

PUBLIC NOTICE

RE: Discretionary Use Development Application Lots 15 and 16 Block 52 Plan 84S10790 Hearing

The Town of Outlook has received a Discretionary Use Development Application to construct a Semi-Detached Residence at Lot 15 and 16 Block 52 Plan 84S10790, civic address 15 and 16 Reid Crescent, which is a discretionary use within the R1 Zoning District.

Council will be holding a hearing regarding the discretionary permit application on March 13, 2024 at 8:00 pm in the Town Council Chambers of the Town Hall Complex located at 400 Saskatchewan Avenue.

Notification to property owners within a 75 meter radius of the property that a discretionary permit application has been filed is required and has taken place. Council is required to seek and hear public input on the matter in a hearing format. Council has the ability to prescribe any of the following measures specific to discretionary use developments (3.10.2 of the Town's Zoning Bylaw) in lieu of outright denying the application:

- a) Site drainage of storm water requirements
- b) The location of buildings with respect to buildings on adjacent property
- c) Access to, number and location of parking and loading facilities including adequate access and circulation for pedestrian and vehicle traffic
- d) Appropriate space for vehicle line ups for drive through commercial facilities in order to reduce disruption of traffic flows on adjacent roadways
- e) Control of noise, glare, dust and odor
- f) Landscaping, screening and fencing and preservation of existing vegetation to buffer adjacent properties
- g) The size, shape and arrangements of buildings, and the placement and arrangement of lighting and signs
- h) Prescribed specified time limits for use that is intended to be temporary or to allow Council to monitor the impact of a use on surrounding development
- i) Intensity of use

Following are the evaluation criteria that Council will use in assessing if this discretionary permit application should be approved (3.10.3 of the Town's Zoning Bylaw) with or without conditions:

1. The proposal must be in conformance with all relevant section of the Official Community Plan and must demonstrate that it will maintain the character, density and purpose of the zoning district, where necessary through the provision of buffer areas, separation and screening
2. The proposal must be capable of being economically serviced by community infrastructure including roadways, water and sewer services, solid waste disposal, parks, schools, and other utilities and community facilities
3. The proposal must demonstrate that it is not detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity or injurious to property, improvements or potential development in the vicinity
4. The proposal must provide sufficient landscaping and screening and wherever possible shall preserve existing vegetation
5. The proposal must demonstrate that any additional traffic generated by the use, can be adequately provided for in the existing parking and access arrangements. Where this is not possible further appropriate provisions shall be made so as to ensure no adverse parking or access effects occur
6. Consideration will be given to the presence of activities already located in the area and on the site, and their effect on the surrounding residential environment, such as the cumulative effect of locating an activity on a site adjacent to or already accommodating an activity that may currently generate traffic, noise, etc. not in keeping with the character of the adjacent area
7. Consideration will be given to addressing pedestrian safety and convenience both within the site, an in terms of the relationship to the road network in and around the adjoining area
8. All operations shall comply with all regulations of Saskatchewan Environment and Saskatchewan Labour which govern their operation and development
9. Proposals for discretionary uses which may result in heavy truck traffic, particularly in commercial and industrial districts, should be located to ensure that such traffic takes access to or from major street or designated truck routes.

Should you wish to attend the hearing which will be held as a part of the Regular Council meeting, you more than welcome to attend, should you wish to speak at the hearing, you will need to make appointment with the undersigned by phone or by email prior to Tuesday, March 12 at 12 noon. Should you wish to provide written comment, you should provide this to the undersigned by email or delivery in person to the Town office by Monday, March 11 at 5 pm.

Signed this 1st day of March, 2024 in the Town of Outlook



Kevin Trew, Chief Administrative Officer