



BYLAW NO. 5/2024

**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. 5/2024 as follows:

1. Future Urban Development District – FUD, subsection 5.5.5 Single Detached Dwellings is amended by adding the following immediately after c):
 - “d) Council will consider the severance of a duplex or semi-detached dwelling unit into separate title for each side of dwelling unit where there is sufficient land to meet site size criteria in the specific zone and the dwellings affected conform to Building Code requirements in effect of the time of severance.
 - e) The minimum site area may be reduced to 280 m² (3000 ft²) per dwelling unit where the original site size met the 560 m² (6000 ft²) requirement at time of passage of the Zoning Bylaw.”
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 site area: “Minimum site area per pre-existing duplex or semi-detached unit will be 280 m² (3000 ft²)
 - Maximum site coverage: “Maybe reduced to accommodate severance of existing duplex or semi-detached into separate titled properties.”
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 site area: “Minimum site area per pre-existing duplex or semi-detached unit will be 280 m² (3000 ft²)
 - Maximum site coverage: “Maybe reduced to accommodate severance of existing duplex or semi-detached into separate titled properties.”
4. That 5.13 Consolidated Tables of Zoning Requirement Regulations tables is amended by adding the following to the following tables:
 - 5.13.1 Minimum Site Area M2 [FT²]
 - Column R1, Duplex Dwelling and Semi-Detached Dwelling Unit - minimum site area per pre-existing duplex or semi-detached will be 280 m² (3000 ft²)
 - Column R2, Duplex Dwelling and Semi-Detached Dwelling Unit - minimum site area per pre-existing duplex or semi-detached will be 280 m² (3000 ft²)
 - 5.13.5 Maximum Site Coverage
 - Column R1 and R2, Duplex Dwelling and Semi-Detached Dwelling Unit - Maybe reduced to accommodate severance of existing duplex or semi-detached into separate titled properties



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 2024.

Read a Second time this day of 2025.

Read a Third time this day of 2025.

{SEAL}

Mayor

Administrator