

NOTICE

Public notice is hereby given that the Councils of the Village of Canwood and the Village of Debden intend to consider the adoption of bylaws under *The Planning and Development Act, 2007*. Each Municipality intends to adopt a new Official Community Plan.

INTENT

The proposed bylaws establish 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.

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 the Village of Debden, Village of Canwood and the 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 each Village.

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 region, agreements under the Treaty Land Entitlement Framework Agreement, and facilitation of interjurisdictional 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 Canwood No. 494 to address concerns of mutual interest.

Natural & Heritage Resources: Protection and sustainment of valuable cultural and heritage resources within each Village and the 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 Land Use 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 each Village’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 VILLAGE OFFICES OR FOR REVIEW AND DOWNLOAD FROM THE FOLLOWING WEBSITE: WWW.CROSBYHANNA.CA/DOWNLOADS

AFFECTED LAND

All land within the Village of Canwood and the Village of Debden as shown on the Land Use maps contained in this notice are affected by the new Official Community Plans.

REASON

The new Official Community Plans will help direct and manage growth and development in the Village of Deben and the Village of Canwood for the next fifteen to twenty years.

PUBLIC INSPECTION

Any person may inspect the proposed bylaw at the following locations:

Village of Canwood

651 Main Street, Canwood, SK between 9:00 AM and 3:00 PM Tuesday to Thursdays, excluding statutory holidays. Copies are available to persons at cost.

Village of Debden

204 2nd Avenue East, Debden, SK between 10:00 AM and 3:00 PM Tuesday to Thursdays, excluding statutory holidays. Copies are available to persons at cost.

PUBLIC HEARING

Each Council will hold a public hearing at the time and location listed below 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.

Council of the **Village of Canwood** will hold a public hearing on **June 27, 2023 at 8:00 PM** at the Canwood Elks Community Centre Seniors Room **645 2nd Avenue**.

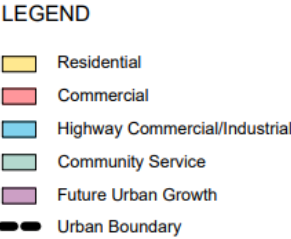
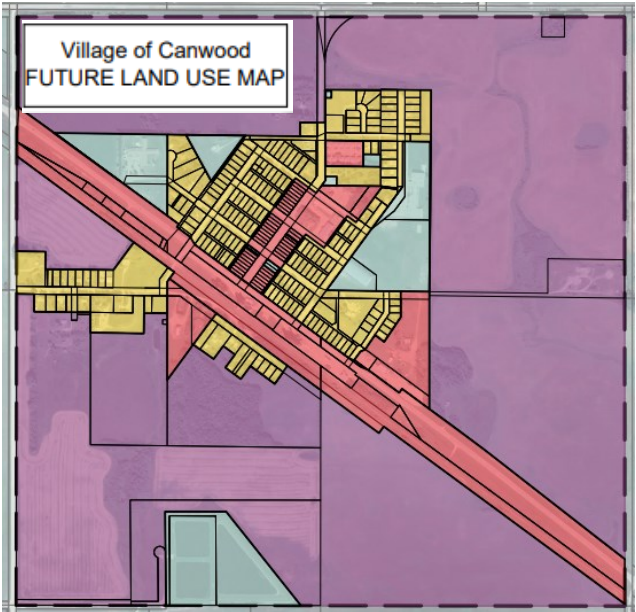
Council of the **Village of Debden** will hold a public hearing on **June 27, 2023 at 6:00 PM** at the Village Chambers **#204 2nd Avenue E**.

Issued at the Village of Canwood this 25th day of May, 2023.

Lindsey Olson, Administrator

Issued at the Village of Debden this 25th day of May, 2023.

Tamara Couture, Administrator



NOTICE

Public notice is hereby given that the Councils of the Village of Canwood and the Village of Debden intend to consider the adoption of bylaws under *The Planning and Development Act, 2007*. Each Municipality intends to adopt a new Zoning Bylaw.

INTENT / ZONING DISTRICT OBJECTIVES—VILLAGE OF CANWOOD

R - Residential District: To provide for residential development in the form of single detached dwellings and other compatible uses.

B - Business District: To facilitate a range of commercial and other compatible uses.

CS - Community Service District: To establish and preserve areas for public recreation and open space.

I - Industrial District: To provide for development in the form of a range of industrial 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 issues of servicing, transitional use or market demand.

INTENT / ZONING DISTRICT OBJECTIVES—VILLAGE OF DEBDEN

R1 - Residential District: To provide for residential development in the form of single detached dwellings and other compatible uses.

CS - Community Service District: To establish and preserve areas for public recreation and open space.

C1 - Village Commercial District: To facilitate a range of commercial and other compatible uses.

C2 - Highway Commercial District: To facilitate a range of commercial 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 issues of servicing, transitional use or market demand.

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

- development permit requirements, application fees and application process;
- 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; garden and garage suites; above ground fuel storage tanks; manufactured homes; gas bars; service stations; parking lots; fabric covered structures; and salvage and auto wrecking yards.

- regulations for development on or near hazard lands;
- regulations for landscaping; and

AFFECTED LAND

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

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REASON

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

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Lindsey Olson, Administrator

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