

VILLAGE OF DEBDEN- PUBLIC NOTICE

Public Notice

Public Notice is hereby given that the Village of Debden Council intends to adopt a bylaw under *The Planning and Development Act, 2007* to amend Bylaw 2/2023, known as the Zoning Bylaw.

Intent

Proposed Bylaw 2/2026 will create a new zoning district titled **C3 Mixed-Use Transition District**. The amendment will rezone certain lands from **C2- Highway Commercial** to the **new C3 District** and will establish permitted and discretionary uses within the district.

Affected Land

- Lot 4 Block 02 Plan 84PA14577 Parcel 133177989
- Lot 5 Block 02 Plan 84PA14577 Parcel 133177923
- Lot 6 Block 02 Plan 84PA14577 Parcel 133177934
- Lot 7 Block 02 Plan 84PA14577 Parcel 133177945
- Lot 8 Block 02 Plan AK1413 Parcel 133177956

A map showing the affected area is available online at debden.ca or at the Village Office.

Reason

The amendment is intended to provide a flexible transition zone between commercial and residential areas, allowing a compatible mix of low impact commercial uses and low-density residential uses.

Public Inspection

Any person may inspect the bylaw at debden.ca or at the Village Office Tuesday through Thursday from 10:00 am-3:00 pm.

Public Hearing

Council will hold a public hearing on August 13, 2026 at 6:00 p.m. at the Debden Council Chambers to hear any person or group that wants to comment on the proposed bylaw. Council will also consider written comments received at the hearing or delivered to the undersigned at the Village Office before the hearing.

Issued at Village of Debden this 16th day of July 2026.

Tamara Couture, Administrator

BYLAW NO 2/2026

Under subsection 46(3) of *The Planning and Development Act, 2007*.

1. This Bylaw may be cited as the Zoning Amendment Bylaw 2/2026.
2. The purpose of this Bylaw is to:
 - a. Create a new zoning district titled **C3 – Mixed-Use Transition District**; and
 - b. Rezone the following properties from C2 – Highway Commercial District to C3 – Mixed-Use Transition District:
 - o Lots 4, 5, 6, 7, Block 2, Plan 84PA14577
 - o Lot 8, Block 2, Plan AK1413

3. Section 6 Zoning Districts subsection 6.1 CLASSIFICATION OF ZONING DISTRICTS is amended to add:

4. The following section is added to Zoning Bylaw 2/2023 immediately following the FUD District:

The C3 Mixed-Use Transition District is intended to accommodate small-scale, low-impact commercial uses and residential development in a manner that provides a compatible transition between residential neighborhoods and higher-intensity commercial or industrial areas. Development shall maintain a quiet, low-traffic character and minimize land-use conflicts.

Uses are listed and designated in Table 7-6.

Accessory Building and Uses Including:	Subject to Section	Designation
Accessory Buildings and Structures	4.8	Discretionary
Trailer Coaches and Tents subject to Section	4.22	Discretionary
Bed and Breakfast Homes	5.3	Discretionary

Garden Suites	5.6	Discretionary
Home Based Businesses	5.7	Discretionary

7.6.4 Standards and Regulations

Site and Building Requirements are shown in Table 7-6.

7.6.5 Standards for Discretionary Uses

Council will consider discretionary use applications in the C3 district with respect to Section 3.9.3- General Discretionary Use Evaluation Criteria, Section 3.9.4 – Use-Specific Discretionary Use Evaluation Criteria, as may be applicable, and additional evaluation criteria and development standards that follows in this section.

7.6.6 Outside Storage

Outside Storage, including waste material storage, subject to Section 4.13.

7.6.7 Off-Street Parking and Loading

Off-street parking and loading requirements are subject to Section 4.9.

7.6.8 Landscaping

Landscaping is subject to Section 4.11.

Table 7-6: C3- Mixed-Use Transition District Development Standards											
Principal Use		Designation	Subject to Section(s)	Development Standards							
				Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Bldg Floor Area (m ²)	Maximum Bldg Height (m)	Maximum Site Cvg (%)
Residential Uses											
(1)	Dwelling groups	D	5.5	270/unit (2,900 ft ²)	30 (98 ft)	6 (20 ft)	6 (20 ft)	1 (3.3 ft)	--	10.5 ⁽¹⁾ (34.5 ft)	--
(2)	Manufactured dwellings	D	--	450 (4,844 ft ²)	15 (49 ft)	6 (20 ft)	1.5 (5 ft)	1 (3.3 ft)	--	10.5 ⁽¹⁾ (34.5 ft)	--
(3)	Multiple unit dwellings	D	3.9.4 (3), 5.15	900 (9,688 ft ²)	30 (98 ft)	6 (20 ft)	6 (20 ft)	3 (10 ft)	--	10.5 ⁽¹⁾ (34.5 ft)	--
(4)	Residential care homes - type I	D	5.2	450 (4,844 ft ²)	15 (49 ft)	6 (20 ft)	1.5 (5 ft)	1 (3.3 ft)	--	10.5 ⁽¹⁾ (34.5 ft)	--
(5)	Residential care homes – type II	D	5.2	900 (9,688 ft ²)	30 (98 ft)	6 (20 ft)	6 (20 ft)	3 (10 ft)	--	10.5 ⁽¹⁾ (34.5 ft)	--
(6)	Semi-detached dwellings	D	--	270/unit (2,900 ft ²)	9/unit (30 ft)	6 (20 ft)	1.5 (5 ft)	1 (3.3 ft)	--	10.5 ⁽¹⁾ (34.5 ft)	--
(7)	Single detached dwellings	P	--	450 (4,844 ft ²)	15 (49 ft)	6 (20 ft)	1.5 (5 ft)	1 (3.3 ft)	--	10.5 ⁽¹⁾ (34.5 ft)	--
(8)	Special needs housing	D		450	15	7.5	3	1.5 ⁽¹⁾	--	10.5 ⁽¹⁾ (34.5 ft)	

Use Designations:

(P) – Permitted Use: Any use or form of development, other than a discretionary use, specifically allowed in a zoning district subject to the regulations contained in this zoning bylaw.

(D) – Discretionary Use: Any use or form of development that may be allowed in a zoning district following application to, and approval of the Council; and which complies with the development standards, as required by Council, and contained in this zoning bylaw.

Special limitations and standards regarding Table 7-6 and the C3 district:

⁽¹⁾ Maximum of 3 stories

7.6.9 Additional Regulations

- Commercial uses must demonstrate **no significant noise, odor, vibration, or traffic impacts**.
- Heavy duty commercial, mechanical and industrial use prohibited, including storage uses
- Council may impose conditions on discretionary uses, including:
 - Screening or fencing
 - Hours of operation
 - Parking location
- All developments must comply with the **National Building Code and Fire Code**.

5. The Zoning District Map appended to Bylaw 2/2023 is amended by rezoning:

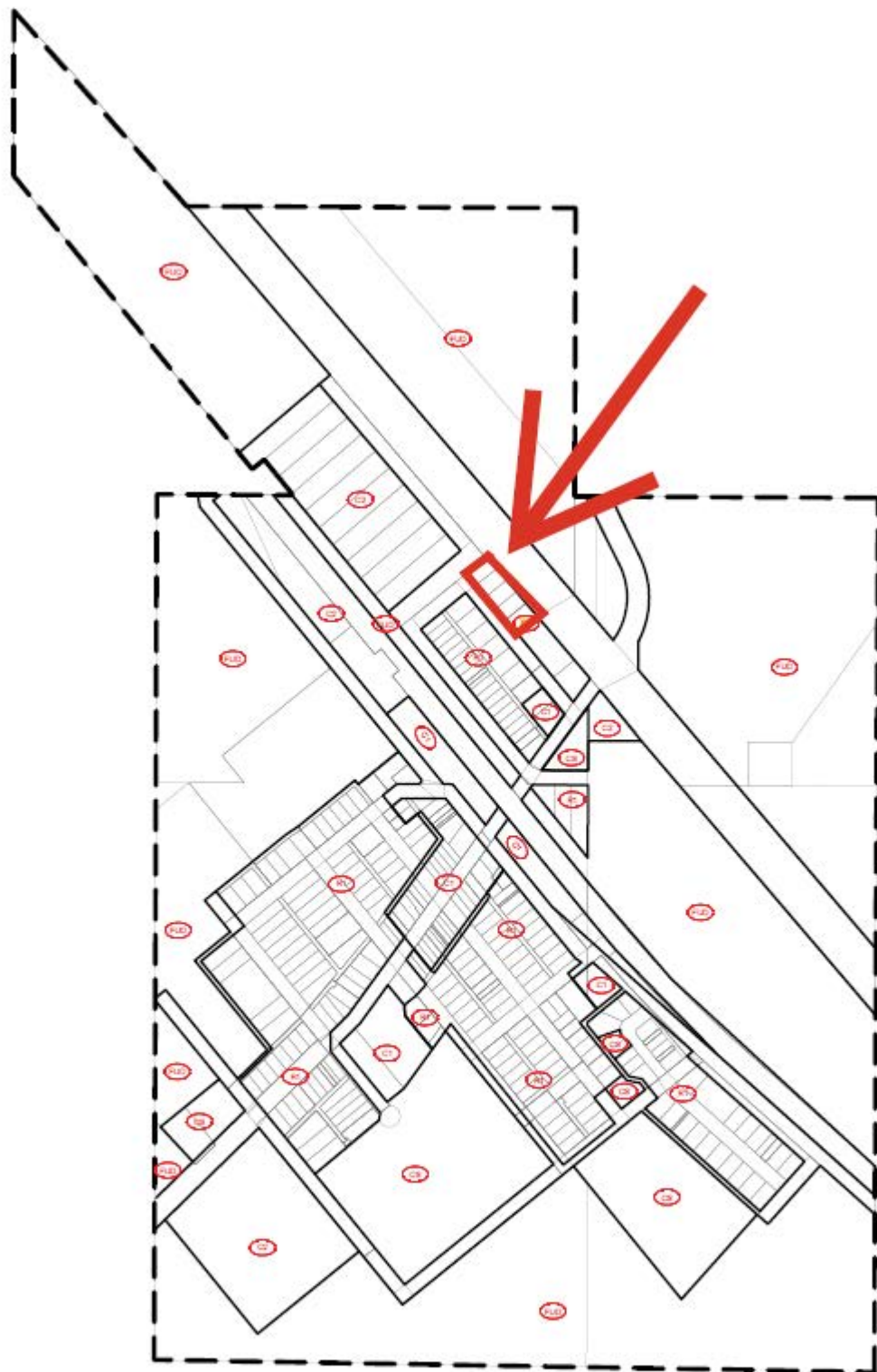
Lots 4–7, Block 2, Plan 84PA14577 and Lot 8, Block 2, Plan AK1413 from C2- Highway Commercial District to C3 – Mixed Transition District

6. This Bylaw shall come into force upon approval by Council and in accordance with *The Planning and Development Act, 2007*.

{Seal}

Mayor

Administrator



Village of Debden
ZONING DISTRICT MAP

CROSBY HANNA & ASSOCIATES
LANDSCAPE ARCHITECTURE
COMMUNITY PLANNING
807-110 Ave. Road
Saskatoon, SK S7N 0X8
403-244-1100
TONG MIAO

ZONING DISTRICTS

- (R1) RESIDENTIAL DISTRICT
- (CS) COMMUNITY SERVICE DISTRICT
- (C1) COMMERCIAL DISTRICT
- (CH) HIGHWAY COMMERCIAL DISTRICT
- (I) INDUSTRIAL DISTRICT
- (FUD) FUTURE URBAN DEVELOPMENT

This is the Zoning District Map which accompanies
Bylaw Number _____ adopted by the
Village of Debden.

Mayor _____

Administrator _____

Approved on the _____ day of _____

Minister
Saskatchewan Government Relations

PROJECT NO: 090-2004
URBAN MUNICIPALITY: VILLAGE OF DEBDEN
MAP PROJECTION: UTM ZONE 18
HORIZONTAL DATUM: NAD 83/CGRS 86
DATE: 08/04/2009



0 25 50 100 200 m