



**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 intends to pass a bylaw to amend the Zoning Bylaw No. 1971 as hereinafter provided.

The proposed amendments to the Zoning Bylaw No. 1971, are as follows:

Intent

To amend Zoning Bylaw No. 1971 CLAUSE 6.11.6 – ARTERIAL COMMERCIAL DISTRICT – Exceptions to Development Standards is amended by adding a new subclause after 6.11.6 (2):

- (3) Sites fronting on 100th Street between 14th Avenue and 20th Avenue and 101st Street between 17th Avenue and 20th Avenue at Council's discretion may have any setback reduced to zero to match or be more consistent with existing developed building lines.

Reason

Prior to the adoption of Zoning Bylaw 1971 in 2013 the properties fronting 100th Street between 14th Avenue and 20th Avenue and 101st Street between 17th Avenue and 20th Avenue were zoned C1 - Downtown Commercial. The issue that has come to light is that the change in zoning has created a situation where many of the buildings in this area are now non-conforming to the Zoning Bylaw due to the difference in setback requirements and that this can cause issues with expansion and redevelopment of existing buildings.

The amendment to Zoning Bylaw 1971 is to give Council the discretion of reducing the setbacks for 100th Street between 14th Avenue and 20th Avenue and 101st Street between 17th Avenue and 20th Avenue. The proposed amendment will allow reduced setbacks while ensuring that proper consideration is given to setback reductions.

Bylaw Inspection

Any interested person may inspect the Bylaw at City Hall, 1291-101st Street, North Battleford, SK Monday through Friday, between the hours of 9:00 a.m. to 4:30 p.m. Copies are available to persons through the Office of the City Clerk.

Public Hearing

Representations respecting the Bylaw will be considered by the Council on the 8th day of January 2024, at the City Hall at 5:45 p.m. Council shall hear any person or group of persons or person acting on their behalf, who wish to make a representation. Council will also consider written comments received at the hearing or delivered to City Hall before the hearing.

Issued at North Battleford this 15th Day of December, 2023.
Stacey Hadley, City Clerk