

## PUBLIC NOTICE

### RM of Laird No. 404 Public Notice Zoning Bylaw Amendment

Public Notice is hereby given that the Council of the Rural Municipality (RM) of Laird No. 404 intends to adopt a bylaw under *The Planning and Development Act, 2007*, to amend Bylaw No. 6-2008, known as The Zoning Bylaw.

**INTENT:** The proposed amendment would rezone all of the area of Sarilia Estates from **Country Residential 1 District (CR1)**, to three new Country Residential Districts to be known respectively as “**CR3A**”, “**CR3B**”, and “**CR3C**”. The existing Country Residential 3 District (CR3) would be deleted, and the proposed new districts would resemble very closely the existing allowable uses and regulations within the CR3 district. The new Country Residential Districts would: regulate the use and development of said lands; contain permitted, discretionary, and their accessory uses; identify prohibited uses; and provide regulation as appropriate within each district for new development. Uses within the new districts would be common to all, and the districts would primarily differentiate themselves based on building floor area and maximum building height regulations to regulate aspects of specific sites within the proposed three new zoning districts. Additional site-specific regulation and regulation relaxation options would be prescribed for circumstances deemed desirable by Council.

The proposed amendment would also include a number of housekeeping matters that Council wishes to address in its Zoning Bylaw as follows: the replacement of any remaining reference to “Inter-Municipal Plan”, with “Official Community Plan”; removing the development permit exemption for the relocation of residential or accessory buildings within a residential zoning district; and granting a permit exemption for accessory buildings and structures 9.29 sq. m. (100 sq. ft.), where zoning district regulation is maintained, within all zoning districts.

**AFFECTED LAND:** All of the lands within SE ¼ 05-40-07-W3M, commonly known as Sarilia Estates, as follows:

**Rezone to Country Residential 3A District (CR3A):** Lots 6-8 and 13-21, Block 1, Plan 101929631; Lots 22-26, Block 1, Plan 101898995; Lots 3 and 16, Block 2, Plan 101929631; Lots 14 and 15, Block 2, Plan 101898995; Lots 12-14, Block 5, Plan 101964584; Lots 1-21, Block 6, Plan 101964584; Parcel A, Plan 101929631; Municipal Reserve MR2, Plan 101898995; Walkway W1, Plan 101929631; and Walkway W2, Plan 101964584.

**Rezone to Country Residential 3B District (CR3B):** Lots 9-12 and 43-44, Block 1, Plan 101929631; Lots 27-31, Block 1, Plan 101898995; Lots 1-2 and 4-8, Block 2, plan 101929631; Lots 9-13, Block 2, Plan 101898995; Lots 17-18, Block 2, Plan 101929631; Lots 1-3, Block 3, Plan 101929631; Lots 4-6, Block 3, Plan 101964584; Lots 1-2, Block 4, Plan 101964584; Lot 5, Block 4, Plan 102083958; Lots 1-11, Block 5, Plan 101964854; Lots 15-17, Block 5, Plan 101964854; Lots 22-33, Block 6, Plan 101964854; Parcels A and B, Plan 101964854; Municipal Reserve MR4, Plan 101929631; Municipal Reserves MR6-MR9, Plan 101964584; and Walkway W1, Plan 101964584.

**Rezone to Country Residential 3C District (CR3C):** Lots 33-36, Block 1, Plan 101898995; Lots 37-42, Block 1, Plan 101929631; Lots 7-24, Block 3, Plan 101964584; Lots 18-32, Block 5, Plan 101964854; Environmental Reserve ER1, Plan 101898995; Environmental Reserve ER2, Plan 101929631; Environmental Reserve ER3, Plan 101964584; Municipal Reserve MR1, Plan 101898995; Municipal Reserve MR5, Plan 101929631; and Municipal Reserve MR5, Plan 101964584.

The proposed bylaw amendment is available at the following web address: <https://rmoflaird.ca/category/rm-notices/>, and contains a map showing the proposed zoning for the subject lands.

All lands within the RM would be affected by the retitling of references to the Official Community Plan and new accessory building and structure permit exemption; and residential zoning districts would be affected by removal of the permit exemption for the relocation of residential or accessory buildings.

**REASON:** The RM has received application from the original developer of Sarilia Estates to more closely align applicable Zoning Bylaw regulation for the Sarilia Estates community with its development concept of the area. The existing CR3 district had been previously developed for Sarilia Estates but was never applied to the subject land and did not adequately address site-specific variations within the area. It has been modified accordingly and is being replaced with the new **CR3A, CR3B, and CR3C** districts, and being applied to the subject lands. The new districts would: encourage increased land use predictability and compatibility; better maintain the view lines owners; reflect geotechnical development constraints present in the area; and accommodate site-specific circumstances with regulatory flexibility where deemed appropriate.

Housekeeping items: The RM's statutory plan was retitled to "Official Community Plan" and the Zoning Bylaw is being updated accordingly; the RM wishes to require permitting within residential districts for the relocation of residential and accessory uses; and the RM wishes to grant permit exemptions to all accessory buildings under 9.29 sq. m.

**PUBLIC INSPECTION:** Any person may inspect the bylaw at the RM of Laird No. 404 office during regular office hours, excluding statutory holidays. Draft copies of the proposed bylaw are available from the RM office (hard copy at cost). The RM office is located at 3025 Central Avenue, Waldheim, SK S0K 4R0. **However, in light of current COVID restrictions, digital distribution is preferred and requests for copy can be made to administrator@rmoflaird.ca or the proposed bylaw will be available the RM website at <https://rmoflaird.ca/category/rm-notices/>, at no cost.**

**PUBLIC HEARING:** Council will hold a public hearing on **December 10, 2020, at 1:30pm** in the Golden Age Centre, located at 422 Main Street, in Hepburn, SK, to hear any person or group that wants to comment on the proposed amendments. Council will consider written and emailed comments at the meeting. **Due to current and anticipated COVID social distancing and assembly requirements, Council is intending to have an online participation component to the public hearing for those wishing to make verbal representation. Parties interested in making representation are required to register for the online component and are encouraged to contact the RM office for details; the meeting itself will be open to the public to observe through the online component.** The deadline for receipt of written comments will be **December 7, 2020**, and requests for representation at the meeting must be received by the RM office by **December 9, 2020**. For additional information, please contact (306) 945-2133 or administrator@rmoflaird.ca.

Issued at the Town of Waldheim this 20th day of November 2020.

Bertha Buhler – Administrator - RM of Laird No. 404