

**NOTICE**

Public notice is hereby given that the Council of the Town of Coronach intends to consider the adoption of a bylaw under *The Planning and Development Act, 2007* to adopt a new Official Community Plan.

**INTENT**

The proposed bylaw establishes municipal land use policies including, but not limited to, the following subjects:

**Residential:** Existing and future residential development areas, housing diversity, infill development, home based businesses, and neighbourhood design.

**Commercial:** Downtown strength, visually appealing commercial districts, supply of commercial land, and provision for attractive high-way commercial corridors.

**Industrial:** Identification of appropriate land for industrial development, visually appealing industrial areas, mitigation of land use conflicts, and industrial servicing capacity.

**Transportation & Infrastructure:** The integration of planning, finance and engineering to manage infrastructure effectively, ensuring connectivity and traffic safety for all users, encouraging non-motorized transportation, addressing rail safety and mitigation of land use conflicts related to rail, ensuring that future development contributes appropriately to the cost of infrastructure services.

**Economic & Tourism Development:** The promotion and development of economic and tourism related opportunities for Coronach and region.

**Community Services & Recreation:** The development and enhancement of recreation and community services within the community, coordination and cooperation in the development of facilities and services, and support for public service delivery agencies.

**Amenities & Dedicated Lands:** The enhancement of green space, provision for municipal reserves, and facilitation of connectivity and walkability throughout the Town.

**Biophysical Constraints & Hazards:** Regulation for development on and near hazard lands, including environmentally sensitive lands, contaminated lands, flood hazard areas. Ensuring source water protection and public safety.

**Intermunicipal & Interjurisdictional Cooperation:** Pursuing opportunities with government to enhance services and provide innovative opportunities for the Coronach region, agreements under the Treaty Land Entitlement Framework Agreement, and facilitation of inter-jurisdictional cooperation with neighbouring municipalities, First Nations, and other stakeholders on joint planning issues.

**Agricultural Land & Fringe Areas:** Ensuring that future urban land

requirements are not restricted and working with the RM of Hart Butte No. 11 to address concerns of mutual interest.

**Natural & Heritage Resources:** Protection and sustainment of valuable cultural and heritage resources within the Town and region.

**Implementation:** Policies regarding implementation of the Official Community Plan and the implementation tools that will or may be used for same, including the Zoning Bylaw, subdivision application review, dedication of lands, the use of a Building Bylaw, and the use of Development Levies and Servicing Fees.

The Official Community Plan also contains a Future Land Use Concept map (pictured here) which graphically displays, in a conceptual manner, the present and intended future location and extent of general land uses in and surrounding the Town. This map will assist in the application of general goals, objectives and policies of the Official Community Plan. The policies in the Official Community Plan will be implemented primarily through administration of the Town's new Zoning Bylaw.

**YOUR PROPERTY MAY BE DIRECTLY AFFECTED BY PROVISIONS IN THE NEW OFFICIAL COMMUNITY PLAN. PLEASE CHECK THE FULL VERSION OF THE BYLAW, AVAILABLE FOR REVIEW OR PURCHASE AT THE TOWN OFFICE OR FOR REVIEW AND DOWNLOAD FROM THE TOWN'S WEBSITE AT: WWW.CORONACH.CA**

**AFFECTED LAND**

All land within the Town of Coronach as shown on the Future Land Use Concept contained in this notice is affected by the new Official Community Plan.

**REASON**

The new Official Community Plan will help direct and manage growth and development in the Town of Coronach for the next fifteen to twenty years.

**PUBLIC INSPECTION**

Any person may inspect the proposed bylaw at the **Town Office, 212 1st Street East, Coronach, SK** between 8:30 AM and 5:00 PM Mon-day to Fridays, excluding statutory holidays. Copies are available to persons at a cost of \$30.

**PUBLIC HEARING**

Council will hold a public hearing at **5PM on May 14th, 2019, at the Town Office, 212 1st Street East, Coronach, SK**, to hear any person or group that wishes to comment on the proposed bylaw. Council will also consider written comments received at the hearing or delivered to the undersigned at the Town Office before the hearings.

Issued at the Town of Coronach this 12th day of April, 2019.  
**Catherine MacKay-Wilson, Administrator**

**NOTICE**

Public notice is hereby given that the Council of the Town of Coronach intends to consider the adoption of a bylaw under *The Planning and Development Act, 2007* to adopt a new Zoning Bylaw.

**INTENT / ZONING DISTRICT OBJECTIVES**

**R1 - Low Density Residential District:** To provide for residential development in the form of single detached, semi-detached and two unit dwellings and other compatible uses.

**R2 - Medium Density Residential District:** To provide for residential development primarily in the form of single detached, semi-detached, two-unit and multiple unit dwellings and other compatible uses.

**R3 - Manufactured Home Residential District:** To provide for residential development in the form of manufactured homes and other compatible uses.

**CS - Community Service District:** To provide for a range of community services and other compatible uses.

**C1 - Downtown Commercial District:** To provide for a range of commercial, community service and residential uses in the downtown area.

**C2 - Highway Commercial District:** To provide for development in the form of a range of highway commercial and other compatible uses.

**M1 - Industrial District:** To provide for development in the form of a range of industrial and other compatible uses.

**PR - Parks and Recreation District:** To provide for parks and recreation development and other compatible uses.

**FUD - Future Urban Development District:** To provide for interim land uses where the future use of the land or the timing of development is uncertain due to servicing, transitional use or market demand.

The proposed Zoning Bylaw also contains updated and new general provisions that apply to development throughout the Town. Updated and new provisions include:

- development permit requirements, application fees and application process;
- discretionary use permit requirements, application fees, application process and evaluation criteria;
- regulations for fences; accessory buildings and structures;

off-street parking and loading; signs; home-based businesses; adult day care facilities; residential care facilities; custodial care facilities; bed & breakfast homes; day care centers and preschools; family child care homes; dwelling groups; secondary suites; above ground fuel storage tanks; manufactured homes; manufactured home courts; gas bars; service stations; parking lots; storage compounds; membrane covered structures; junk, salvage and auto wrecking yards; restaurants; and telecommunication towers;

- regulations for development on or near hazard lands;
- regulations for landscaping; and
- regulations for outside storage and waste material storage.

**AFFECTED LAND**

All land within the corporate limits of the Town of Coronach, as shown on the Zoning District Map contained in this notice, is affected by the new Zoning Bylaw.

**YOUR PROPERTY MAY BE DIRECTLY AFFECTED BY PROVISIONS IN THE NEW ZONING BYLAW. PLEASE CHECK THE FULL VERSION OF THE ZONING BYLAW, AVAILABLE FOR REVIEW OR PURCHASE AT THE TOWN OFFICE OR FOR REVIEW AND DOWNLOAD FROM THE TOWN'S WEBSITE AT: WWW.CORONACH.CA**

**REASON**

The new Zoning Bylaw will help direct and manage growth and development in the Town.

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