

City of Martensville
Public Notice
Official Community Plan Amendment and New Zoning Bylaw
Bylaws 1 & 2 - 2015

Public notice is hereby given that the Council of the City of Martensville, pursuant to Section 207 of the *Planning and Development Act, 2007*, intends to consider bylaws to amend the Official Community Plan (OCP) No. 17-2008 and adopt Zoning Bylaw No. 1-2015.

Description and Content

Both bylaws will affect all the property within the corporate boundaries of the City of Martensville.

INTENT

The OCP bylaw amendment proposes to redefine highway commercial as arterial commercial and amend the future land use map. The new Zoning Bylaw will replace the old Zoning Bylaw (18-2008). The amended OCP and the new Zoning Bylaw will help direct and manage growth and development in the City.

ZONING DISTRICT OBJECTIVES

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

R1A - Residential District (based on the Core Area Enhancement Strategy) - To provide for a range of low to medium density residential uses as well as other compatible uses in the core area of the City.

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

R3 – High Density Residential District: To provide for residential development in the form of single detached, semi-detached and two-unit dwellings, multiple-unit dwellings and dwelling groups, and other compatible uses in a medium to high density form.

RMH – Manufactured Home Residential District: to provide for residential development in the form of manufactured homes, single detached dwellings and other compatible uses.

C1 – Neighbourhood Centre Commercial District: To facilitate mixed use commercial and residential developments which are pedestrian oriented.

C2 - Highway Commercial District: To provide for a range of highway commercial uses that serve motor vehicle oriented consumers.

C2A – Arterial Commercial – To provide for development in the form of a range of commercial uses with a primary focus on retail activity and other compatible uses.

CS - Community Service District: To provide for development in the form of a range of community services and other compatible uses.

MU – Mixed Use District: To facilitate a mix of land uses, which may include a limited range of commercial and institutional uses, as well as higher density residential uses,

that are generally compatible with residential land uses, in proximity to the downtown area or other community centres.

M - 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.

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

- Definitions pertinent to the bylaw;
- development permit requirements, application fees and application process;
- discretionary use permit requirements, application fees, application process and evaluation criteria;
- regulations for fences;
- regulations for accessory buildings and structures (including membrane covered structures, and shipping containers,);
- regulations for off street parking and loading;
- density bonuses for enclosed parking and provision of accessible/aging in place units;
- regulations for signs;
- regulations and standards for adult day care facilities, custodial care facilities, residential care facilities and personal care facilities, bed & breakfast homes, day care centers and preschools, elementary and high schools, dwelling groups, above ground fuel storage tanks, home based businesses, secondary suites, gas bars, parking lots, service stations, boarding houses, multiple unit dwellings accessory to commercial uses, and shopping malls & industrial complexes;
- regulations for landscaping;
- regulations for outside storage and waste material storage; and
- regulations (Core Area Enhancement Strategy) for infill development of two or more unit dwellings as a discretionary uses within the identified Core Area. The core area is defined as between 4th Street South and 3rd Street South and between Centennial Drive and 5th Avenue North and 6th Avenue South.

AFFECTED LAND

All land within the corporate limits of the City of Martensville, as shown on the Zoning District Map and Future Land Use Map contained in this notice, will be subject to the new Zoning Bylaw and OCP.

YOUR PROPERTY MAY BE DIRECTLY AFFECTED BY PROVISIONS IN THE FUTURE LAND USE MAP AND NEW ZONING BYLAW. PLEASE CHECK THE FULL VERSION OF THE ZONING BYLAW, AVAILABLE FOR REVIEW OR PURCHASE AT CITY HALL OR FOR REVIEW AND DOWNLOAD AT: [www.martensville.ca/public notices](http://www.martensville.ca/public_notices) .

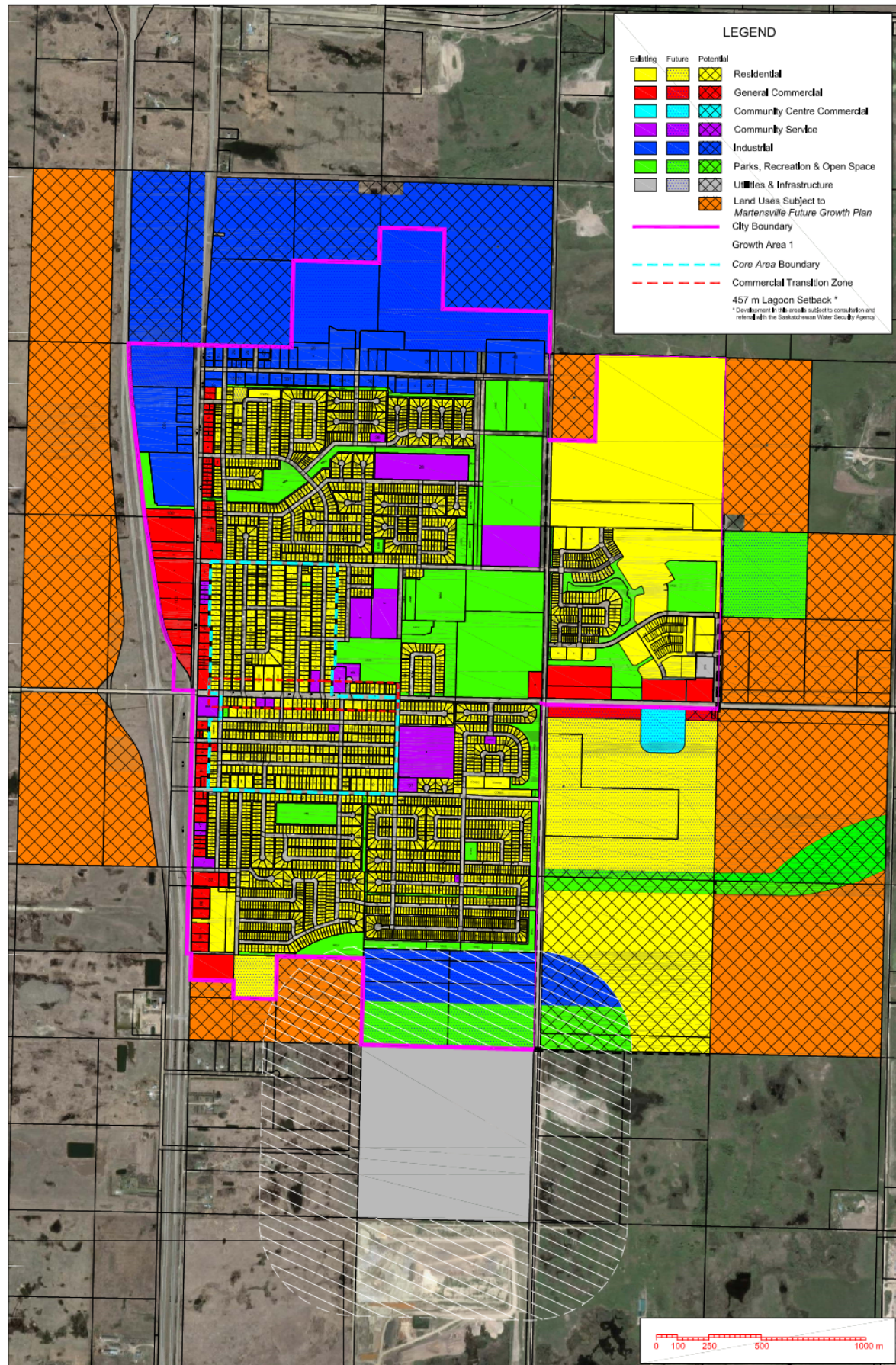
PUBLIC INSPECTION

Any person may inspect the proposed bylaws at City Hall, 37 Centennial Drive South, Martensville, SK, between 9:00 AM to 5:00 PM, Monday to Friday, excluding statutory holidays. Copies are available to persons at a cost of \$30 or downloaded for free at www.martensville.ca.

PUBLIC HEARING

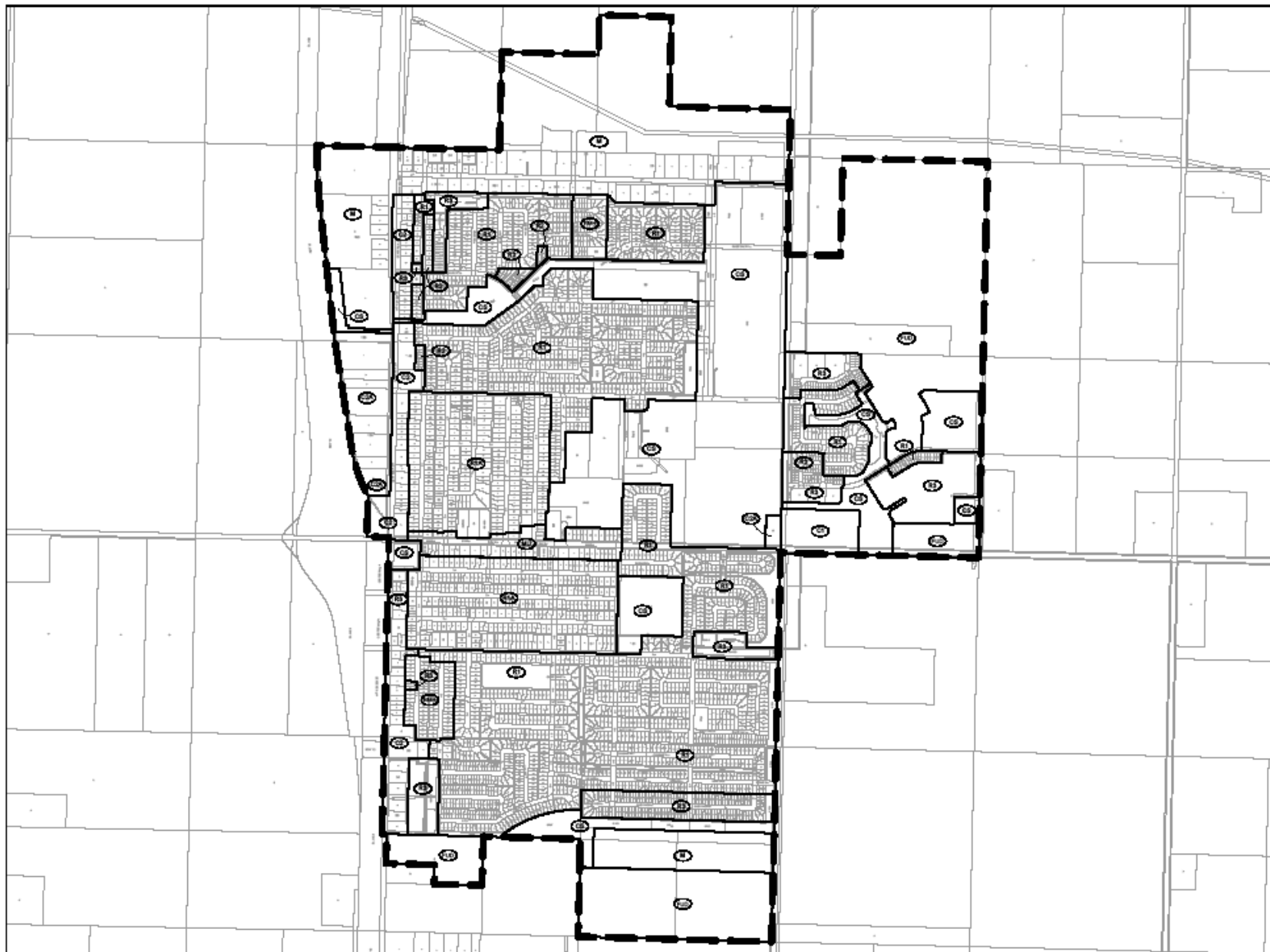
Council will hold a public hearing at 5:05 PM on September 1st, 2015, City Hall, 37 Centennial Drive South, Martensville, SK, to hear any person or group that wishes to comment on the proposed bylaw. Council will also consider written comments received at the hearing or delivered to the undersigned at City Hall prior to August 26th, 2015.

Dated at Martensville this 30th day of July, 2015.
Bonnie Gorelitza, Planning Manager



Martensville Official Community Plan
 Map 1 - Future Land Use Concept





City of Martensville SASKATCHEWAN

ZONING DISTRICT MAP

ZONING DISTRICTS

- (R1) LOW DENSITY RESIDENTIAL
- (R1A) CORE AREA RESIDENTIAL
- (R2) MEDIUM DENSITY RESIDENTIAL
- (R3) HIGH DENSITY RESIDENTIAL
- (RMH) MANUFACTURED HOME RESIDENTIAL
- (CS) COMMUNITY SERVICE
- (C1) NEIGHBOURHOOD CENTRE COMMERCIAL
- (C2) HIGHWAY COMMERCIAL
- (C2A) ARTERIAL COMMERCIAL
- (MU) MIXED USE
- (M) INDUSTRIAL
- (FUD) FUTURE URBAN DEVELOPMENT

* This is the Zoning District Map which accompanies Bylaw Number _____ adopted by the City of Martensville.

Mayor _____

City Clerk _____

* Approved on the _____ day of _____

Minister
Saskatchewan Government Relations

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Overview  DATE
July 2015
PROJECT NO.
CHA 14052

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