

**NOTICE**

Public notice is hereby given that the Council of the RM of LeRoy 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:

**Natural and Heritage Resources:** Identify and protect natural features, ground water, historical and heritage resources, and ensure development happens in an environmentally sustainable manner.

**Biophysical Considerations and Hazards:** Regulation for development on and near hazardous lands, including environmentally sensitive lands, contaminated lands, and flood hazard areas. Ensuring source water protection and public safety.

**Commercial / Industrial Land Use Development:** Support for compatible commercial and industrial development, and provide provision for minimizing land use conflicts.

**Transportation and Infrastructure:** The integration of planning, finance and engineering to manage infrastructure effectively, ensuring connectivity and traffic safety for all users, ensuring that future development contributes appropriately to the cost of infrastructure services.

**Intermunicipal and Interjurisdictional Cooperation:** Pursuing opportunities with government to enhance services and provide innovative opportunities for the region, and facilitation of interjurisdictional cooperation with neighbouring municipalities, First Nations, and other stakeholders on joint planning issues.

**Agricultural Land Use and Development:** Protection of prime farm land within the RM while allowing for diverse forms of agricultural development.

**Residential land use and development:** Identify existing and future residential development areas, support infill development, and ensure the preservation of agricultural land.

**Recreation and Tourism:** The development and enhancement of recreation and community services within the RM, preservation of natural areas and ecosystems, and support for public service delivery agencies.

**Implementation:** Policies regarding the implementation of the Official Community Plan and the application of tools within the Zoning Bylaw for subdivision 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 development considerations and constraints map which graphically displays, in a conceptual manner, the present and intended future location and extent of general land uses in the RM. This map 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 RM’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 RM OFFICE OR FOR REVIEW AND DOWNLOAD AT CROSBYHANNA.CA/DOWNLOADS.**

**AFFECTED LAND**

All land within the RM of LeRoy as shown on the Map 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 RM of LeRoy for the next fifteen to twenty years.

**PUBLIC INSPECTION**

A copy of the proposed bylaw is available online at [www.crosbyhanna.ca/downloads](http://www.crosbyhanna.ca/downloads)

**PUBLIC HEARING**

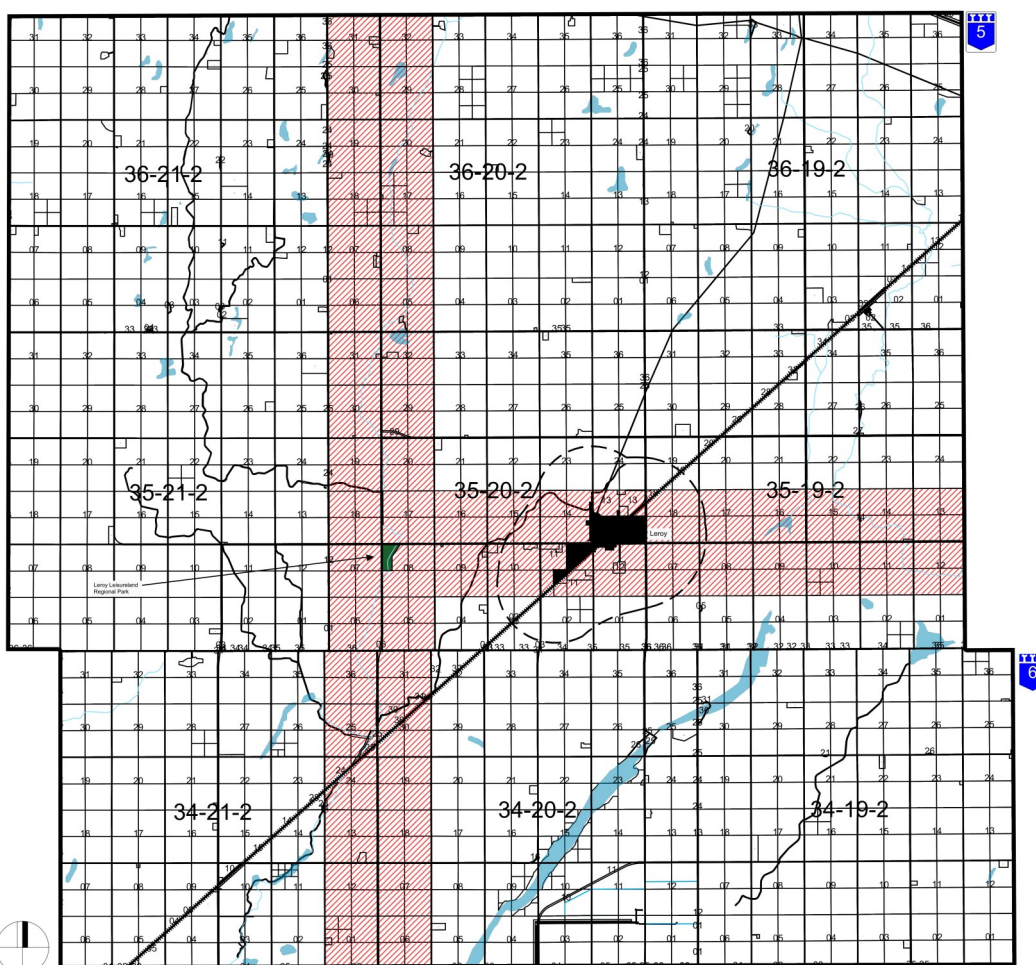
Council will hold a public hearing on January 13<sup>th</sup>, 2021 at 10:30 AM. at the RM Office. Because of the COVID-19 pandemic, written submissions to Council pertaining to this bylaw are strongly encouraged. Written submissions must be received by January 11<sup>th</sup>, 2021 by 4:30 PM. either by e-mail or mailed to the RM Office. Anyone wishing to make a verbal submission to Council must do so by phone. Please contact the RM Office before January 11<sup>th</sup>, 2021 by 4:30 PM to schedule a time slot in which Council will phone you directly to hear your concerns or suggestions.

**Email:** [rm339.1@sasktel.net](mailto:rm339.1@sasktel.net)

**Phone:** (306) 286-3261

**RM Office:** 100 1<sup>st</sup> Ave NE LeRoy, SK — Box 100, S0K 2P0

Issued at the Rural Municipality of LeRoy this 14<sup>th</sup> day of December, 2020.



**NOTICE**

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

**INTENT / ZONING DISTRICT OBJECTIVES**

**A - Agriculture District:** to provide the primary use of land in the form of agricultural development, associated farm dwellings, limited single-parcel country residential development, locations-dependent natural resource development and other uses compatible with agriculture development.

**CR1 - Low Density Country Residential District:** To provide for low density, multiple lot country residential development and other compatible development in specific areas with standards for such development which does not directly support agriculture.

**CR2 - Medium Density Country Residential District:** To provide for medium density, multiple lot country residential development and other compatible development in specific areas with standards for such development which does not directly support agriculture.

**H - Hamlet District:** To provide for residential and other appropriate uses in existing hamlets.

**C1 - Commercial and Light Industrial District:** to provide for general commercial/light industrial and other compatible development in specific areas, with standards for such development.

**M1 - Industrial District:** to provide for light industrial, heavy industrial and other compatible in specific area, with standards for such development.

The proposed Zoning Bylaw also contains updated and new general provisions that apply to development throughout the RM. Updated and new provisions include but are not limited to:

- development permit requirements, application fees and application process;
- discretionary use permit requirements, application fees, application process and evaluation criteria;
- regulations for fences; accessory buildings and structures; signs; manufactured homes; recreational vehicles; shipping containers; membrane covered structures; home based business; and farm settlements.
- regulations for development on or near hazard lands; and
- regulations for outside storage and waste material storage.

**AFFECTED LAND**

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**REASON**

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

**PUBLIC INSPECTION**

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