

NOTICE

Public notice is hereby given that the Council of the Town of Dalmeny intends to consider the adoption of a bylaw under The Planning and Development Act, 2007 to adopt a new Official Community Plan.

INTENT

The proposed bylaw establishes municipal land use policies addressing, but not limited to, the following subjects or areas of concern:

- **Residential:** Policies regarding future residential development areas, residential lot supply, bareland condominiums, residential densities, relaxation of yard requirements in certain circumstances, home based businesses and concept plans.
- **Commercial:** Policies regarding future extension of downtown commercial zoning, policies regarding future extension of highway commercial zoning and the development of visually appealing commercial areas along the highway entry into Town, including provisions for a sign corridor.
- **Industrial:** Policies regarding future extension of industrial zoning, the provision of municipal water and sanitary sewer services to proposed industrial developments and the provision of buffer zones to minimize conflict between industrial areas and other, incompatible uses.
- **Transportation and Utilities:** Policies regarding, the provision of municipal services to new subdivisions, servicing agreements and traffic safety for pedestrians, cyclists, and vehicles.
- **Community Services:** Policies regarding provision for a range of community services, the future expansion of municipal recreation programs and facilities and the participation of community groups, developers and other public agencies in the development of community facilities.
- **Amenities and Dedicated Lands:** Policies regarding provision of dedicated lands, respect for aesthetic considerations in land use planning and development, encouragement of a continuous open space system, the participation of community groups, developers and other public agencies in the development of parks and green space and the facilitation of a walkable community.
- **Urban Development Centres:** Policies clarifying the position of the Resort Village in the event that a First Nation proposes to acquire land in the Resort Village for the purpose of an Urban Development Centre (legally regarded as an Indian Reserve) pursuant to the Treaty Land Entitlement Framework Agreement.
- **Agricultural Land and Fringe Areas:** Policies supporting inter-municipal cooperation and future boundary alterations (annexation policies) in the Rural Municipality of Corman Park and their impact on development within the Town.
- **Biophysical Constraints on Development:** Policies regarding development on and near hazard lands, including environmentally sensitive and flood hazard areas.

Implementation: Policies regarding implementation of the Official Community Plan and the implementation tools that will or may be used for same, including the Zoning Bylaw, subdivision application review, dedication of lands, municipal land banking, land exchange and purchase, the use of a Building Bylaw, the use of Development Levies, inter-municipal cooperation and conformity with Provincial Interests.

The Official Community Plan also contains a Future Land Use Concept map which graphically displays, in a conceptual manner, the present and intended short and longer term future location and extent of general land uses in the Town. This map will assist in the application of general goals, objectives and policies of the Official Community Plan. The policies in the Official Community Plan will be implemented primarily through administration of the Town's new Zoning Bylaw.

YOUR PROPERTY MAY BE DIRECTLY AFFECTED BY PROVISIONS IN THE NEW OFFICIAL COMMUNITY PLAN. PLEASE CHECK THE FULL VERSION OF THE BYLAW, AVAILABLE FOR REVIEW OR PURCHASE AT THE TOWN OFFICE OR FOR REVIEW AND DOWNLOAD FROM FOLLOWING INTERNET SITE: www.crosbyhanna.ca/downloads

AFFECTED LAND

All land within the Town of Dalmeny, as shown on the Future Land Use Concept contained in this notice, is affected by the new Official Community Plan.

REASON

The new Official Community Plan will help direct and manage growth and development in the Town of Dalmeny for the next ten to fifteen years.

PUBLIC INSPECTION

Any person may inspect the proposed bylaw at the Town Office, 301 Railway Avenue East, Dalmeny, SK, between 9:00 AM and 5:00 PM (closed between 12:00 PM and 1:00 PM), Monday to Friday, excluding statutory holidays. Copies are available to persons at a cost of \$30.00.

PUBLIC HEARING

Council will hold a public hearing at 7:00 PM on September 14th, 2009, at the Town Office, to hear any person or group that wishes to comment on the proposed bylaw.

Council will also consider written comments received at the hearing or delivered to the undersigned at the Town Office before the hearings.

Issued at the Town of Dalmeny this 12th Day of August, 2009.

Shelley Funk
Town Administrator

