

March 31, 2016

Mr. Jim Weninger  
Chief Administrative Officer  
Town of Dalmeny  
Box 400  
Dalmeny, Sk.  
S0K 1E0

Dear Mr. Weninger;

We are very pleased to forward to you the proposed Zoning Bylaw for the Town of Dalmeny.

This Bylaw builds on the Town's existing Zoning Bylaw and includes a number of changes to address issues specifically identified by the Town as well as other best practices which we have identified in the other work we do.

The significant revisions to this Bylaw include a complete re-formatting of the document to make it easier to find relevant information. This includes the use of tables in each zoning district which clearly identifies the uses allowed and the relevant development standards.

Other changes to the Zoning Bylaw include:

- An expanded list of definitions in order to provide greater clarity;
- the addition of secondary suites as a discretionary use in residential districts, which will facilitate opportunities for the provision of affordable housing;
- expanded regulations to enable the Town to adequately regulate excavation, stripping and grading of properties;
- clarification of site servicing requirements prior to development;
- bonus provisions for multiple unit dwellings which provide enclosed parking;
- clarification of landscaping requirements including specific provisions for hard and soft landscaping;
- regulations on the placement of shipping containers;
- provisions to specifically prohibit outdoor sand blasting;
- development regulations for bed and breakfast homes;
- regulations for fabric covered structures, pole sheds, solar power and solar collectors, geothermal energy systems and communication facilities;
- removing planning fees and forms from the Zoning Bylaw so that they may be amended without the need to advertise;
- provisions to require Council approval prior to the development of any adult entertainment facilities;
- reducing the number of accessory buildings permitted in residential districts from three to two;
- regulations for walk-out basement and private swimming pools;

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- regulations on the lighting of sites in order to reduce land use conflicts;
- provisions for required bicycle parking for certain uses;
- expanded regulations for above ground fuel tanks;
- clarification respecting the enforcement of easements.

Mr. Tim Steuart, from our office, will be in attendance at your April 18<sup>th</sup> Council meeting to review the proposed Bylaw in further detail.

We very much appreciate our long standing relationship with the Town of Dalmeny and look forward to continuing to work with you in the future.

Sincerely,

Crosby Hanna & Associates

A handwritten signature in blue ink, appearing to read "J. Walters", is centered on a light yellow rectangular background.

Jim Walters, RPP, MCIP