



## PUBLIC NOTICE

### CITY OF NORTH BATTLEFORD

Public notice is hereby given pursuant to Section 207 of the *Planning and Development Act, 2007* that the City of North Battleford is considering a bylaw to amend the *Zoning Bylaw No. 1971* as hereinafter provided.

Bylaw 2187 is proposed to amend the *Zoning Bylaw No. 1971*, as follows:

#### **Intent**

The proposed Zoning Bylaw amendment would:

- 1) Reduce the Minimum Building Floor Area requirement for Single Detached Dwellings in R2 (Low Density Residential) and R3 (Medium Density Residential) Districts from 89m<sup>2</sup> to 58m<sup>2</sup>
- 2) Reduce the Minimum Site Area requirement for Dwelling Groups in R2 (Low Density Residential) and R3 (Medium Density Residential) Districts from 4000m<sup>2</sup> to 1000m<sup>2</sup>
- 3) Add Minor Variance Power related to Maximum Site Coverage, Maximum Wall Height for Accessory Buildings, and Minimum Building Floor Area requirements
- 4) Increase the Maximum Accessory Building Size and Height Limit in any residential district with approved multiple-unit dwelling use of 5 or more units, and in R4 (High Density Residential) and R5 (Acreage Residential) Districts
- 5) Add language to bring most gable, gambrel, and flat roof accessory buildings into compliance with Wall Height Restrictions in the Zoning Bylaw
- 6) Change the existing prohibited Home-Based Business into Home-Based Business – Type II Use with approval requirements and conditions above those required for a standard Home-Based Business – Type II application, including the development permit with an expiry date, ensuring a review prior to renewal.

#### **Affected Lands**

Items 1 & 2 above, impact all Lands in the R2 (Low Density Residential) and R3 (Medium Density Residential) Districts, as shown on the Zoning Map.

Items 3, 5 & 6 above, impact all Lands in all residential zoning districts in the City, as shown on the Zoning Map.

Item 4 above, impacts all Lands in all R2 (Low Density Residential), R3 (Medium Density Residential), R4 (High Density Residential) and R5 (Acreage Residential) Districts, as shown on the Zoning Map.

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

## **Reason for Amendment**

Changing the minimum square footage requirement in R2 and R3 districts will allow smaller homes in these districts to be rebuilt and encourage new homes to be built on infill lots.

Changing the minimum lot size of dwelling groups will allow for condos to be setup on smaller properties.

Providing a variance powers will allow the City to approve minor variances in wall heights of accessory buildings, site coverage and minimum floor area. This will allow developments that are only a little outside the zoning bylaw to be approved subject to receiving input from adjacent property owners.

Multi-unit dwellings in R4 and R5 districts are limited to the same number of accessory buildings and maximum accessory building size as less dense residential districts. This is not reasonable for larger multi-unit dwellings.

Current zoning bylaw allows a maximum wall height on an accessory building of 3.0 metres. Under this rule, most accessory buildings with a gable, gambrel or flat roof are not in conformance with the zoning bylaw. This amendment fixes this issue.

The amendment to home based businesses removes the prohibition on some types of home based businesses which is hoped will allow for more business startups.

## **Bylaw Inspection**

The proposed bylaw may be inspected in the following ways:

- 1) On the City of North Battleford website: [www.cityofnb.ca/zoning](http://www.cityofnb.ca/zoning)
- 2) Through the 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) By phone call or email requesting a copy, to be emailed from the contacts listed below.

## **Public Hearing**

A Public Hearing will be held with City Council on September 22, 2025, in Council Chambers, Room 107 at the Don Ross Community Center, 891-99<sup>th</sup> Street. Council will hear comments from any person, group of persons, or person acting on their behalf about this proposed Bylaw.

Requests to make a presentation at the Public Hearing regarding the proposed Bylaw must be received by the Office of the City Clerk on or before 4:30 PM on September 11, 2025, in order to be placed on the agenda. Any requests to make a presentation on this matter after this date and time will be at the discretion of Council.

Comments may also be made in writing, and must be received by the Office of the City Clerk on or before 4:30 PM on September 11, 2025, to be placed on the agenda for the Public Hearing. Any written comments 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 22<sup>nd</sup> day of August, 2025.

Stacey Hadley – City Clerk – City of North Battleford