

## PUBLIC NOTICE

## CITY OF NORTH BATTLEFORD

Public notice is hereby given that the City of North Battleford is considering a bylaw to amend the *Zoning Bylaw No. 1971* as hereinafter provided.

Council is considering a proposed Zoning Bylaw amendment, which shall be identified as Bylaw No. 2176. The said bylaw is in draft-form and has yet to be introduced as an official Zoning Bylaw amendment. The purpose of this public notice is to advise the public of an opportunity for engagement prior to Council considering how or if it will proceed with the proposed amendment.

Should Council proceed with an adoption process for 2176, that said process would include an official public hearing and be subsequently advertised.

"Bylaw 2176 is proposed to amend the Zoning Bylaw, which forms part of the Bylaw No. 1971, as follows:

**Bylaw 2176 is proposed to amend the Zoning Bylaw, which forms part of the Bylaw No. 1971, as follows:**

- Add 28 additional uses in the C1 (Downtown Commercial)
- Add 9 additional uses in the C3 (Arterial Commercial), District, including major office, major financial institutions, and apartments.
- Add 10 additional uses in the C3A (Large Lot Arterial Commercial) District, including major office, major financial institutions and apartments.
- Add 22 additional uses in the C4 (Regional Commercial) District, including major office and major financial institutions.
- Add 23 additional uses in the MU (Mixed Use) District
- Add 6 additional uses in the M1 (Light Industrial) District
- Separated Second Hand Stores and Pawn Shops as two different uses
- Amend the parking requirements in the MU (Mixed Use) District to be consistent with the parking requirements in C3 (Arterial Commercial District) instead of the C1 (Downtown Commercial District)
- Add or amend the definitions of 'Animal and pet care services', 'Arcade', 'Business incubators', 'Games of chance facilities', 'Indoor Storage Rental Facilities', 'Retail Store', 'Kennel, Boarding', 'Office and Office Buildings', and 'Pawnshop or Pawn Broker'
- Add discretionary use procedures, criteria and changes to the discretionary use notification area (the development officer being able to extend the notification area), including for the uses of 'Boarding Kennel', 'Pawnshop or Pawn Broker', 'Scrap Metal Dealer or Recyclers', 'Second Hand and or Consignment Stores'
- Changes to the Home Based Business Regulations for 'Animal and Petcare Services excluding animal daycare', and 'veterinary services and boarding of animals.'
- Add special regulations and standards to 'restaurants with drive-throughs', 'Animal and pet care services', 'Boarding Kennel', 'Pawnshop or Pawn Broker', 'Scrap Metal Dealers or Recyclers', and 'Second Hand and Consignment Stores'
- Clarification in the General Regulations regarding Garden and Garage Suites

**Affected Lands**

All Lands within the City zoned C1 (Downtown Commercial), C3 (Arterial Commercial), C3A (Large Lot Arterial Commercial), C4 (Regional Commercial), MU (Mixed Use), and M1 (Light Industrial) as shown on the Zoning Map are affected by the proposed amendments.

A copy of the current zoning map is available at [www.cityofnb.ca/zoning](http://www.cityofnb.ca/zoning)

**Reason for Amendment**

The City aims to encourage business activity and eliminate unnecessary barriers for businesses. The City proposes to amend Zoning Bylaw 1971 to reduce barriers to business development and stimulate business activity.

The City has declined several business development requests due to zoning restrictions for reasons of the use being in non-compliance with the Zoning Bylaw. Businesses have asked that the allowable uses be expanded in Commercial and Light Industrial Districts.

Proposed amendments would introduce greater flexibility within multiple zoning districts to accommodate a wider range of land uses. One example is, currently, major offices and major financial institutions are only permitted in the C1 (Downtown) District. One of the goals of this amendment is to allow them in additional commercial and industrial zoning districts.

This amendment also aims to clarify definitions and distinguish between uses such as ‘pawn shops’ and ‘second hand and consignment stores’.

### **Bylaw Inspection**

The proposed bylaw may be inspected in the following ways:

- 1) City of North Battleford website [www.cityofnb.ca/zoning](http://www.cityofnb.ca/zoning)
- 2) Office of the City Clerk - City Hall, 1291-101<sup>st</sup> 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 Engagement**

Public Engagement, prior to official introduction of Bylaw No. 2176, will be held by the Council on May 12, 2025, in the Council Chambers, Room 107 Don Ross Community Center, 891 99<sup>th</sup> 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 Engagement respecting the proposed Bylaw must be received by the Office of the City Clerk on or before 4:30 PM May 7, 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.

Representations may also be made in writing and must be received by the Office of the City Clerk on or before 4:30 PM May 7, 2025, to be placed on the Agenda for the Public Hearing. Any written representations 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 25<sup>th</sup> day of April, 2025.

Stacey Hadley – City Clerk – City of North Battleford