

NOTICE

Public notice is hereby given that the Council of the City of Melfort intends to consider the adoption of a bylaw under *The Planning and Development Act, 2007* to adopt a new Official Community Plan.

INTENT

The proposed bylaw establishes municipal land use policies including, but not limited to, the following subjects:

Residential: identify the areas within Melfort and outside of the City’s current boundaries that are most suitable for future residential development; ensure housing diversity; support infill development; and ensure high quality living environments are designed.

Community Services: Support the development and enhancement of community facilities and programs for the benefit of the residents of the City and region; support public service delivery agencies in the provision of services and programming.

Commercial: ensure high quality commercial environments—downtown, highway / arterial, neighbourhood convenience and shopping centre commercial areas; support re-development of commercial buildings; support entrepreneurship; continue to enhance the City’s downtown; and support high density residential downtown.

Industrial: Attract new industrial operations to Melfort; ensure a sufficient supply of land is available for industrial development; ensure industrial development can be supported by infrastructure capacities; minimize land use conflicts; and ensure a comprehensive and planned approach to industrial development is undertaken.

Economic & Tourism Development: nurture the City’s relationship with the local and regional business community; attract investment; foster economic and population growth; provide opportunities for re-development of underutilised land.

Transportation & Infrastructure: integrate planning, finance and engineering to manage infrastructure; ensure future development contributes to the cost of infrastructure; manage infrastructure through asset management planning; promote walking, cycling and alternative forms of transportation; ensure safety and efficiency in transportation infrastructure decisions; and protect rail, air and highway infrastructure while mitigating land use conflicts.

Amenities & Dedicated Lands: Safeguard and enhance Melfort’s green space, surrounding natural areas, and public open space; ensure appropriate land is dedicated for suitable community spaces; and ensure adequate land is available for new school sites.

Biophysical Considerations & Hazards: Discourage inappropriate development in areas with potentially hazardous site conditions; ensure that environmentally sensitive or hazardous lands are dedicated; protect ground and surface water; protect against the risks of flooding; ensure safe development of brownfields; and ensure public safety during emergency situations.

Cultural & Heritage Resources: Protect heritage resources within the City; implement appropriate mitigation measures; encourage the conservation of intangible cultural resources.

Intermunicipal & Interjurisdictional Cooperation: Pursue opportunities with the federal and provincial government; continue to foster intermunicipal and interjurisdictional cooperation; maintain the financial integrity of the City; provide greater certainty for land use decisions where impacts cross municipal boundaries; and ensure changes in the boundary of the City are based on sound land use planning principles.

Agricultural Land & Fringe Areas: Ensure that future urban land requirements are not restricted by the development of uses; and safeguard municipal services from incompatible land uses.

Implementation: Policies regarding implementation of the Official Community Plan and the implementation tools that will or may be used for same, including the Zoning Bylaw, subdivision application review, dedication of lands, the use of a Building Bylaw, and the use of Development Levies and Servicing Fees.

The Official Community Plan also contains a Future Land Use Concept map (pictured here) which graphically displays, in a conceptual manner, the present and intended future location and extent of general land uses in and surrounding the City; a phasing map (graphically displays conceptual potential development order); and a Development Constraints map (graphically displays potential constraints to development). These maps will assist in the application of general goals, objectives and policies of the Official Community Plan. The policies in the Official Community Plan will be implemented primarily through administration of the City’s new Zoning Bylaw.

YOUR PROPERTY MAY BE DIRECTLY AFFECTED BY PROVISIONS IN THE NEW OFFICIAL COMMUNITY PLAN. PLEASE CHECK THE FULL VERSION OF THE BYLAW, AVAILABLE FOR REVIEW OR PURCHASE AT THE CITY HALL OR FOR REVIEW AND DOWNLOAD FROM THE CITY’S WEBSITE AT: WWW.MELFORT.CA

AFFECTED LAND

All land within the City of Melfort as shown on the Future Land Use Concept contained in this notice is affected by the new Official Community Plan.

REASON

The new Official Community Plan will help direct and manage growth and development in the City of Melfort for the next twenty years.

PUBLIC INSPECTION

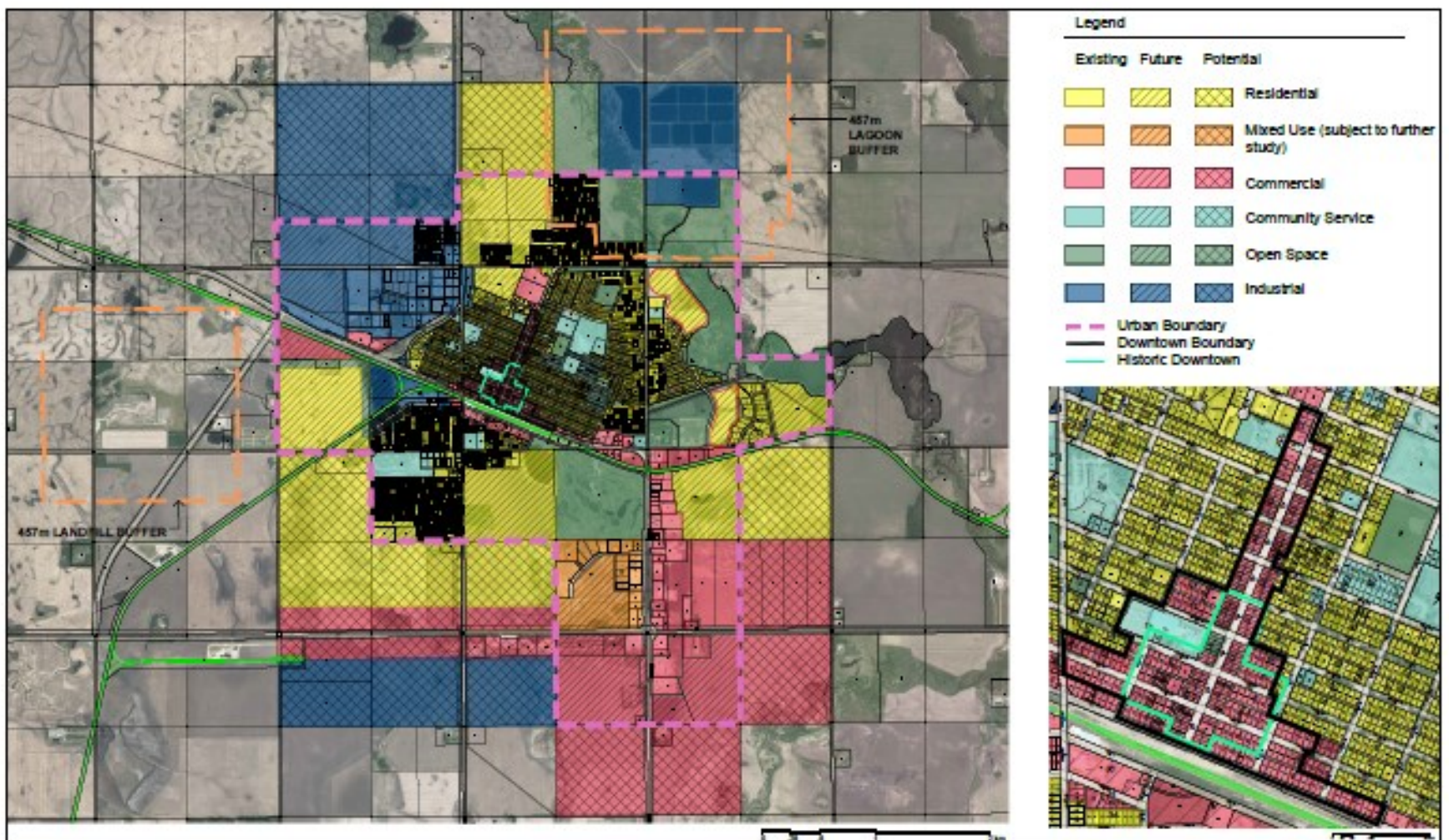
Any person may inspect the proposed bylaw at the **City Hall, 202 Burrows Avenue West, Melfort, SK** between 8:00 AM to 4:30 PM Monday to Fridays, excluding statutory holidays. Copies are available to persons at cost.

PUBLIC HEARING

Council will hold a public hearing at **5:00 PM on September 25th, 2019 in Council Chambers at City Hall, 202 Burrows Avenue W, Melfort, SK**, to hear any person or group who wishes to comment on the proposed bylaw. Council will also consider written comments received at the hearing or delivered to the undersigned at City Hall before the hearings.

Issued at the City of Melfort this 16th day of August, 2019.
Heather Audette, City Clerk

Melfort Proposed Future Land Use Concept



NOTICE

Public notice is hereby given that the Council of the City of Melfort intends to consider the adoption of a bylaw under *The Planning and Development Act, 2007* to adopt a new Zoning Bylaw.

INTENT

R1, R1A & R1B—Low Density Residential Districts: To provide for residential development in the form of single detached dwellings and other compatible uses.

R1C - Low Density Residential District: To provide for residential development in the form of single and semi-detached dwellings and other compatible uses.

R2 - Medium Density Residential District: To provide for residential development primarily in the form of single detached, semi-detached, two-unit, and multiple-unit dwellings and other compatible uses.

R3 - High Density Residential District: To provide for residential development primarily in the form of multi-unit dwellings and other compatible uses.

R4 - Manufactured Home Residential District: To provide for residential development in the form of manufactured homes and manufactured home courts.

C1 - Downtown Commercial District: To provide for development in the form of a range of downtown commercial, community service uses, high density residential, and other compatible uses with a pedestrian –focused orientation.

C2 - Arterial Commercial District: To facilitate commercial arterial development that provides for a wide range of commercial and other compatible uses servicing motor vehicle-oriented traffic.

C3 - Shopping Centre Commercial District: To provide for large format retail stores not readily accommodated in other standard commercial areas of the City.

C4 - Neighbourhood Commercial: To provide for development in the form of limited commercial and other compatible uses in a manner and at a scale compatible with the needs and the character of residential neighbourhoods.

MU - Mixed Use: To facilitate a mix of land uses, which may include a limited range of high density residential, commercial and institutional uses, that are generally compatible with residential lands, in proximity to the downtown area.

M1 - Light Industrial District: To provide for a wide variety of industrial and manufacturing uses, with some associated commercial and service establishments that are generally not related to the central business district, or which require larger sites. These uses shall not include industries that may be offensive or objectionable by reason of noise, smell or other forms of pollution.

M2 - Heavy Industrial District: To provide for large scale and major industrial uses that may have large land requirements and may require greater separation distances or other conditions necessary to reduce land use conflict due to their production of noise, smell or other forms of pollution.

CS - Community Service District: To provide for a wide range of community service, institutional and other compatible uses.

PR - Parks and Recreation District: To provide for parks, open / green space, recreational and other compatible uses.

FUD - Future Urban Development District: To provide for interim land uses, typically on the outskirts of the city, where the future use of the land or the timing of develop-

ment is uncertain due to issues of servicing, transitional use, or market demand.

The proposed Zoning Bylaw also contains updated and new general provisions that apply to development throughout the City. Updated and new provisions include:

- development permit requirements and application process;
- discretionary use permit requirements, application process and evaluation criteria;
- regulations for fences; accessory buildings and structures; off-street parking and loading; home-based businesses; adult day care facilities; residential care facilities; custodial care facilities; bed & breakfast homes; day care centers and preschools; family child care homes; dwelling groups; secondary, garden and garage suites; above ground fuel storage tanks; manufactured homes; manufactured home courts; gas bars; service stations; parking lots; accessory dwelling units; storage compounds; shipping containers; membrane covered structures; junk, salvage and auto wrecking yards; restaurants; boarding houses; cannabis retail stores; multiple unit dwellings; and malls
- regulations for development on or near hazard lands; landscaping; outside storage and waste material storage; demolition of buildings; garage and yard sales; storm water management; telecommunication towers; sidewalk cafes; solar panels; the storage of vehicles in residential areas; and prohibited uses.

AFFECTED LAND

All land within the corporate limits of the City of Melfort, as shown on the Zoning District Map contained in this notice, is affected by the new Zoning Bylaw.

YOUR PROPERTY MAY BE DIRECTLY AFFECTED BY PROVISIONS IN THE NEW ZONING BYLAW. PLEASE CHECK THE FULL VERSION OF THE ZONING BYLAW, AVAILABLE FOR REVIEW OR PURCHASE AT THE CITY HALL OR FOR REVIEW AND DOWNLOAD FROM THE CITY'S WEBSITE AT: WWW.MELFORT.CA

REASON

The new Zoning Bylaw will help direct and manage growth and development in the City.

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Melfort Proposed Zoning District Map

