

PUBLIC NOTICE

CITY OF NORTH BATTLEFORD

Public notice is hereby given, Pursuant to Section 29(2) of *The Planning and Development Act, 2007*, that the City of North Battleford is considering a bylaw to amend the *Official Community Plan Bylaw No. 1970 (OCP)* as hereinafter provided.

Bylaw 2188 is proposed to amend the OCP, which forms part of the Bylaw No. 1970, as follows:

Intent

The proposed OCP amendment would:

- 1) Clarify that split zoning of a land parcel will be generally discouraged. If a request is made to rezone a land parcel into multiple zoning districts, subdivision into individual parcels may be required.
- 2) Create a 'Future Urban Development' policy subsection within the general and topical policy section of the OCP (Section 3), outlining the corresponding findings, objectives, and policies for a 'Future Urban Development' land use designation policy area.
- 3) Delete and replace the Future Land Use (FLU) Concept Map with the new map incorporating the changes identified below and to the lands listed in the *Affected Lands* portion of this notice:
 - a) Add a 'Future Urban Development' Field to the Map legend.
 - b) Incorporate the land annexed by the City in 2020 and assign appropriate land use policy area designations to these lands.
 - c) Revise the following land designations to reflect their actual use:
 - CN Railway Station lands – designate as 'Existing Industrial' policy area
 - North Battleford Golf Club lands – designate as 'Existing Parks & Recreation' policy area
 - Saskatchewan Hospital lands – designate as 'Community Service' policy area
 - d) (Re)designate certain lands to and from Restricted Development policy area where appropriate. Lands known to the City to have a greater potential for hazard or impractical hazard mitigation would be identified as Restricted Development policy area; and, lands either known to the City to carry lesser potential for risk or where hazard mitigation is more practical would be identified as Future Urban Development or Future Industrial Development policy areas.
 - e) An area of land lying south of 5th Ave and the Riverview neighbourhood would be designated for Future Residential and Future Arterial Commercial policy area.
 - f) Land use policy area designations throughout the balance of the City would be unchanged.

Affected Lands

Item 1 above affects all the lands in the City as it provides guidelines for requiring subdivision when a land parcel needs to be rezoned into multiple zoning districts.

Item 2 and Item 3(a) above affect the following lands, as part of or the whole parcel will be assigned as 'Future Urban Development' District, and the textual policy related to the district will be applicable to these parcels:

- Block H, Plan AP3210 Ext 2
- Block G, Plan AP3210 Ext 0
- Block 1, Plan 102288753 Ext 2
- Block N, Plan 62B01393 Ext 0
- Block A, Plan 101482084 Ext 17
- NE-32-43-16-3 Ext 82
- Block A, Plan 66B01211 Ext 1
- Block A, Plan 66B10211 Ext 2
- NE-28-43-16-3 Ext 13
- SE-28-43-16-3 Ext 54

Item 3(b) above affects the following lands, as they will be added to the City Boundary in the FLU Concept Map and be assigned for a land designation:

- Block A, Plan 61B00981 Ext 0
- NW-28-43-16-3 Ext 114
- SE-28-43-16-3 Ext 54
- NW-28-43-16-3 Ext 14
- NE-28-43-16-3 Ext 13

Item 3(c) above affects the following lands, as they are related to the revision of the FLU Concept Map to match their existing use:

- Block A, Plan AB2987 Ext 1
- Block B, Plan AB2987 Ext 2
- Block A, Plan 66B10211 Ext 1
- SW-33-43-16-3 Ext 78
- SE-33-43-16-3 Ext 1
- NW-28-43-16-3 Ext 14
- NE-28-43-16-3 Ext 13

Items 3(d) and (e) above affects the following lands, as they are related to reassigning a land designation to part of or the whole parcel with a desired policy area designation:

- Block H, Plan AP3210 Ext 2
- Block G, Plan AP3210 Ext 2
- Block 1, Plan 102288753 Ext 2
- NW-05-44-16-3 Ext 1
- Block B, Plan 101470373 Ext 47
- Block N, Plan 62B01393 Ext 0
- Block A, Plan 101482084 Ext 17
- NE-32-43-16-3 Ext 82
- Block A, Plan 66B01211 Ext 1
- Block A, Plan 66B10211 Ext 2
- Block J, Plan 81B11793 Ext 0
- Block C, Plan 66B10211 Ext 0
- Block L, Plan 101869296 Ext 0
- SW-27-43-16-3 Ext 81
- NW-22-43-16-3 Ext 49
- Block G, Plan 101869296 Ext 0
- NE-22-43-16-3 Ext 1
- SW-22-43-16-3 Ext 35
- SE-22-43-16-3 Ext 47
- Block F, Plan 66B10211 Ext 1
- NE-15-43-16-W3 Ext 34

An electronic map illustrating the affected area and proposed land designation changes is available in the 'Official Community Plan Amendment Bylaw No. 2188 – Affected Area Map' section at www.cityofnb.ca/ocp.

Reason for Amendment

The Future Land Use (FLU) Concept Map contained in the OCP has not been amended since its adoption in 2014 and is being proposed for replacement for the following reasons:

1. In 2020, the Land occupied by the former Saskatchewan Hospital was incorporated into the City. FLU Map amendment is required to assign land use policy area designations to these lands such that the City's planning bylaws would apply.

2. In the creation of the current FLU map, the following lands were inaccurately shown with an inappropriate land designation for the CN Railway Station, North Battleford Golf Club, and Saskatchewan Hospital. This is corrected in the new FLU map.
3. In creating the existing FLU map, 'Restricted Development' policy designation was assigned based on existing parcel boundaries. It has been determined that portions of these parcels are likely developable and these lands should not be identified as 'Restricted Development' and be assigned an alternative land use policy area designation. Assessment of potential hazards and risks would still form part of the basis for any specific development or subdivision review where potential hazard lands are present.

A new textual policy section is being amended into the OCP to provide findings, objectives, and policies specific to the new *Future Urban Development* land use policy area designation.

To ensure consistency between the OCP and the Zoning Bylaw, a subsequent amendment to the Zoning Bylaw will be proposed to rezone certain parcels to align with this proposed amendment.

Bylaw Inspection

The proposed bylaw amendment may be inspected in the following ways:

- 1) City of North Battleford website www.cityofnb.ca/ocp
- 2) Office of the City Clerk - City Hall, 1291-101st Street, North Battleford, SK Monday through Friday, between the hours of 9:00 a.m. to 4:30 p.m.
- 3) Phone call or email requesting a copy, to be emailed from the contacts listed below

Public Hearing

A Public Hearing will be held by the Council on October 14, 2025, in the Council Chambers, Room 107 Don Ross Community Center, 891 99th Street. Council will hear representations from any person or group of persons or person acting on their behalf.

Requests to make a presentation at the Public Hearing respecting the proposed Bylaw must be received by the Office of the City Clerk on or before 4:30 PM, October 3, 2025, to be placed on the Agenda. Any request to make a presentation on this matter after this date and time will be at the discretion of Council.

Written submissions may also be made and must be received by the Office of the City Clerk on or before 4:30 PM, October 3, 2025, to be placed on the Agenda for the Public Hearing. Any written submissions received after this date and time will be provided to Council at the start of the Public Hearing.

For more information:

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Issued at the City of North Battleford this 12th day of September, 2025.

Stacey Hadley – City Clerk – City of North Battleford