

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 Zoning Bylaw.

INTENT

The proposed bylaw will implement the policies in the Town of Dalmeny Official Community Plan, by establishing zoning districts, by prescribing a series of permitted and discretionary uses and associated regulations, and by establishing development permitting procedures and fees, a process for appeals and provisions for bylaw amendments. The 11 zoning districts proposed by this bylaw are as follows:

R1 - Low Density Residential District: The objective of the R1 - Low Density Residential District is to provide for residential development in the form of single detached dwellings and for other compatible uses.

R2 - Large Lot Residential District: The objective of the R2 - Large Lot Residential District is to accommodate single detached residential dwellings on large lots and other compatible uses.

R3 - Medium Density Residential District: The objective of the R3 - Medium Density Residential District is to provide for residential development in the form of single detached, semi-detached, two-unit dwellings, multiple-unit dwellings, dwelling groups and for other compatible uses.

RMH - Mobile Home Residential District: The objective of the RMH - Mobile Home Residential District is to provide for residential development in the form of mobile homes and for other compatible uses.

CS - Community Service District: The objective of the CS - Community Service District is to provide for development in the form of a range of community services and other compatible uses.

C1 - Community Centre Commercial District: The objective of the C1 - Community Centre Commercial District is to provide for development in the form of a range of downtown commercial / community centre commercial and other compatible uses.

C2 - Highway Commercial District: The objective of the C2 - Highway Commercial District is to provide for development in the form of a range of highway commercial and other compatible uses.

MU - Mixed Use District: The objective of the MU - Mixed Use District is to provide for a mix of land uses, including higher density residential uses, a range of downtown commercial uses, and other compatible uses, in proximity to the downtown area or other community centre.

M - Industrial District: The objective of the M - Industrial District is to provide for development in the form of a range of industrial and other compatible uses.

PR - Parks and Recreation District: The objective of the PR - Parks and Recreation District is to provide for parks and recreation development and for other compatible uses.

FUD - Future Urban Development District: The objective of the FUD - Future Urban Development District is to provide for interim land uses where the future use of the land or the timing of development is uncertain due to issues of servicing, transitional use or market demand.

The proposed Zoning Bylaw also contains new general provisions that apply to development throughout the Town. These new provisions include:

- New development permit requirements, application fees and application process;
- New discretionary use permit requirements, application fees, application process and evaluation criteria;
- New regulations regarding required yards and open space;
- New regulations for fences;
- New regulations for accessory buildings and structures (including garages);
- New regulations for off street parking and loading;
- New regulations for signs;
- New regulations for home based businesses;
- New regulations for garage & garden suites;
- New special regulations and standards for service stations, gas bars, above ground fuel storage tanks, bed and breakfast homes, day care centres and pre-schools, custodial care facilities and residential care facilities and adult day care facilities;
- New regulations regarding connections to municipal sewer and water lines;
- New regulations for the storage of materials or unlicensed or inoperative motor vehicles in residential districts;
- New regulations for development on or near hazard lands;
- New provisions for buildings occupying more than one lot; and
- New regulations for garage sales.

AFFECTED LAND

All land within the corporate limits of the Town of Dalmeny, as shown on the Zoning District Map contained in this notice, is affected by the new Zoning Bylaw.

YOUR PROPERTY MAY BE DIRECTLY AFFECTED BY PROVISIONS IN THE NEW ZONING BYLAW. PLEASE CHECK THE FULL VERSION OF THE ZONING BYLAW, AVAILABLE FOR REVIEW OR PURCHASE AT THE TOWN OFFICE OR FOR REVIEW AND DOWNLOAD FROM FOLLOWING INTERNET SITE:

www.crosbyhanna.ca/downloads

REASON

The new Zoning Bylaw will help direct and manage growth and development in the Town of Dalmeny.

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. The Zoning Bylaw may also be viewed or downloaded in its entirety at the following web address: www.crosbyhanna.ca/downloads

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

LEGEND

(R1)	LOW DENSITY RESIDENTIAL DISTRICT	(C2)	HIGHWAY COMMERCIAL DISTRICT
(R2)	LARGE LOT RESIDENTIAL DISTRICT	(MU)	MIXED USE DISTRICT
(R3)	MEDIUM DENSITY RESIDENTIAL DISTRICT	(M)	INDUSTRIAL DISTRICT
(RMH)	MOBILE HOME RESIDENTIAL DISTRICT	(PR)	PARKS & RECREATION DISTRICT
(CS)	COMMUNITY SERVICE DISTRICT	(FUD)	FUTURE URBAN DEVELOPMENT DISTRICT
(C1)	COMMERCIAL DISTRICT		

