

## TOWN OF SALTCOATS

### **PUBLIC NOTICE: OFFICIAL COMMUNITY PLAN AND ZONING BYLAW ADOPTION**

Public Notice is hereby given that the Council for the Town of Saltcoats (Town) 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 Town 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 Town. 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 Town.

The former land use planning bylaws of the Town would be repealed.

**AFFECTED LAND:** The affected land is described as all lands located within the jurisdiction of the Town. Specific Land Use Designations and Zoning Districts would be assigned to all lands within the Town 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.townofsaltcoats.ca/>.

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

- 1) Ensure that the Town remains a safe and sustainable community in the future.
- 1) Guide municipal land use planning decisions to achieve orderly and predictable development, and efficient use of municipal resources and services.
- 2) Promote a range of housing, business, recreational, institutional, and municipal function land use options within the Town.
- 3) Align the municipal land use planning decision making process with the current provincial planning framework - significant legislative changes to the provincial planning framework have occurred since the adoption of the Town's current land use planning bylaws in 1987 and require updating.

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 Town'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) R1 – Residential District: which is intended to provide for low to medium-density residential development and other compatible developments.
- 2) R1A – Lakeshore Residential District: which is intended to provide for low density residential development and other compatible developments adjacent to Anderson Lake.
- 3) C1 – Town Centre District: which is intended to provide for general commercial development in the traditional commercial centre of the Town.
- 4) C2 – Highway Commercial District: which is intended to provide for highway commercial and light industrial development catering to business or the traveling public, situated on medium to large lots,

and other compatible developments.

- 5) I – Industrial District: which is intended to provide industrial and service establishments, and which may require a reasonable level of outdoor storage, and other compatible development.
- 6) UR – Urban Reserve District: which is intended to maintain large blocks of land with low intensity of development to be potentially subdivided and/or developed in the future.

**PUBLIC INSPECTION:** Any person may inspect the proposed bylaws at the Town office during regular business hours, excluding any statutory holidays. Draft copies of the proposed bylaws are available from the Town office (hard copies at cost). Digital copies of the proposed bylaws and related mapping are available on the Town’s website stated above. The Town office is located at 117 Allan Ave., PO Box 120, Saltcoats, SK S0A 3R0.

**PUBLIC HEARING:** Council will hold a public hearing at **6:30 p.m. on Wednesday December 6, 2023**, in the Town office building (Sterling Room) to hear any person or group that wants to comment on the proposed bylaws. Please contact the Town to arrange for in person representation. Council will also consider written comments received by the undersigned. Please submit requests for representation and any submission on or before **December 4, 2023**. For additional information, please contact Cindy Larson, CAO at (306) 744-2212 or saltcoats.town@sasktel.net.

**Issued by the Town of Saltcoats this October 30, 2023.**

Cindy Larson

Chief Administrative Officer