

To: Mayor and Members of Council

March 21, 2011

Re: Zoning Bylaw Amendment

Background

The Town of White City annexed the NE & NW 11-17-18 W2, Clear Vista's Property, into the Town in the summer of 2010. During which time the Town had also introduced a new Zoning Bylaw and was in the process of adopting the Bylaw when the annexation was approved. The current zoning of the land is agricultural. The Town of White City's Official Community Plan identifies the land as 'Potential Residential'.

Discussion

The owner of the property is requesting the Town of White City to rezone the NE & NW 11-17-18 W2 to Future Urban Development (FUD). The intent of the Future Urban Development District is to reserve unsubdivided and/or undeveloped lands within the town limits for future urban development in compliance with the Official Community Plan.

The Town of White City Official Community Plan identifies the said lands as 'Potential Residential'. Rezoning the land to 'Future Urban Development' will be consistent with the OCP, therefore there is no need to amend the OCP at this time.

Once there is a concept plan that Council has approved, and there is a plan of subdivision ready to be submitted to Community Planning for approval, the land will have to be rezoned again to a residential zone that accommodates the proposed plan of subdivision.

Budget Implications

The cost related to the Zoning Bylaw Amendment is the advertising of the 'Notice' in RTown News. These advertising costs must be paid by the developer prior to the advertising of the notice.

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,

A handwritten signature in blue ink, appearing to read "Shauna Bzdel".

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 Maps 8.5 & 8.7 is hereby deleted and replaced with attached Map 8.5 & 8.7 and the NE 11-17-18 W2 and NW 11-17-18 W2 is hereby rezoned from Agricultural to Future Urban Holding (FUD), 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 final approval by the Minister of Municipal Affairs.

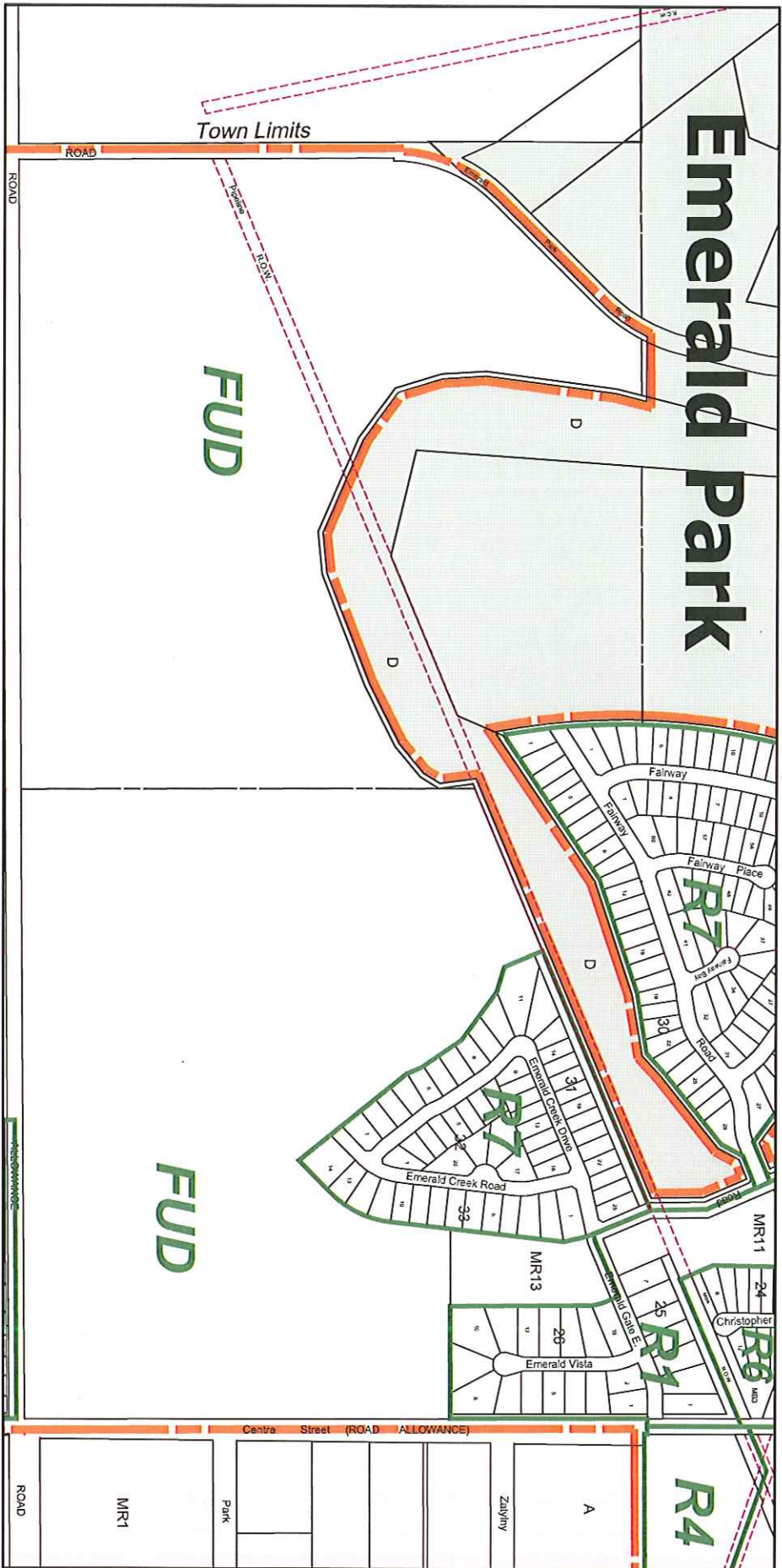
Mayor

Administrator

INTRODUCED AND READ A FIRST TIME ON THE DAY OF

READ A SECOND TIME ON THE DAY OF

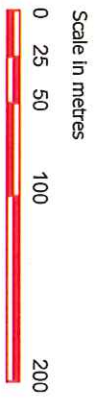
READ A THIRD TIME ON THE DAY OF



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



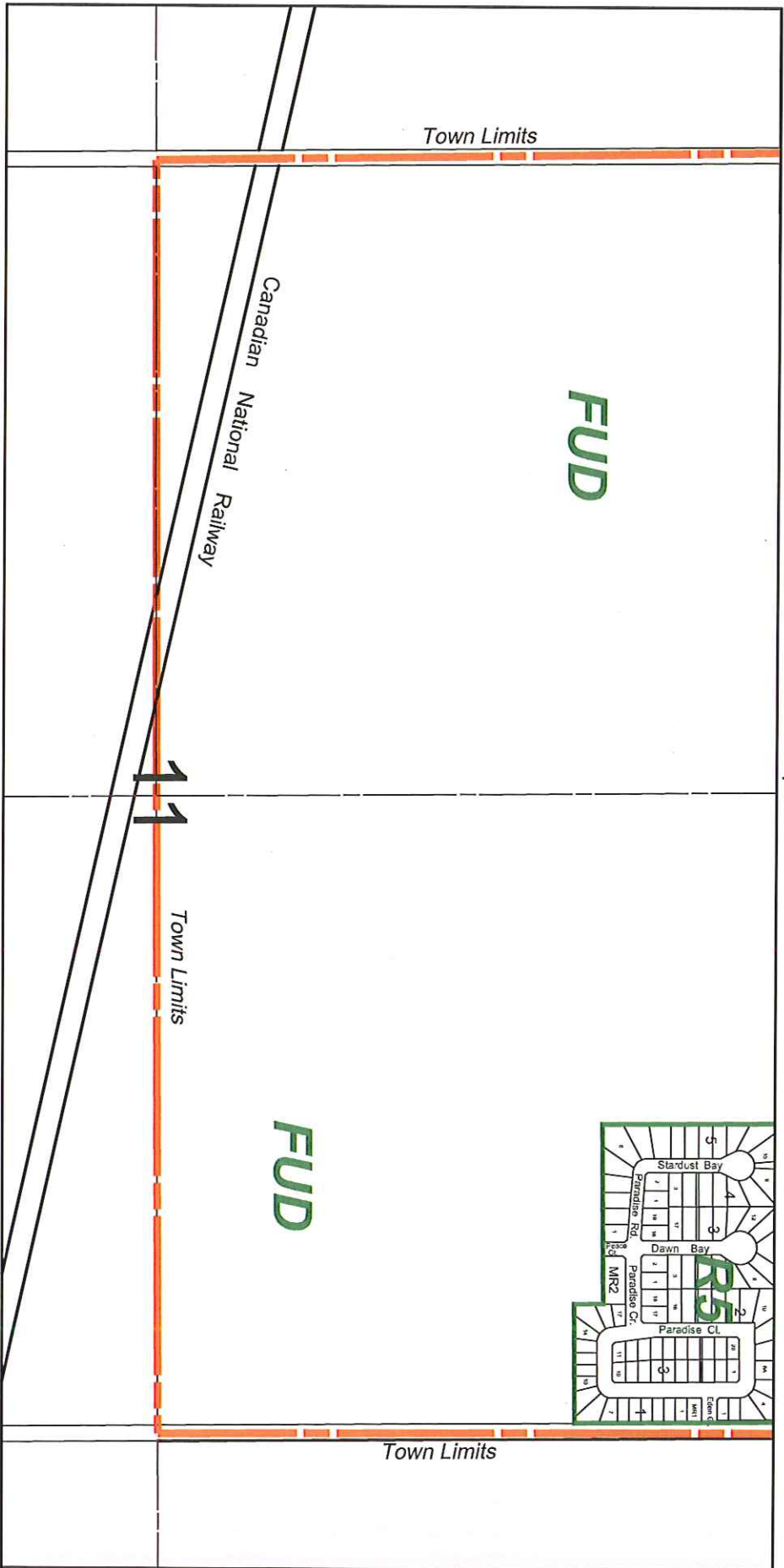
Map 8.5

Map 8.6

Map 8.7

Map 8.3

Map 8.5

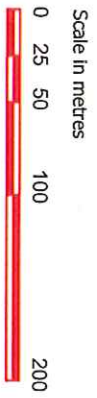


Map 8.8

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REVISED: Date _____

Bylaw No. _____



Town of White City

ZONING MAP



Map 8.7