



NOTICE OF PUBLIC HEARING – Adoption of Bylaw No. 06/24 to Amend the Town of Leader Zoning Bylaw.

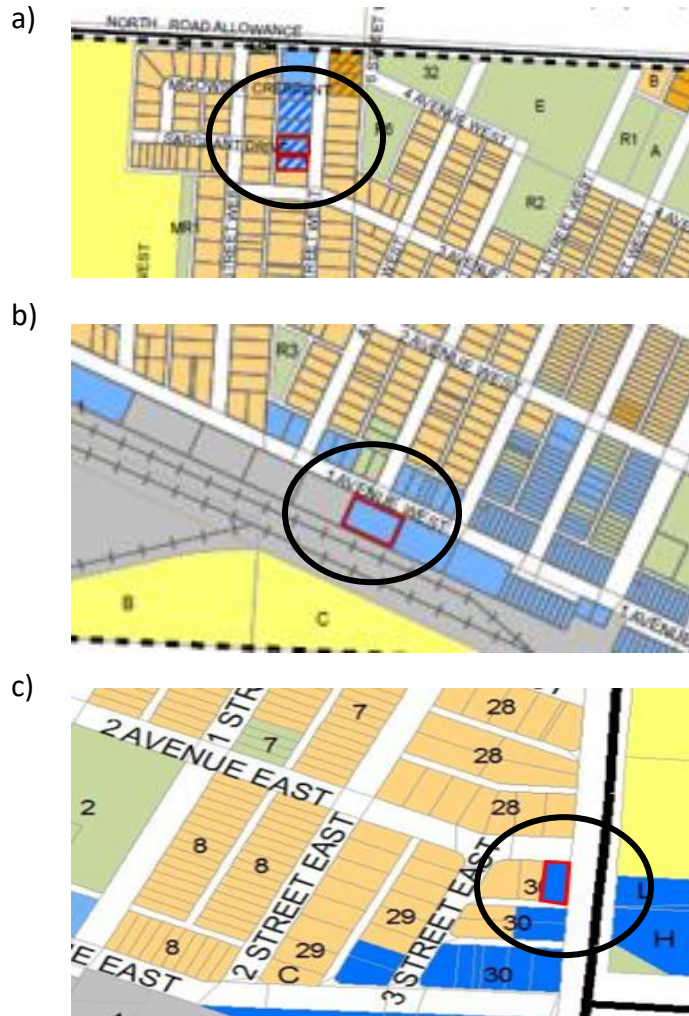
Public Notice is hereby given that the Council of the Town of Leader intends to consider the adoption of a bylaw to amend the Zoning Bylaw No. 05/16 under the *Planning and Development Act, 2007*.

INTENT/REASON OF ZONGING BYLAW AMENDMENT:

1. To amend Section 5 Discretionary Use Standards for Development by adding 5.14 Salons, Days Spas, Healthcare Offices and Professional Offices; 5.15 Artisan/Art Studios; and 5.16 Clubs and Non-Profit Organizations.
2. To amend Section 5.2 General Discretionary Use Evaluation Criteria to add “.6 Upon review, the request will be presented at a public hearing where property owners within the Town of Leader will be given an opportunity to address any concerns with the proposal.”
3. To amend Section 7.2, 8.2 and 9.2, adding artist studios; clubs and non-profit organizations; community centres; community social services; educational institutions; government services; salon’s and day spa’s; healthcare offices; coffee shops/tea houses; and professional services offices.
4. To amend Section 7.4, 8.4 and 9.4, removing the current description for Maximum floor area “All accessory buildings shall not exceed 60 m² (650 ft²) or 83.6 m² (900 ft²) in area,” and replacing it with “All accessory buildings shall not exceed 83.6 m² (900 ft²) in area.”
5. To amend Section 7.9, 8.9 and 9.9, removing the current phrase “.2 Off street parking spaces for adult day care centre, child dare care centres, pre school nurseries, residential care facilities shall be located in a side or rear yard and be screened if they are adjacent to a site used for residential purpose.” and by adding “.2 Council shall consider all of the following when completing Specific Discretionary Use Evaluations for uses other than residential dwellings: a. If the proposed use maintains the existing residential character of the neighbourhood; b. the potential impact on privacy or public views from the development; and c. the ability of the site to accommodate, where necessary, integral site design components including, but not limited to, motor vehicle access, egress, side yard or rear yard parking, on-site maneuvering and queuing; fire lanes and other emergency access; and waste management.
6. To amend the Zoning District Map by:
 - a) Re-zoning Lot 12, Block A, Plan 81SC00848 from RW – Railway District to C1 – Town Centre Commercial District;
 - b) Re-zoning lots 1 and 16, Block 6, Plan N8523 from R1 – Residential Single Dwelling District to NC-Neighbourhood Commercial District; and
 - c) Re-zoning Lot 10, Block 30, Plan DZ1474 from R1 – Residential Single Dwelling District to C2 Highway Commercial District.

AFFECTED LANDS

The affected land is outlined in red on the Zoning District Map.



PUBLIC INSPECTION:

Any person may inspect the proposed bylaws to amend the Zoning Bylaw during regular office hours at the Town of Leader municipal office.

PUBLIC HEARING:

Council will hold a public hearing on September 3, 2024 at 6:30 pm at the Leader Town Office to hear any person or group that wants to comment on the proposed Bylaws. Council will also consider written comments received at the hearing (or delivered to the undersigned at the municipal office before the hearing).

Issued at the Town of Leader this 12th day of August, 2024.

Erin Romanuik, CAO