

## TOWN OF DUNDURN

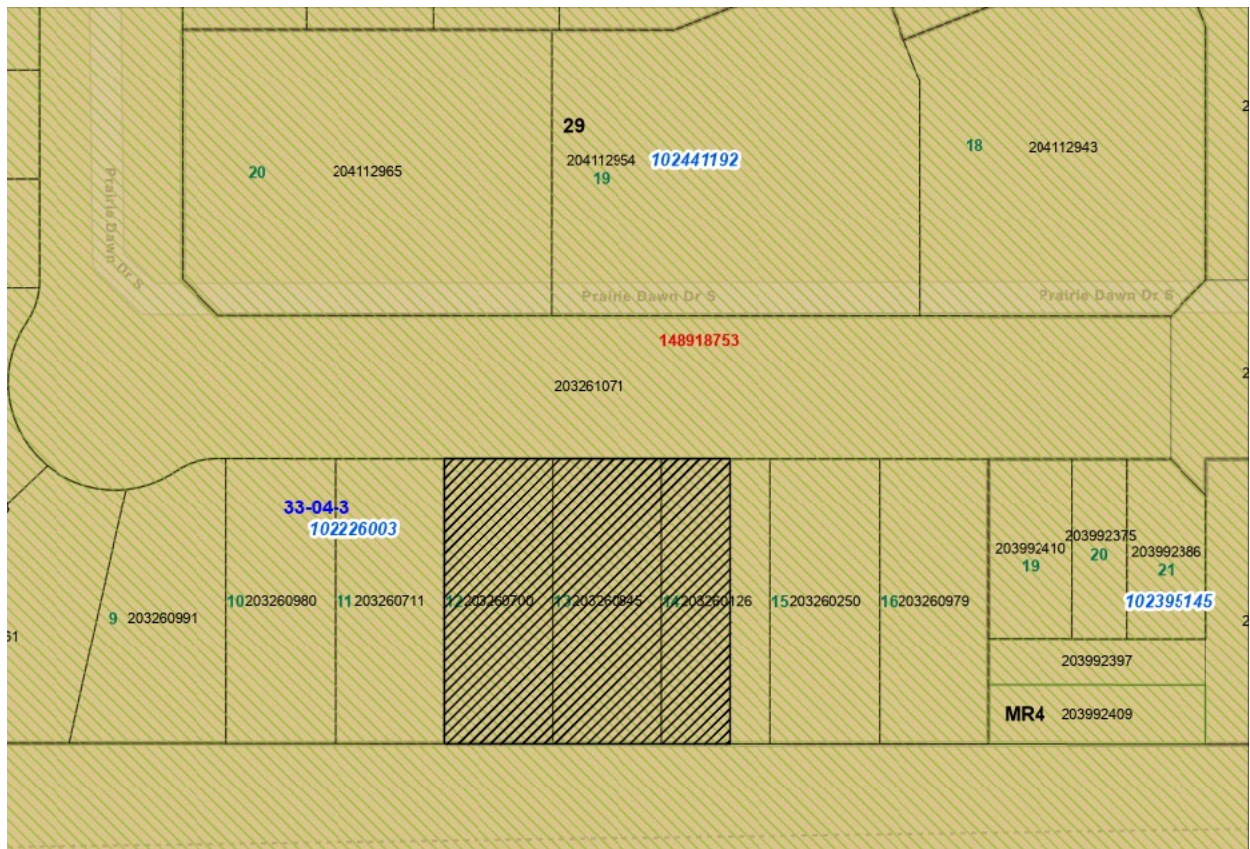
### PUBLIC NOTICE

Public notice is hereby given that the Council of the Town of Dundurn intends to adopt a bylaw under *The Planning and Development Act, 2007* to amend Bylaw No. 2023/07 known as the Zoning Bylaw.

#### INTENT

It is proposed that the Zoning Bylaw amendment will rezone from R3 – Residential Commercial District to R2 – Medium Density Residential District subject to a contract zoning agreement, Lots 12, 13, and the most westerly 15.24 metres in perpendicular width throughout of Lot 14, Block 31, Plan 102226003 as shown on the following sketch:

#### SKETCH



#### REASONS

- To facilitate the development of ten-unit townhouse oriented multiple unit residential development on the above noted lots on Prairie Dawn Drive S. The contract zoning agreement will allow for a reduction in the front yard setback from the required 6.0 metres to 1.52 metres and an increase in the building height from the required maximum of 11.0 metres to 13.42 metres.

#### PUBLIC INSPECTION

Any person may inspect the bylaw at the Town Office, located at 300 3<sup>rd</sup> Avenue in the Town of Dundurn, between the hours of 9:00 AM to 12:00 PM and 1:00 PM to 5:00 PM, Monday to Friday, excluding statutory holidays. Copies of the proposed bylaws are available at the Town Office.

#### PUBLIC HEARING

Council will hold a public hearing on October 21, 2025, at Council Chambers, 300 Third Ave, to hear any person or group that wants to comment on the proposed bylaw. Written submissions must be received by October 16, 2025, 4:00 PM, either by email or hard copy delivered to the Municipal Office.

Issued at the Town of Dundurn this 24 day of September, 2025.

*Valerie Schlosser, Chief Administrative Officer*