



PUBLIC NOTICE

R.M. of Frenchman Butte No. 501 Public Notice –

Official Community Plan and Zoning Bylaw Amendments

Public Notice is hereby given that the Council of the Rural Municipality (RM) of Frenchman Butte No. 501 intends to adopt two (2) bylaws under the *Planning and Development Act, 2007*, to amend Bylaw No. 2015-11, known as the Official Community Plan (OCP) and amend Bylaw No. 2015-12, known as the Zoning Bylaw (ZB).

INTENT:

The proposed OCP amendment is to better align municipal planning and development policies with provincial legislation, particularly in the areas of residential and economic development (i.e., gravel, agri-business), heritage, culture, recreation and tourism policies, and municipal transportation infrastructure.

The proposed ZB amendment will provide more clear definitions, simplify administration procedures and remove procedure replication, general regulations applicable to the whole RM, and remove the existing Agriculture District and Country Residential Districts and replacing them with simplified uses and regulations.

AFFECTED LAND:

The affected lands of these amendments are all lands lying within the jurisdiction of the RM of Frenchman Butte No. 501.

REASON:

The reason for the OCP amendment is to provide the following:

1. Encourage efficient housing stock variety that utilizes existing municipal infrastructure;
2. Require some form of performance bond and/or security for gravel pit operations;
3. Encourage the collaboration with the Water Security Agency for agri-business water use expectations, and manure storage;
4. Require co-existence agreements where development may not be compatible;
5. Promote and protect heritage resources through appropriate retention policies and goals;
6. Alignment of development procedures along provincial highways with approved legislation.

The reason for the ZB amendment is to provide the following:

1. Remove the following definitions: “Agricultural Operation”, “Bunkhouse”, “Campground”, “Dwelling Unit”, “Dwelling Unit Group”, “Farmstead”, “Garden Suite”, “Public Works”, “Riparian Area” and “Site Line, Front”.
2. Add the following definitions: “Animal, Large”, “Agricultural Operation”, “Building Footprint, Residential”, “Bunkhouses”, “Campground”, “Dwelling Group”, “Dwelling Unit”, “Equestrian Centre”, “Equipment, Playground”, “Farmstead”, “Garden Suite”, “Gravel Pits and Quarries, Commercial”, “Gun Range”, “Lakeshore Residential Lot”, “Manufactured Home”, “Membrane Covered Structures”, “Move-in

Residential Building”, “Outfitter”, “Outfitting Service”, “Outfitter Lodge”, “Park Model Trailer”, “Public Utility”, “Recreational Vehicle”, “Riparian Area”, “Rodeo Facility”, “Site Line, Front”, “Vacation Farm”.

3. Within the **Administration** section of the document:
 - a. Advise the Applicant that costs for additional information attained from ISC by Administration in regards to Development Permit Applications will be incurred by the Applicant
 - b. Permit application reports shall be presented to Council for their consideration;
 - c. Altering the time period validity of development permits;
 - d. Revising notification requirements for amendments and discretionary uses;
 - e. Removal and replacement of the following sections: development not requiring a permit; minor variances to the zoning bylaw; development appeal board.
4. Within the **General Regulations** section of the document:
 - a. Clarifying tree removal within riparian areas;
 - b. Simplifying permitted yard encroachments in Lakeshore and Hamlet Districts;
 - c. Standardizing building setback requirements from a municipal road allowance and provincial highways;
 - d. Simplifying Signs and Billboards; and Home Based Business regulations;
 - e. Removal and replacement of the following sections: Accessory Uses, Buildings and Structures; Fencing or Hedges; Decks, Porches and Balconies; Temporary Structures; Day Care Centre; Intensive Livestock Operations and Intensive Agricultural Operations; Residential Development; Mobile and Manufactured Homes and Park Models – MH Series; Parking and Loading
 - f. Adding evaluation criteria for Campground applications; approval conditions for Rodeo Facilities and Equestrian Centres;
 - g. Adding additional regulations for Garden Suite applications;
 - h. Removing the following sections: Manure Applications.
5. Remove the entire **Agricultural Resource District (AG)** section of the document and replace it with the following regulatory subsections: permitted uses; discretionary uses; discretionary use evaluation criteria; regulations (subdivision; site requirements; frontage; access; yard setback requirements; dwellings; fences; keeping of animals in country residential subdivisions); and discretionary use standards (intensive livestock and agricultural operations; rendering facilities and abattoirs, single-parcel country residential subdivisions, move-in buildings, dwelling groups, accessory dwelling units, bed and breakfasts, home based businesses, kennels, garden suites, agricultural product processing, equipment, fuel, chemical supply, servicing or contract establishments; grain elevators; gravel pits and crushing; machine shops, metal fabricators, machinery, automotive salvage and storage yards; recreational commercial uses; retail stores, bait shops, general stores, etc.; rodeo facilities or equestrian centres; crematorium; environmental tourism accommodations; garages for industrial, commercial and oil field development; office buildings; agricultural commercial and industrial uses; churches; institutional camps; solid and liquid waste facilities, soil farms; wildlife and ecological conservation areas; gun ranges).
6. Remove the entire **Lakeshore District (LD)** section of the document and replace it with the following regulatory subsections: permitted uses; discretionary uses; discretionary use evaluation criteria; regulations (site requirements; yard setbacks; protection of trees and vegetation; outside storage; keeping of animals; parking; fences); and discretionary use standards (mobile, manufactured and park models; move-in buildings; bunkhouses; garden suites; bed and breakfasts; day care centres; recreational uses; accessory buildings constructed prior to principal buildings; keeping of animals; and storage containers).
7. Remove the entire **Hamlet District (HD)** section of the document and replace it with the following regulatory subsections: permitted uses; discretionary uses; discretionary use evaluation criteria; regulations (site requirements; yard setbacks; heritage building regulations; fences); and discretionary use standards (mobile, manufactured and park models; move-in buildings; garden suites; beverage rooms, lounges and liquor sales; bed and breakfasts; home based businesses; agricultural equipment, motor vehicles,

recreational vehicle sales and service; agricultural seed, fuel supply, product storage, transportation facilities, etc.; construction trades; manufacturing and processing facilities, welding, metal fabricating, etc.; accessory building construction prior to a principal building; and storage containers).

8. Remove the entire **Residential District (RD)** section of the document and replace it with the following regulatory subsections: permitted uses; discretionary uses; discretionary use evaluation criteria; regulations (site requirements, frontage, yard setback requirements, protection of trees and vegetation); and discretionary use standards (mobile or manufactured homes, park models; bunkhouses; move-in buildings; accessory dwellings; garden suite; keeping of animals; retail stores, etc.; home based businesses; bed and breakfast; day care centres; recreational uses; storage containers; institutional and religious camps).
9. Remove the entire **Commercial District (CD)** section of the document and replace it with the following regulatory subsections: permitted uses; discretionary uses; discretionary use evaluation criteria; regulations (subdivision, site requirements, yard setback requirements, access, parking); and discretionary use standards (auction marts, kennels, institutional and educational camps; garages and shops for industrial or oil-related industry; welding, machine shops, etc.; salvage yards; wood and natural product processing and fabrication; abattoirs, stockyards, etc.; gravel pits and crushing; petroleum or mineral processing facilities; fertilizer storage and sales; accessory dwelling units; and solid and liquid waste facilities).
10. Remove the entire **Forest District (FD)** section of the document and replace it with the following regulatory subsections: permitted uses; discretionary uses; discretionary use evaluation criteria; regulations (isolated cabins, one-unit dwellings, outfitters and recreational activity camps, etc.).

PUBLIC INSPECTION:

Any person may inspect the bylaw at the RM of Frenchman Butte No. 501 office between 8:30 a.m. and 4:30 p.m. excluding statutory holidays. Copies are available at cost.

PUBLIC HEARING:

Council will hold a public hearing on **Wednesday, March 28th 2018 at 2:30 p.m.** at the R.M. of Frenchman Butte No.501 Office, junction of Highways 3 & 21, Parcel C Portion 5W-Sec.11-Twp.53-Rge.24-W3M. Written submissions referencing amendment will be accepted by mail to: Rita Rogers, Chief Administrative Officer, Box 180, Paradise Hill, SK S0M 2G0 or by e-mail at rm501@sasktel.net

Issued at the Village of Paradise Hill this 6th day of March 2018.

Rita Rogers
Chief Administrative Officer
RM of Frenchman Butte No. 501