

To: Mayor and Members of Council

April 4, 2011

Re: Zoning Bylaw Amendment

Background

The Town of White City's Zoning Bylaw regulations for attached garages have a maximum floor area in each of the residential zones. R1, R2, R5, R7 & R8 zones have a 100 square metre maximum. R3 zone has a 135 square metre maximum. R4 zone has a 50 square metre maximum and R6 Zone has a 75 square metre maximum.

Discussion

Over the past few years we have had a lot of permits submitted to the Town with the maximum area of attached garage exceeding the limit. The double car garage seems not to be the norm these days. Three or four door garages with workshops seem to be a top priority when building. A lot of people purchasing lots in white City are building big homes and are choosing White City because the lots are bigger than Regina and they are able to build a bigger home.

Regina, Balgonie and Pilot Butte do not have restrictions on the floor area of attached garages.

Budget Implications

The cost related to the Zoning Bylaw Amendment is the advertising of the 'Notice' in RTown News.

Conclusion

The process of a Zoning Bylaw Amendment is as follows:

- Council to introduce and give first reading to the Bylaw.
- Advertise Notice to the Public at least once each week for two consecutive weeks in a newspaper that circulates in the municipality
- Hold a public hearing at least two weeks after the first advertisement
- After the public hearing, if there are no objections, Council may give second and third reading to the Bylaw
- Once third reading is given the bylaw is submitted to Community Planning for Ministerial Approval

Recommendation

Administration recommends that Council give first reading to the Zoning Bylaw Amendment.

Respectfully submitted,



Shauna Bzdel,
Town Manager

**TOWN OF WHITE CITY
BYLAW NO.**

**A BYLAW OF THE TOWN OF WHITE CITY TO AMEND BYLAW
NO. 541-10 KNOWN AS THE ZONING BYLAW.**

The Council of the Town of White City in the Province of Saskatchewan enacts as follows:

That Bylaw No. 541-10 be amended as follows:

1. That the maximum floor area of attached garages be removed in the following sections of Bylaw 541-10:

9.1.4 Regulations for Principal Buildings
9.2.4 Regulations for Principal Buildings
9.3.4 Regulations for Principal Buildings
9.4.4 Regulations for Principal Buildings
9.5.4 Regulations for Principal Buildings
9.6.4 Regulations for Principal Buildings
9.7.4 Regulations for Principal Buildings
9.8.4 Regulations for Principal Buildings

2. Bylaw No. shall come into effect on the date of final approval by the Minister of Municipal Affairs.

Mayor

(S E A L)

Administrator