

VILLAGE OF KENASTON PUBLIC NOTICE

Public notice is hereby given that the Council of the Village of Kenaston intends to adopt a bylaw under *the Planning and Development Act, 2007* to amend Bylaw No. 1/13 known as the WaterWolf Growth Plan 2025 and Bylaw No. 2/13, known as the Zoning Bylaw

INTENT

The proposed bylaw amendments will:

WaterWolf Growth Plan 2025 Bylaw 1/13

- Replace the Village of Kenaston's Land Use Map with a new Land Use Map.
 - The following properties are being re-designated:
 - Lots 15, 16, 17, Block C, Plan G572 Ext 0 redesignated from Residential District to Commercial District
 - Lots 8 & 9, Block 27, Plan 102011814 Ext 0 redesignated from Commercial District to Residential District
 - Lot 14, Block 27, Plan 102069794 Ext 0 redesignated from Commercial District to Residential District
 - Lot A, Block 6, Plan G623 Ext 36 redesignated from Residential District to Commercial District
 - Lots B, C, D, Block 6, Plan G623 Ext 0 redesignated from Residential District to Commercial District
 - Lot E, Block 6, Plan 101489698 Ext 35 redesignated from Residential District to Commercial District
 - Lots 4 & 6, Block 6, Plan M2869 Ext 0 redesignated from Residential District to Commercial District
 - Lot 5, Block 6, Plan M2869 Ext 13 redesignated from Residential District to Commercial District
 - Lot 13, Block 6, Plan 101489722 Ext 14 redesignated from Residential District to Commercial District
 - Lots 6 & 7, Block 22, Plan G661 Ext 0 redesignated from Residential District to Commercial District
 - Parcel C, Plan 101489081 Ext 14 redesignated from Commercial District to Residential District.
 - Lot 1, Block 26, Plan 60S21661 Ext 0 redesignated from Residential District to Community Service District
 - Lots 2, 3, 4, Block 26, Plan 73S01893 Ext 0 redesignated from Residential District to Community Service District
 - Parcel J, Plan 71S01196 Ext 0 redesignated from Residential District to Community Service District
 - Parcels B, C, D, Plan 102236824 Ext 0 redesignated from Future Residential District to Residential District
 - Parcel 14A, Plan G201 Ext 0 redesignated from Residential District to Community Service District
 - Lot 13, Block 14, Plan G201 Ext 0 redesignated from Residential District to Community Service District
 - Lots 7, 8, 9, 10, 11, 12, Block 14, Plan G201 Ext 0 redesignated from Residential District to Community Service District
 - Parcel D, Plan G201 Ext 0 redesignated from Residential District to Community Service District
 - Parcel G, Plan G763 Ext 0 redesignated from Urban Holding District to Industrial District
 - Portion of SE 30-29-02-3 Plan 70S16234 Ext 1 redesignated from Future Residential District to Future Commercial District

Zoning Bylaw 2/13

- Replace the Village of Kenaston's Zoning District Map with a new Zoning District Map.
 - The following properties are being rezoned:
 - Lots 15, 16, 17, Block C, Plan G572 Ext 0 rezoned from R1 - Residential District to C2 – Highway Commercial District
 - Lots 15 & 16, Block 27, Plan 102069794 Ext 0 rezoned from C1 – Village Centre Commercial District to R1 - Residential District
 - Lots 1 – 12, Block 1, Plan M2869 Ext 0 rezoned from C1 – Village Centre Commercial District to R1 – Residential District
 - Lots 3 & 4, Block 1, Plan M2869 Ext 0 rezoned from C1 – Village Centre Commercial District to R1 – Residential District

- Lot A, Block 6, Plan G623 Ext 36 rezoned from R1 - Residential District to C1 – Village Centre Commercial District
- Lots B, C, D, Block 6, Plan G623 Ext 0 rezoned from R1 - Residential District to C1 – Village Centre Commercial District
- Lot E, Block 6, Plan 101489698 Ext 35 rezoned from R1 - Residential District to C1 – Village Centre Commercial District
- Lots 4 & 6, Block 6, Plan M2869 Ext 0 rezoned from R1 - Residential District to C1 – Village Centre Commercial District
- Lot 5, Block 6, Plan M2869 Ext 13 rezoned from R1 - Residential District to C1 – Village Centre Commercial District
- Lot 13, Block 6, Plan 101489722 Ext 14 rezoned from R1 - Residential District to C1 – Village Centre Commercial District
- Lots 6 & 7, Block 22, Plan G661 Ext 0 rezoned from R1 - Residential District to C1 – Village Centre Commercial District
- Parcel C, Plan 101489081 Ext 14 rezoned from C2 – Highway Commercial District to R1 - Residential District.
- Lot 1, Block 26, Plan 60S21661 Ext 0 rezoned from R1 - Residential District to CS - Community Service District
- Lots 2, 3, 4, Block 26, Plan 73S01893 Ext 0 rezoned from R1 - Residential District to CS - Community Service District
- Parcel J, Plan 71S01196 Ext 0 rezoned from R1 - Residential District to CS - Community Service District
- Parcels B, C, D, Plan 102236824 Ext 0 rezoned from FUD - Future Urban Development District to R1 - Residential District
- Parcel 14A, Plan G201 Ext 0 rezoned from R1 - Residential District to CS - Community Service District
- Lot 13, Block 14, Plan G201 Ext 0 rezoned from R1 - Residential District to CS - Community Service District
- Lots 7, 8, 9, 10, 11, 12, Block 14, Plan G201 Ext 0 rezoned from R1 - Residential District to CS - Community Service District
- Parcel D, Plan G201 Ext 0 rezoned from R1 - Residential District to CS - Community Service District
- Parcel G, Plan G763 Ext 0 rezoned from FUD – Future Urban Development District to IND - General Industrial District
- Lots 9 & 10, Block 4, Plan M2869 Ext 0 rezoned from IND – General Industrial District to R1 – Residential District
- Lot 11, Block 4, Plan M2869 Ext 22 rezoned from IND – General Industrial District to R1 – Residential District
- Lot 12, Block 4, Plan M2869 Ext 23 rezoned from IND – General Industrial District to R1 – Residential District
- Lot 13, Block 4, Plan 101489441 Ext 20 rezoned from IND – General Industrial District to R1 – Residential District
- Lot 14, Block 4, Plan 101489441 Ext 21 rezoned from IND – General Industrial District to R1 – Residential District
- Lots 13 & 14, Block 4, Plan 63S04392 Ext 0 rezoned from IND – General Industrial District to R1 – Residential District
- Lot 1, Block 4, Plan M2869 Ext 0 rezoned from C1 – Village Centre Commercial to R1 – Residential District
- Reinsert a policy dealing with the existing drainage channel in the Village.

REASON

- The reason for the proposed map changes in both bylaws is to correct errors that were made when the bylaws were originally passed.
- To facilitate the development of a new industrial subdivision in the southwest part of the Village (located on existing Parcel G, Plan G763)
- To correct an omission in the current bylaw pertaining to development that could affect the existing drainage channel.

PUBLIC INSPECTION

Any person may inspect the bylaw at the Village Office, located at 700 4th Street, in the Village of Kenaston, between the hours of 8:00 AM and 4:00 PM on Monday to Thursday excluding statutory holidays. Copies of the proposed bylaw are available at the Village office at a cost of \$5.00.

NOTE THAT COPIES OF THE PROPOSED AMENDMENTS INCLUDING THE NEW ZONING MAP AND LAND USE MAP CAN BE VIEWED AND DOWNLOADED FROM THE FOLLOWING WEBSITE:

www.crosbyhanna.ca/downloads

PUBLIC HEARING

Council will hold a public hearing on April 13th, 2022 at 7:00 PM at the Village office 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 the Village of Kenaston this 28th day of March, 2022.
Carman Fowler, Village Administrator