelling, Semi-Detached Dwelling Unit, Townhouse,
Triplex/Fourplex - except the side yard setback shall be 0 m between adjoining units

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

Column R2, Duplex Dwelling, Semi-Detached Dwelling Unit, Townhouse,
Triplex/Fourplex – except the side yard setback shall be 0 m between adjoining units



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

Read a First time this day of 2025.

Read a Second time this day of 2025.

Read a Third time this day of 2025.

{SEAL}

Mayor

Administrator