



Public Notice Zoning Bylaw Amendment

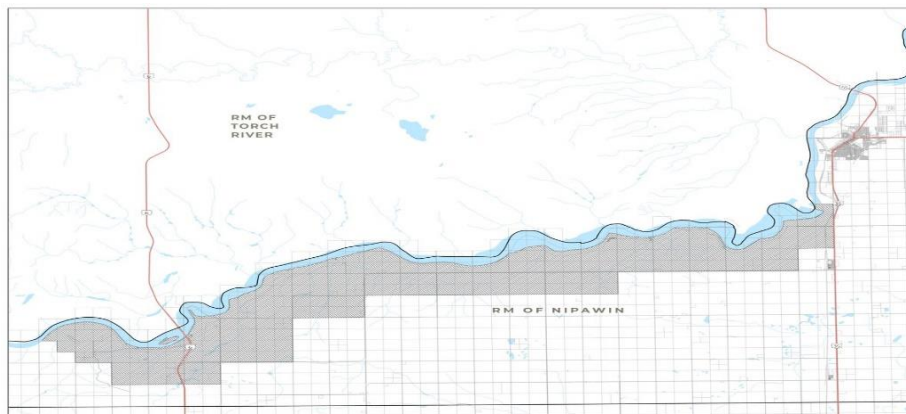
Public Notice is hereby given pursuant to Section 207 of *The Planning and Development Act, 2007*, that the Rural Municipality of Nipawin No. 487 intends to pass a bylaw to repeal the Codette Lake Zoning Bylaw No. 5-1987 and amend the Zoning Bylaw 7-2013 as hereinafter provided.

Intent

1. Proposed Bylaw No. 2021.08 will amend the Zoning Bylaw No. 7-2013 to accommodate the following changes:
 - a. Textual amendments to clarify that when a development requires consultation with a professional engineer, it will be at the expense of the applicant;
 - b. Amendments to uses allowed within the Agriculture District, Highway Commercial District, and Resort District;
 - c. Imposing a height restriction on principal buildings in Resort, Hamlet and Moderate-High Density Country Residential Districts.
 - d. Removing maximum site area in Country Residential District
 - e. The addition of Codette Lake Overlay District along with accompanying policy and mapping.

Affected Land

1. The affected lands are:
 - a. All lands that may be prone to slope stability issues within the Rural Municipality of Nipawin;
 - b. All lands zoning districts within the Rural Municipality of Nipawin;
 - c. All lands in the proposed Codette Lake Overlay District in the Rural Municipality of Nipawin as shown on the map attached to this notice.



Reason

1. The reason for the amendment is:
 - a. To ensure that the cost of consultation with a professional engineer in the development process is borne by the applicant;
 - b. To allow the municipality to better limit land use conflicts;
 - c. To allow the municipality additional policies to ensure that development adjacent to Codette Lake occurs with the understanding that the primary purpose of Codette Lake is power generation;
 - d. Amend Discretionary and Permitted uses in the Agricultural District, Country Residential District, Hamlet District, Resort District, and Valley Conservation District;
 - e. Correct non-conforming sites;
 - f. Clarify definitions.

Bylaw Inspection

Any interested person may inspect the Bylaw at the Municipal Office, located at 529 Service Street, Codette, SK Monday through Friday between the hours of 8:00 a.m. to 4:00 p.m. excluding holidays. Copies are available through the Office Clerk.

Public Hearing

Council will hold a public hearing on 14 June at 11:00 a.m. at the Venice House (upstairs meeting room) 118 – 1st Avenue East, Nipawin to hear any person or group that wants to comment on the proposed bylaws. Council will also consider written comments received at the hearing or delivered to the undersigned at the Municipal Office before 8 June 2022.

Issued at the R.M. of Nipawin on 20 May, 2022.

Signed: Nathalie Hipkins