

TOWN OF BIGGAR, SASKATCHEWAN

BYLAW NO. 17-782

**A BYLAW TO AMEND BYLAW
NO. 15-763 THE ZONING BYLAW**

THE COUNCIL of the Town of Biggar, in the Province of Saskatchewan, enacts as follows:

SHORT TITLE

1. This bylaw may be cited as The Zoning Amendment Bylaw (A).

BYLAW NO. 15-763

2. The Zoning Bylaw No. 15-763 is amended in the manner set forth in this Bylaw.

SECTION 3.7.2 AMENDED

3. Section 3.7.2 is amended by adding:
“d. In the case of an application for a home occupation, the Development Officer shall carry out on behalf of the applicant, the advertisement of the proposed use by mailing a copy of the notice to the assessed owner of each abutting property of the proposed development.”

SECTION 5.3 AMENDED

4. Section 5.3 is amended by adding:
“• No development permit will be required for a Home Based Party Type Consultant however, such Consultants shall be subject to the requirements in the Business License Bylaw of the Town of Biggar.”

COMING INTO FORCE

5. This bylaw shall come into force and take effect on the date of final passing thereof.

READINGS

READ a first time this 14th day of February, A.D., 2017.

READ a second time this 14th day of March, A.D., 2017.

READ a third time and adopted this 14th day of March, A.D., 2017.

(SEAL)

Mayor

Chief Administrative Officer

TOWN OF BIGGAR, SASKATCHEWAN

BYLAW NO. 17-783

**A BYLAW TO AMEND BYLAW
NO. 15-763 THE ZONING BYLAW**

THE COUNCIL of the Town of Biggar, in the Province of Saskatchewan, enacts as follows:

SHORT TITLE

1. This bylaw may be cited as The Zoning Amendment Bylaw (B).

BYLAW NO. 15-763

2. The Zoning Bylaw No. 15-763 is amended in the manner set forth in this Bylaw.

ZONING MAP

3. The Zoning District Map referred to in Section 6., is amended by rezoning from R1 – Residential Low Density District to CS – Community Service District the areas described as follows and shown on the map which is attached as Schedule “A” and forms part of this bylaw:
 1. Parcel MB1 Plan 102240380 Ext. 0
 2. Parcel MB2 Plan 102240380 Ext. 0
 3. Parcel MU1 Plan 102240380 Ext. 0

COMING INTO FORCE

4. This bylaw shall come into force and take effect on the date of final passing thereof.

READINGS

READ a first time this 14th day of February, A.D., 2017.

READ a second time this 14th day of March, A.D., 2017.

READ a third time and adopted this 14th day of March, A.D., 2017.

(SEAL)

Mayor

Chief Administrative Officer

Schedule "A"



TOWN OF BIGGAR, SASKATCHEWAN

BYLAW NO. 17-784

**A BYLAW TO AMEND BYLAW
NO. 15-763 THE ZONING BYLAW**

THE COUNCIL of the Town of Biggar, in the Province of Saskatchewan, enacts as follows:

SHORT TITLE

1. This bylaw may be cited as The Zoning Amendment Bylaw (C).

BYLAW NO. 15-763

2. The Zoning Bylaw No. 15-763 is amended in the manner set forth in this Bylaw.

ZONING MAP

3. The Zoning District Map referred to in Section 6., is amended by rezoning from IND2 – Heavy Industrial District to CS – Community Service District the areas described as follows and shown on the map which is attached as Schedule “A” and forms part of this bylaw:
 1. Parcel MB2 Plan 102220366 Ext. 0
 2. Parcel MU1 Plan 102220366 Ext. 0

COMING INTO FORCE

4. This bylaw shall come into force and take effect on the date of final passing thereof.

READINGS

READ a first time this 14th day of February, A.D., 2017.

READ a second time this 14th day of March, A.D., 2017.

READ a third time and adopted this 14th day of March, A.D., 2017.

(SEAL)

Mayor

Chief Administrative Officer

TOWN OF BIGGAR, SASKATCHEWAN

BYLAW NO. 17-785

**A BYLAW TO AMEND BYLAW
NO. 15-763 THE ZONING BYLAW**

THE COUNCIL of the Town of Biggar, in the Province of Saskatchewan, enacts as follows:

SHORT TITLE

1. This bylaw may be cited as The Zoning Amendment Bylaw (D).

BYLAW NO. 15-763

2. The Zoning Bylaw No. 15-763 is amended in the manner set forth in this Bylaw.

ZONING MAP

2. The Zoning District Map referred to in Section 6., is amended by rezoning from UH1 – Urban Holding 1 District to C2- Highway Commercial District the area described as follows and shown as Proposed Parcel AB on the map which is attached to and forms part of this bylaw:
 1. Northern 8 Acres of Parcel AA Plan 92S32452 Ext. 0 shown as Proposed Parcel AB

COMING INTO FORCE

3. This bylaw shall come into force and take effect on the date of final passing thereof.

READINGS

READ a first time this 14th day of February, A.D., 2017.

READ a second time this 14th day of March, A.D., 2017.

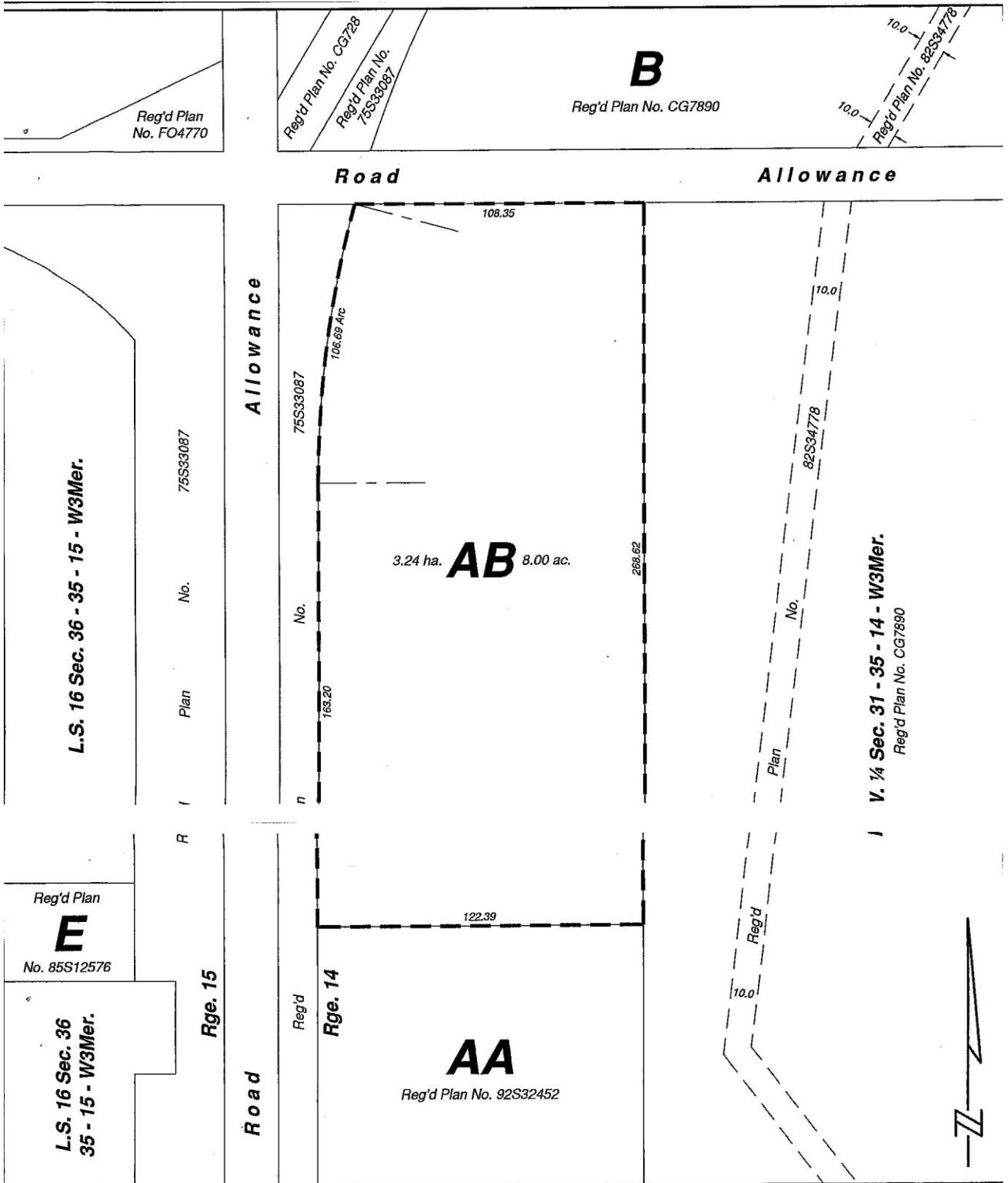
READ a third time and adopted this 14th day of March, A.D., 2017.

(SEAL)

Mayor

Chief Administrative Officer

Schedule "A"



TOWN OF BIGGAR, SASKATCHEWAN

BYLAW NO. 17-786

**A BYLAW TO AMEND BYLAW
NO. 15-763 THE ZONING BYLAW**

THE COUNCIL of the Town of Biggar, in the Province of Saskatchewan, enacts as follows:

SHORT TITLE

1. This bylaw may be cited as The Zoning Amendment Bylaw (E).

BYLAW NO. 15-763

2. The Zoning Bylaw No. 15-763 is amended in the manner set forth in this Bylaw.

SECTION 18 AMENDED

3. Section 18.1 is to be removed and the remaining sections 18.2, 18.3 and 18.4 are to be renumbered 18.1, 18.2 and 18.3 respectively.

COMING INTO FORCE

4. This bylaw shall come into force and take effect on the date of final passing thereof.

READINGS

READ a first time this 14th day of February, A.D., 2017.

READ a second time this 14th day of March, A.D., 2017.

READ a third time and adopted this 14th day of March, A.D., 2017.

(SEAL)

Mayor

Chief Administrative Officer

TOWN OF BIGGAR, SASKATCHEWAN

BYLAW NO. 17-792

**A BYLAW TO AMEND BYLAW
NO. 15-763 THE ZONING BYLAW**

THE COUNCIL of the Town of Biggar, in the Province of Saskatchewan, enacts as follows:

SHORT TITLE

1. This bylaw may be cited as The Zoning Amendment Bylaw (F).

BYLAW NO. 15-763

2. The Zoning Bylaw No. 15-763 is amended in the manner set forth in this Bylaw.

SECTION 4.17.1 AMENDED

3. Section 4.17.1 is be amended by adding the heading “Wheel Chair Ramps” and also amended below the new heading by adding “a. A wheelchair ramp may encroach into any required yard.”

COMING INTO FORCE

4. This bylaw shall come into force and take effect on the date of final passing thereof.

READINGS

READ a first time this 1st day of August, A.D., 2017.

READ a second time this 5th day of September, A.D., 2017.

READ a third time and adopted this 5th day of September, A.D., 2017.

(SEAL)

Mayor

Chief Administrative Officer

TOWN OF BIGGAR, SASKATCHEWAN

BYLAW NO. 17-799

**A BYLAW TO AMEND BYLAW
NO. 15-763 THE ZONING BYLAW**

THE COUNCIL of the Town of Biggar, in the Province of Saskatchewan, enacts as follows:

SHORT TITLE

1. This bylaw may be cited as The Zoning Amendment Bylaw (F).

BYLAW NO. 15-763

2. The Zoning Bylaw No. 15-763 is amended in the manner set forth in this Bylaw.

SECTION 3.8 AMENDED

3. Section 3.8.4 and 3.8.5 are to be removed.

SECTION 3.9 AMENDED

4. Section 3.9.4 and 3.9.5 are to be removed.

COMING INTO FORCE

5. This bylaw shall come into force and take effect on the date of final passing thereof.

READINGS

READ a first time this 21st day of November, A.D., 2017.

READ a second time this 19th day of December, A.D., 2017.

READ a third time and adopted this 19th day of December, A.D., 2017.

(SEAL)

Mayor

Chief Administrative Officer

TOWN OF BIGGAR, SASKATCHEWAN

BYLAW NO. 18-801

**A BYLAW TO AMEND BYLAW
NO. 15-763 THE ZONING BYLAW**

THE COUNCIL of the Town of Biggar, in the Province of Saskatchewan, enacts as follows:

SHORT TITLE

1. This bylaw may be cited as The Zoning Amendment Bylaw (G).

BYLAW NO. 15-763

2. The Zoning Bylaw No. 15-763 is amended in the manner set forth in this Bylaw.

SECTION 17.3 AMENDED

3. Section 17.3 is amended by adding below the heading and directly above the table:
“Public works shall have no minimum or maximum site requirements.”

COMING INTO FORCE

4. This bylaw shall come into force and take effect on the date of final passing thereof.

READINGS

READ a first time this 6th day of March, A.D., 2018.

READ a second time this 3rd day of April, A.D., 2018.

READ a third time and adopted this 3rd day of April, A.D., 2018.

(SEAL)

Mayor

Chief Administrative Officer

TOWN OF BIGGAR, SASKATCHEWAN

BYLAW NO. 18-807

**A BYLAW TO AMEND BYLAW
NO. 15-763 THE ZONING BYLAW**

THE COUNCIL of the Town of Biggar, in the Province of Saskatchewan, enacts as follows:

SHORT TITLE

1. This bylaw may be cited as The Zoning Amendment Bylaw (H).

BYLAW NO. 15-763

2. The Zoning Bylaw No. 15-763 is amended in the manner set forth in this Bylaw.

SECTION 11.3 AMENDED

3. Section 11.3 Site Development Regulations is amended by removing “7.5 metres (25 ft)” from the Commercial Uses minimum front yard requirement and adding “No requirement”.

COMING INTO FORCE

4. This bylaw shall come into force and take effect on the date of final passing thereof.

READINGS

READ a first time this 26th day of June, A.D., 2018.

READ a second time this 7th day of August, A.D., 2018.

READ a third time and adopted this 7th day of August, A.D., 2018.

(SEAL)

Mayor

Chief Administrative Officer

TOWN OF BIGGAR, SASKATCHEWAN

BYLAW NO. 18-808

**A BYLAW TO AMEND BYLAW
NO. 15-763 THE ZONING BYLAW**

THE COUNCIL of the Town of Biggar, in the Province of Saskatchewan, enacts as follows:

SHORT TITLE

1. This bylaw may be cited as The Zoning Amendment Bylaw (I).

BYLAW NO. 15-763

2. The Zoning Bylaw No. 15-763 is amended in the manner set forth in this Bylaw.

SECTION 7.4 AMENDED

3. Section 7.4 Accessory Buildings and Structures is amended by removing “Maximum floor area and height” and adding “Maximum floor area”.
4. Section 7.4 Accessory Buildings and Structures is amended by removing “All accessory buildings shall not exceed 83.6 m² (900 ft²) in area” from the Maximum floor area and height requirements and adding “All accessory buildings shall not have a total floor area greater than the main floor area of the principal building or 83.6 metres² (900 ft²), whichever is greater.”

SECTION 8.4 AMENDED

5. Section 8.4 Accessory Buildings and Structures is amended by removing “Maximum floor area and height” and adding “Maximum floor area”.
6. Section 8.4 Accessory Buildings and Structures is amended by removing “All accessory buildings shall not exceed 83.6 m² (900 ft²) in area” from the Maximum floor area and height requirements and adding “All accessory buildings shall not have a total floor area greater than the main floor area of the principal building or 83.6 metres² (900 ft²), whichever is greater.”

SECTION 9.4 AMENDED

7. Section 9.4 Accessory Buildings and Structures is amended by removing “Maximum floor area and height” and adding “Maximum floor area”.
8. Section 9.4 Accessory Buildings and Structures is amended by removing “All accessory buildings shall not exceed 83.6 m² (900 ft²) in area” from the Maximum floor area and height requirements and adding “All accessory buildings shall not have a total floor area greater than the main floor area of the principal building or 83.6 metres² (900 ft²), whichever is greater.”

COMING INTO FORCE

9. This bylaw shall come into force and take effect on the date of final passing thereof.

READINGS

READ a first time this 17th day of July, A.D., 2018.

READ a second time this 4th day of September, A.D., 2018.

READ a third time and adopted this 4th day of September, A.D., 2018.

(SEAL)

Mayor

Chief Administrative Officer

TOWN OF BIGGAR, SASKATCHEWAN

BYLAW NO. 18-809

**A BYLAW TO AMEND BYLAW
NO. 15-763 THE ZONING BYLAW**

THE COUNCIL of the Town of Biggar, in the Province of Saskatchewan, enacts as follows:

SHORT TITLE

1. This bylaw may be cited as The Zoning Amendment Bylaw (J).

BYLAW NO. 15-763

2. The Zoning Bylaw No. 15-763 is amended in the manner set forth in this Bylaw.

SECTION 4.9 AMENDED

3. Section 4.9 Permitted Yard Encroachments is to be removed.

SECTION 4.17.1 AMENDED

4. Section 4.17.1 Residential Districts Front Yards is amended by removing all of “a” and adding “a. Cantilevered construction for bay windows, bow windows, chimneys, bookcases, built in cabinets, roof overhangs, gutters, window sills, canopies, eaves, fire escapes, and similar alterations to a maximum projection of 1.5 metres (5 ft).”
5. Section 4.17.1 Residential Districts Front Yards is amended by removing all of “b” and adding “b. Overhead walkway canopies, uncovered and open balconies, terraces, verandas, unenclosed decks no higher than 0.61 metres (2 ft) above the finished grade, cantilevered balconies, patios, porches and steps to a maximum projection of 1.8 metres (10 ft).”
6. Section 4.17.1 Residential Districts Rear Yards is amended by removing “b. Unenclosed decks no higher than 0.61 metres (2 ft), balconies, porches, and steps to a maximum projection of 3 metres (10 ft).

COMING INTO FORCE

7. This bylaw shall come into force and take effect on the date of final passing thereof.

READINGS

READ a first time this 21st day of August, A.D., 2018.

READ a second time this 18th day of September, A.D., 2018.

READ a third time and adopted this 18th day of September, A.D., 2018.

(SEAL)

Mayor

Chief Administrative Officer

TOWN OF BIGGAR, SASKATCHEWAN

BYLAW NO. 19-814

**A BYLAW TO AMEND BYLAW
NO. 15-763 THE ZONING BYLAW**

THE COUNCIL of the Town of Biggar, in the Province of Saskatchewan, enacts as follows:

SHORT TITLE

1. This bylaw may be cited as The Zoning Amendment Bylaw (K).

BYLAW NO. 15-763

2. The Zoning Bylaw No. 15-763 is amended in the manner set forth in this Bylaw.

SECTION 4.17.1 AMENDED

3. Section 4.17.1 Residential Districts is amended by adding directly below the Side Yards requirements and above 4.17.2 Commercial and Industrial Districts “**Accessibility Ramp** a. An accessibility ramp may encroach into any required yard.”

COMING INTO FORCE

4. This bylaw shall come into force and take effect on the date of final passing thereof.

READINGS

READ a first time this 18th day of December, A.D., 2018.

READ a second time this 12th day of February, A.D., 2019.

READ a third time and adopted this 12th day of February, A.D., 2019.

(SEAL)

Mayor

Chief Administrative Officer

TOWN OF BIGGAR, SASKATCHEWAN

BYLAW NO. 19-815

**A BYLAW TO AMEND BYLAW
NO. 15-763 THE ZONING BYLAW**

THE COUNCIL of the Town of Biggar, in the Province of Saskatchewan, enacts as follows:

SHORT TITLE

1. This bylaw may be cited as The Zoning Amendment Bylaw (L).

BYLAW NO. 15-763

2. The Zoning Bylaw No. 15-763 is amended in the manner set forth in this Bylaw.

SECTION 2 AMENDED

3. Section 2 Definitions is amended by adding “**Canopy**: A non-retractable, permanent roof-like structure, freestanding or extending from part or all of a building constructed of durable material such as metal, glass or plastic.”

SECTION 11.4 AMENDED

4. Section 11.4 Accessory Buildings is amended by adding “a.” in front of “Setbacks for accessory buildings shall meet the same requirements as the principal use or building.”
5. Section 11.4 Accessory Buildings is amended by adding: “b. No canopy shall be constructed that extends, when measured horizontally, closer than 0.6 metres (2 ft) to the property line. Canopies constructed with electric signs attached to, or contained in, the face of sides shall not exceed 0.9 metres (3 ft) in height and shall drain the roof of the canopy toward the building into an outlet draining onto the owner’s property or connected to a storm sewer below the frost level.”

SECTION 12.5 AMENDED

6. Section 12.5 Accessory Buildings is amended by adding “b. No canopy shall be constructed that extends, when measured horizontally, closer than 0.6 metres (2 ft) to the property line. Canopies constructed with electric signs attached to, or contained in, the face of sides shall not exceed 0.9 metres (3 ft) in height and shall drain the roof of the canopy toward the building into an outlet draining onto the owner’s property or connected to a storm sewer below the frost level.”

SECTION 12.12.1 AMENDED

7. Section 12.12.1 is to be removed and the remaining sections 12.12.2, 12.12.3, 12.12.4, 12.12.5, and 12.12.6 are to be renumbered 12.12.1, 12.12.2, 12.12.3, 12.12.4, 12.12.5, and respectively.

COMING INTO FORCE

8. This bylaw shall come into force and take effect on the date of final passing thereof.

READINGS

READ a first time this 18th day of December, A.D., 2018.

READ a second time this 12th day of February, A.D., 2019.

READ a third time and adopted this 12th day of February, A.D., 2019.

(SEAL)

Mayor

Chief Administrative Officer

TOWN OF BIGGAR, SASKATCHEWAN

BYLAW NO. 20-829

**A BYLAW TO AMEND BYLAW
NO. 15-763 THE ZONING BYLAW**

THE COUNCIL of the Town of Biggar, in the Province of Saskatchewan, enacts as follows:

SHORT TITLE

1. This bylaw may be cited as The Zoning Amendment Bylaw (M).

BYLAW NO. 15-763

2. The Zoning Bylaw No. 15-763 is amended in the manner set forth in this Bylaw.

SECTION 2 AMENDED

3. Section 2 Definitions is amended by adding:

“Cannabis Retail Outlet: An establishment licensed by the Saskatchewan Liquor and Gaming Authority (SLGA), to sell cannabis products, cannabis accessories, and ancillary items.

Cannabis Wholesale Outlet: An establishment licensed by the SLGA, where the main purpose is to sell cannabis products, cannabis accessories, and ancillary items to other SLGA permitted retailers and wholesalers, but not to the general public.

Cannabis Wholesale Warehouse: A standalone establishment, licensed by the SLGA, for the storage and wholesale selling of cannabis products, cannabis accessories, and ancillary items, with no consumer retail component.”

SECTION 4 AMENDED

4. Section 4 General Regulations is amended by adding:
“4.24 Cannabis Retail Outlet
a. Cannabis Retail Outlets will not be permitted within 160 metres from schools, playgrounds, or day care centres.”

SECTION 11.1 AMENDED

5. Section 11.1 Permitted Uses is amended by adding “v. Cannabis Retail Outlet.”

SECTION 12.1 AMENDED

6. Section 12.1 Permitted Uses is amended by adding “q. Cannabis Retail Outlet.”

SECTION 13.1 AMENDED

7. Section 13.1 Permitted Uses is amended by adding “z. Cannabis Retail Outlet.”, “aa. Cannabis Wholesale Outlet.”, and “bb. Cannabis Wholesale Warehouse.”

COMING INTO FORCE

8. This bylaw shall come into force and take effect on the date of final passing thereof.

READINGS

READ a first time this 2nd day of June, A.D., 2020.

READ a second time this 7th day of July, A.D., 2020.

READ a third time and adopted this 7th day of July, A.D., 2020.

(SEAL)

Mayor

Chief Administrative Officer

TOWN OF BIGGAR, SASKATCHEWAN

BYLAW NO. 20-830

**A BYLAW TO AMEND BYLAW
NO. 15-763 THE ZONING BYLAW**

THE COUNCIL of the Town of Biggar, in the Province of Saskatchewan, enacts as follows:

SHORT TITLE

1. This bylaw may be cited as The Zoning Amendment Bylaw (N).

BYLAW NO. 15-763

2. The Zoning Bylaw No. 15-763 is amended in the manner set forth in this Bylaw.

ZONING MAP

3. The Zoning District Map referred to in Section 6., is amended by rezoning from FUD – Future Urban Development District to IND2 – Heavy Industrial District the area described as follows and shown as Proposed Parcel V dashed in bold on the map which is attached as Schedule “A” and forms part of this bylaw:
 1. Part of Northeast 1/4 Section 5 and South 1/2 Section 8 Township 36, Range 14 West of the 3rd Meridian and consolidated with all of Parcel E, Plan 101481971 Northwest 1/4 Section 5 Township 36, Range 14 West of the 3rd Meridian.

COMING INTO FORCE

4. This bylaw shall come into force and take effect on the date of final passing thereof.

READINGS

READ a first time this 22nd day of September, A.D., 2020.

READ a second time this 20th day of October, A.D., 2020.

READ a third time and adopted this 20th day of October, A.D., 2020.

(SEAL)

Mayor

Chief Administrative Officer

