



RM OF MEOTA NO. 468

PUBLIC NOTICE: OFFICIAL COMMUNITY PLAN AND ZONING BYLAW ADOPTION

Public Notice is hereby given that the Council for the RM of Meota No. 468 (RM) intends to consider the adoption of new land use planning bylaws, an Official Community Plan (OCP) and a Zoning Bylaw (ZB), under sections 29 and 46 of The Planning and Development Act, 2007 (PDA).

INTENT: The new OCP outlines the municipal vision for future land use planning in the RM and includes local land use policies to assist decision makers in achieving this vision consistent with the provincial land use planning framework. The OCP would be adopted by Council, and all future land use decisions shall be consistent with the OCP.

The new ZB would implement the policies of the OCP and establish the regulations for future growth and development within the municipal boundaries of the RM. Included are specific zoning designations to which specific permitted and discretionary uses are assigned. The ZB also contains administrative protocols, general and specific regulations and standards for land uses, and other tools to guide decision making in the promotion of suitable and beneficial development for the residents of the RM.

AFFECTED LAND: The affected land is described as all lands located within the jurisdiction of the RM. Specific Land Use Designations and Zoning Districts would be assigned to all lands within the RM and will be mapped. Copies of maps proposing the new land use designation and zoning schemes are available at the following web address for public view: <https://www.rmmeota468.ca/>

REASON: The reason for the adoption of the OCP is to:

1. Ensure that the RM remains a safe and sustainable community in the future.
2. Guide municipal land use planning decisions to achieve orderly and predictable development, and efficient use of municipal resources and services.
3. Promote a range of housing, business, recreational, institutional, and municipal function land use options within the RM.
4. Align the municipal land use planning decision making process with the current provincial planning framework.

The reason for the adoption of the ZB is to control the use of land to provide for the amenity of the area within the RM's jurisdiction and for the health, safety, and general welfare of its inhabitants. The ZB includes the following zoning districts that provide standards for development within specific areas within the municipality. They are summarized as follows:

1. **A – Agricultural District:** which is intended to provide for agricultural land use and for low density residential development and other compatible developments.
2. **H- Hamlet District:** which is intended to provide for low to medium-density residential development and other compatible developments.
3. **C – Commercial District:** which is intended to provide for commercial land use and other compatible developments.
4. **LR1 – Lakeshore Residential District:** encourages residential development on large lots, which is the predominant pattern of development in recent years around Jackfish and Murray Lakes.
5. **LR2 – Lakeshore Residential District:** Recognizes the historic pattern of small lot cottage development around Jackfish and Murray Lakes.
6. **LR3 – Lakeshore Mixed-Use District:** is intended to provide for lakeshore commercial development as the primary land use, and accessory and complementary residential development.
7. **CR – Country Residential District:** The objective of this District is to provide for the subdivision and development of multiple parcel country residential development. It will be used to accommodate country residential development where more than three sites containing residential uses are located in a quarter section.
8. **SHLR – Slope Hazard Lakeshore Residential District:** The objective of this District is to allow limited lakeshore residential and recreational development subject to determining the suitability of the proposed development within the site as it relates to geotechnical hazards. Similar to the two Lakeshore Residential Districts, this District will provide for residential development near lake shores at a density higher than country residential development.
9. **CON – Conservation District:** The objective of the Conservation District is to protect critical natural areas and wildlife habitat. Some recreational and limited agricultural development may be appropriate subject to special regulations provided for in the Zoning Bylaw.

PUBLIC INSPECTION: Any person may inspect the proposed bylaws at the RM office during regular business hours, excluding any statutory holidays. Draft copies of the proposed bylaws are available from the RM office (hard copies at cost). Digital copies of the proposed bylaws and related mapping are available via email. The RM office is located at 300 - 1st Street East, Meota, SK, S0M 1X0.

PUBLIC HEARING: Council will hold a public hearing on **Wednesday, September 25, 2024, at 8:00 AM** in the RM office to hear any person or group that wants to comment on the proposed amendments. **Public may attend meetings via teleconference or in person.** If you wish to attend the meeting via teleconference, please contact the Development Officer for details on how to attend. Council will also consider written comments received on or before September 19, 2024, by the undersigned at the RM office by hardcopy or email before the hearing. The RM office is located at 300 - 1st Street East, Meota, SK, S0M 1X0. The RM Office contact information: (306) 892-2061 or development@rmmeota468.ca.

Issued by the RM of Meota No. 468 this August 15, 2024.

Tina Schaefer - Development Officer
RM of Meota No. 468