

RM OF SHELLBROOK NO. 493

Public Notice: Official Community Plan Adoption and Zoning Bylaw Amendment

Public Notice is hereby given that the Council for the Rural Municipality of Shellbrook No. 493 (RM) intends to consider in alignment with the *Planning and Development Act, 2007*: under section 35 to adopt a new Official Community Plan (OCP); and a bylaw to amend Bylaw No. 8-1981, known as the Zoning Bylaw (ZB).

INTENT:

The intent of the adoption of an OCP is to provide a municipal vision of the future and includes local land-use policies to assist decision makers in achieving this vision. It establishes balanced growth and associated servicing considerations within the region. The Plan will be adopted by Council, and all future land use decisions shall be consistent with the OCP. However, the OCP is a changing document, and amendments may be made in response to changing conditions in the municipality.

The intent of the ZB amendment is to amend the following sections, and the individual items for amendment:

- **Administration:** permitting of land uses, Real Property Surveyor Report requirements, permit exemptions, public notice procedures, bylaw amendment and development review fees, minor variances, and enforcement.
- **General Regulations:** flexibility locating of municipal facilities and public utilities.
- **AR- Agricultural Residential District:** clarify permitted and discretionary agricultural uses; stipulate accessory uses; standardize all site, yard, and density regulations; and add land use separation requirements.
- **H – Hamlet District:** standardize all site, yard, and density regulations.
- **CR – Country Residential District:** clarify educational institutions land-uses; simplify subdivision density requirements; and regulate the keeping of domesticated animals.
- **LD – Lakeshore Development District:** clarify all permitted and discretionary uses; standardize site, yard, and development regulations.
- **F – Forestry District:** clarify land use and jurisdiction within the Nesbit Provincial Forest.
- **M – Industrial District:** introduce cannabis retail stores and production facilities as a discretionary use.
- **Definitions:** animal unit, cannabis production facilities, cannabis retail store, feedlot, intensive agriculture, intensive livestock operation, party wall, permanent foundation, and site.
- All zoning districts are amended to introduce evaluative criteria, regulation, and standards for discretionary uses, where applicable.

AFFECTED LAND: The affected land is legally described as all lands located within the jurisdiction of the RM.

REASON:

The reason for the adoption of the OCP is to:

- Ensure that the RM remains a safe and sustainable community in the future.
- Promote diverse and affordable housing options for various demographics within the municipality to maintain a high quality of life for residents. It is important that local communities attract and retain permanent residents and families.
- Regional collaboration allows for the preservation of environmentally, culturally sensitive areas, local water resources, and development opportunities for complementary infrastructure and land uses. The retention of local amenities to promote recreational and tourism opportunities.

- Encourage and facilitate economic diversification to establish a stable local economy built off agriculture and value-added agribusiness, consumer and tourism opportunities.
- The identification of specific areas within the region for land-use development certifies appropriate compatibility between development types, regulated through the Zoning Bylaw.
- Guide Council's planning decisions for consistency with the provincial land use planning framework.

The reason for the ZB amendment is for housekeeping and clarification of content for: alignment with provincial legislation; reflect current provincial land use planning framework; and consistent implementation. New content is also being added to accommodate new forms of development reflective of current market demands, and for compliance with provincial legislation.

PUBLIC INSPECTION: Any person may inspect the proposed bylaws at the RM office between the hours of 9:00 a.m. and 4:00 p.m. Monday to Friday, excluding any statutory holidays. Copies will be available to the public at cost, or by emailing the RM at rm493@sasktel.net. A digital copy of the proposed Official Community Plan and related mapping; and proposed Zoning Bylaw amendment are available on the RM website at the following web address: www.rmofshellbrook.com

PUBLIC HEARING: The Public Hearing shall be held between 9:00 a.m. and 12:00 p.m. on **Thursday, November 22nd, 2018** at the RM Office at 71 Main Street, Shellbrook, SK, S0J 2E0.

Issued by the Rural Municipality of Shellbrook No. 493 this 12th day of October 2018.

Bertha Buhler
Administrator