

NOTICE

Public notice is hereby given that the Council of the Town of Dundurn intends to consider the adoption of a bylaw under *The Planning and Development Act, 2007* to adopt an new/updated Zoning Bylaw.

INTENT / ZONING DISTRICT OBJECTIVES

R1 - Low Density Residential District: To provide for residential development in the form of single detached, semi-detached, and two-unit dwellings and other compatible uses.

R2 - Medium Density Residential District: To provide for residential development in the form of single detached, semi-detached, two-unit dwellings, multiple unit dwellings, dwelling groups, and other compatible uses.

R3 - Residential Commercial District: To provide for commercial residential uses.

MU - Mixed Use District: To facilitate mixed use development which may include a limited range of commercial and institutional uses, as well as medium density residential uses, that are generally compatible with residential land uses and which are intended to serve the needs of residents within the Town.

C1 - Town Centre Commercial District: To provide for a range of commercial, community service and residential uses in the town centre area.

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

C3 - Special Commercial District: To provide for limited commercial storage.

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

CS - Community Service District: To provide for a range of community services and other compatible uses.

FUD - Future Urban Development District: 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.

- New regulations for campground;
- regulations for fences, accessory buildings and structures (including shipping containers, membrane covered structures and secondary suites);
- regulations for off street parking and loading;
- regulations for signs;

AFFECTED LAND

All land within the corporate limits of the Town of Dundurn, 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 BYLAW, AVAILABLE FOR REVIEW OR PURCHASE AT THE MUNICIPAL OFFICE OR FOR REVIEW OR DOWNLOAD FROM THE FOLLOWING WEBSITE: <https://crosbyhanna.ca/downloads>

REASON

The new/updated Zoning Bylaw will help direct and manage growth and development in the Town.

PUBLIC INSPECTION

Any person may inspect the proposed bylaw at the **Town of Dundurn Municipal Office, located at 300 3rd Avenue, Dundurn, SK between the hours of 9:00am—5:00 pm Monday—Thursday, Friday by appointment only**, excluding statutory holidays. Copies of the proposed bylaw are available to individuals at cost.

QUESTIONS: Questions about the proposed Zoning Bylaw may be directed to:

Valerie Schlosser, Chief Administrative Officer

Town of Dundurn

Phone: (306) 492-2070

Email: admin@townofdundurn.ca

The proposed Zoning Bylaw also contains revised and updated regulations/provisions that apply to development throughout the Town. Updates include but are not limited to:

- Updates to the Zoning District Map;
- The removal of building permit fees and requirements;
- New regulations for shipping containers and semi-trailers.
- fees;
- The removal of regulations for tandem water and sewer connections;
- Updated regulations for permitted yard obstructions;
- Updated regulations for cannabis retail stores;
- The removal of regulations pertaining to backyard chickens;
- the consolidated of tiny house regulation into sections pertaining to manufactured and park model homes;

PUBLIC HEARING

The Town of Dundurn Council will hold a formal public hearing at **5:30pm on May 9th, 2023** at the **Town of Dundurn Office** within the **Council Chambers** 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 Municipal Office before the hearings.

Issued at the Town of Dundurn this 26th day of April, 2023.

Valerie Schlosser, Chief Administrative Officer

Proposed Dundurn Zoning Map

