

CITY OF YORKTON
SASKATCHEWAN

BYLAW NO. 31/2010

**A BYLAW OF THE CITY OF YORKTON IN THE PROVINCE OF SASKATCHEWAN
TO AMEND MUNICIPAL DEVELOPMENT PLAN BYLAW NO. 15/2003
BY AMENDING SECTION 6.4 WEST BROADWAY COMMERCIAL CORRIDOR**

WHEREAS pursuant to Section 35(3) of *The Planning and Development Act, 2007* the Council of the City of Yorkton in the Province of Saskatchewan in Council assembled hereby enacts as follows:

THAT the Municipal Development Plan Bylaw No. 15/2003 is amended by the following:

1. That **Section 6.4 WEST BROADWAY COMMERCIAL CORRIDOR** is deleted in its entirety and substituted with the wording in Schedule 'A' attached to and forming a part of this Bylaw.
2. Repealing Bylaw
Bylaw No. 11/2010 passed on the 26th day of April, 2010 providing for the establishment of a mixed use commercial-residential zoning district and all amendments thereto are hereby repealed.
3. Effective Date of Bylaw
This bylaw shall come into force and take effect from the date on which it is approved by the Minister of Municipal Affairs.

MAYOR

CITY CLERK

Introduced and read a first time this 12th day of July, A.D., 2010.

Read a second time this _____ day of _____, A.D., 2010.

Read a third time and adopted this _____ day of _____, A.D., 2010.

SCHEDULE 'A'
Bylaw No. 31/2010

• **WEST BROADWAY COMMERCIAL CORRIDOR** **Section 6.4**

The West Broadway Commercial Corridor extends from the western end of the Downtown (Brodie Avenue) to Highway #10 in the west. This corridor is intended to serve as a continuous commercial corridor for the traveling public as well as neighborhood residents. The area is a mix of older housing stock with commercial facilities and forms the gateway to the community for motorists travelling on Hwy #10 and #52.

This corridor has experienced irregular development initiatives over the years which can impact the viewer's impression of the community. Given this, it is important to understand that the community can play a role in this corridor's redevelopment by encouraging reinvestment in the adjacent homes. By doing so, the corridor can be turned into a welcoming approach to residents and visitors alike. The City has already invested in infrastructure in this corridor. Promoting private investment through market instruments assists in encouraging the refurbishment of the older housing stock found in this area and its eventual conversion to commercial.

6.4.1 – POLICIES

The City shall:

- Ensure the Zoning Bylaw contains development standards for commercial corridors, including parking, landscaping, signage, intensity of development, and other matters with the objective to minimize land use conflicts.
- Promote the development of this corridor in a manner which optimizes commercial activity while encouraging private investment in the existing housing stock in this area of the community.
- Partner with organizations and the private sector to develop a strategy for this corridor to improve the visual appeal of buildings in this gateway to the community.
- Ensure that development does not have an unfavourable impact on adjacent land uses, especially residential.
- Ensure the improvement and visual appearance of commercial developments within this corridor through urban design and landscaping guidelines with particular emphasis on the area between Hwy 10 and Franklin Avenue.
- Identify residential use as a permitted use within the Zoning Bylaw.