

NOTICE OF PUBLIC HEARING

Public notice is hereby given that the Council of the **Town of Carnduff** intends to consider the adoption of a Bylaw under the *Planning & Development Act, 2007* to amend Bylaw No. #2022-02 known as the **Zoning Bylaw**.

INTENT

The proposed bylaw will make the following changes:

1. Section 5.2 – Secondary Suites is amended by removing the third bullet “Secondary suites may not exceed 60 m² (646 ft²) or 35% of the total floor space of the principal single detached dwelling, including basements, and may not have more than two bedrooms.”
2. Section 5.3 – Secondary Suites – Temporary Accommodation is amended by removing from the first bullet “Only one secondary suite is permitted on each site.”; amend the third bullet to read “Secondary suites on the main floor may not exceed the amount of floor space of the primary purpose and further there are no space restrictions for secondary floors.”; and the third bullet is amended by removing the entire bullet reading “The secondary suite shall be the occupant of an employee of the occupant of the principal premise.”
3. Section 7.3 – Residential Single Dwelling District R1, Site Development Regulations for Single-detached, RTM, AND Modular Home and Semi-Detached and Duplex Dwellings (per dwelling unit) HEIGHT to be amended by removing “(7ft) garage door height for the principal building.”
4. Section 8.3 – Residential Multiple Dwelling District R2, Site Development Regulations for Single-detached, RTM, AND Modular Home and Modular Home and Semi-Detached and Duplex (per dwelling unit) HEIGHT to be amended by removing “(7ft) garage door height for the principal building.”
5. Section 7.3 – Residential Single Dwelling District R1, Site Development Regulations for Single-detached, RTM, AND Modular Home and Modular Home and Semi-Detached and Duplex Dwellings (per dwelling unit) MINIMUM SIDE YARD to be amended by removing “however, where access to an attached garage is obtained from a side lot line, the minimum side yard shall be 6.0 metres (20 ft).”
6. Section 8.3 – Residential Multiple Dwelling District R2, Site Development Regulations for Single-detached, RTM, AND Modular Home and Modular Home and Semi-Detached and Duplex (per dwelling unit) MINIMUM SIDE YARD to be amended by removing “however, where access to an attached garage is obtained from a side lot line, the minimum side yard shall be 6.0 metres (20 ft).”

REASON

The reason for the amendment is to update the requirements for secondary suites, to be less restrictive and to update the requirements for set-backs and remove requirement for garage door height restrictions.

PUBLIC INSPECTION

Any persons may inspect the bylaw at the town office at 1312 Railway Avenue between 9:00 am. to 12:00 noon and 1:00 p.m. to 4:00 p.m. Monday to Friday excluding statutory holidays.

PUBLIC HEARING

The Council of the Town of Carnduff will hold a public hearing on April 9, 2024 at 8:00 a.m. in the Council Chambers of the Carnduff Town Office to hear any person or group that wishes to comment on the proposed bylaw. The Council will also consider written comments received at the hearing or delivered to the town office before the hearing.

Issued at Carnduff, in the Province of Saskatchewan this 18th day of March, 2024.

Annette Brown
Annette Brown, Administrator