

# PUBLIC NOTICE

## Town of Outlook

Public Notice is hereby given pursuant to Section 207 of The Planning and Development Act, 2007, that the Town of Outlook intends to pass a bylaw to amend the Zoning Bylaw No. 08(2014) as hereinafter provided.

It is proposed to amend the Zoning District Map which forms part of Bylaw No. 08(2014) as follows:

### INTENT

Proposed Bylaw No. 03(2021) will rezone from:

1. Low Density Residential District (R1) to Medium Density Residential District (R2) the lands described below.
2. Low Density Residential (R1) to Downtown Commercial District (C1) the lands described below.

### AFFECTED LAND

1. The affected lands are Lots 23-34, Block 34, Plan G160; Lots 11-34, Block 7, Plan T6729; Lots 11-34, Block 8, Plan T6729; Lots 17-22, Block 9, Plan T6729; Lots 11-34, Block 11, Plan T6729; Lots 11-22, Block 12, Plan T6729; Lots 20-32, Block 15, Plan T6729; Lots 1-14, 16, and 34-35, Block 16, Plan T6729; and Lots 17-32 and 34, Block 17, Plan T6729 as shown by the checkered pattern in "Map A"; and
2. The affected lands are Lots 26-28, Block 9, Plan T6729 as shown by the hatched pattern in "Map A".



### REASON

The reason for the amendment is:

1. To allow for areas of low density residential development proximate to the Downtown Commercial District (C1) and other medium density residential uses in the community to be rezoned to a Medium Density Residential District (R2). This amendment will provide for single family homes on smaller lots, two-unit dwellings, semi-detached dwellings, and multi-family townhome dwellings to be developed in areas of the community where existing infrastructure can be taken advantage of. This amendment is in response to feedback and data collected through engagement efforts relating to a recently completed Housing Analysis and supports the provision of affordable housing options to compliment the mix of housing stock already developed in our community.
2. To remediate a situation of 'spot zoning' within the Downtown Commercial District (C1) resulting in consistent and appropriate zoning pattern throughout the downtown.

### BYLAW INSPECTION

Any interested person may inspect the Bylaw at the Town of Outlook website. Copies are available through the Office Clerk.

### PUBLIC HEARING

Council will hold a public hearing on Wednesday, May 12th, 2021 at 7:00p.m. at the Outlook Town Office at 400 Saskatchewan Avenue West to hear any comments received on the proposed bylaws. Written comments must be delivered to the undersigned at the Municipal Office prior to the hearing. The public hearing will be broadcast on Facebook Live.

Issued at the Town of Outlook on April 19th, 2021.  
Kevin Trew, Administrator