

To: Mayor and Members of Council

January 23, 2012

Re: Zoning Bylaw Amendment

Background

The parcel of land described as Parcel B Plan No. 101909189 is currently zoned as R6 – Semi-Detached Multi-Dwelling Residential District. The owner of Parcel B is proposing a condo development in this land, however the original condo plan did not comply with the R6 zone.

The Developers adjusted their condo development to comply with the R4 zone and attended the January 9th Council meeting to request a zoning change of Parcel B from R6 to R4.

Council passed a motion authorizing Administration to prepare a zoning bylaw amendment that would rezone Parcel B from R6 to R4.

Discussion

Administration has prepared the amendment to Zoning Bylaw No. 541-10 to change the zoning of Parcel B from R6 to R4. See attached bylaw amendment.

The Bylaw amendment is ready for introduction and first reading at this meeting. Once first reading is given and before second reading of the bylaw, there must be public notice given. Section 207(3) of the *Planning and Development Act* states that:

- (3) *The notice mentioned in subsection (1) must be given by:*
- (a) *advertisement inserted at least once each week for two consecutive weeks in a newspaper circulating in the municipality*

Once public notice has been advertised there must be a public hearing held, and subject to section 207(4) the public hearing must be held no sooner than two clear weeks from the first advertisement.

Since the proposed amendment does not contradict the Official Community Plan, the amendment will be effective on the third reading of the Bylaw.

Budget Implications

The costs related to this amendment are

- i) the map preparation costs
- ii) advertising costs

These costs will be approximately around \$600, and they will be reimbursed by the Developer requesting the rezoning prior to advertisement.


Conclusion

If Council gives first reading to the attached bylaw, the advertisement providing public notice will be published in the January 25th and February 1st editions of R Town News. The Public Hearing will be held on February 21, 2012 at 7:00pm which will be held in conjunction with the Council meeting.

Recommendation

Administration recommends Council give first reading to a bylaw to amend bylaw 541-10.

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:**

Under the authority granted by *The Planning and Development Act, 2007* (the Act), the Council of the Town of White City in the Province of Saskatchewan enacts as follows:

1. That Part 8, Section 8.5, Zoning Map 8.2 is hereby deleted and replaced with attached Map 8.2 and Parcel B Plan No. 101909189 is hereby rezoned from R6 – Semi-Detached Multi-Dwelling Residential District to R4 – Multi-Dwelling Residential District, as shown on Schedule A, that is attached and forms part of this bylaw.

2. That Bylaw No. shall come into effect on the date of third reading.

Mayor

Administrator

INTRODUCED AND READ A FIRST TIME ON THE DAY OF , 20

READ A SECOND TIME ON THE DAY OF , 20

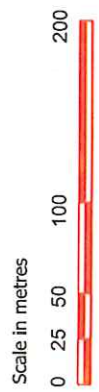
READ A THIRD TIME ON THE DAY OF , 20



Map 8.4

This is the Zoning District Map which accompanies and forms part of Bylaw No. _____ and is referred to in Section 8 adopted by the Town of White City signed by the Mayor and Town Administrator under the seal of the Town.

REVISED: _____ Date _____
 Bylaw No. _____



Town of White City ZONING MAP

Map 8.2