

NOTICE OF PUBLIC HEARING

Adoption of Village of Buena Vista Official Community Plan Bylaw No. 6-16

Adoption of Village of Buena Vista Zoning Bylaw No. 7-16

NOTICE

Public notice is hereby given that the Council of the Village of Buena Vista intends to consider the adoption of a new Official Community Plan ("Village of Buena Vista Official Community Plan") and Zoning Bylaw under the *Planning and Development Act, 2007*. These bylaws will be referred to respectively as Bylaw 6-16 and Bylaw 7-16.

INTENT OF OFFICIAL COMMUNITY PLAN

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

- **General Land Use**
- **Community and Regional Sustainability**
- **Lakeshore Development**
- **Greenways, Trails, and Heritage**
- **Recreation**
- **Infrastructure and Public Service Lands**
- **Natural Environment Hazardous Conditions**
- **Residential**
- **Cottage Commercial and Industrial Development**
- **Crown Lands**
- **First Nations Cooperation and Treaty Land Entitlements**

The Official Community Plan contains a Future Land Use Map (contained in this notice) which graphically displays, in a conceptual manner, the present, intended short and longer term future location and extent of general land uses within the Village of Buena Vista. This will assist in the application of general goals, objectives and policies of the Plan. The policies in the Official Community Plan will be implemented primarily through administration of the municipality's Zoning Bylaw.

INTENT OF ZONING BYLAW

Intent of the proposed Zoning Bylaw establishes local provisions and regulations for development within the Village of Buena Vista. The Zoning Bylaw implements the Official Community Plan and the use of land for amenity of the areas for the health, safety and general welfare of the inhabitants of the municipality. The Zoning Bylaw establishes zoning districts which regulate permitted, discretionary and prohibited principal and accessory uses of land in the Village of Buena Vista as well as provides development permitted processes and standards. The Zoning Districts include:

- **Residential Low Density District (R1)**
- **Residential Low Density Topographical Limitation District (R2)**
- **Residential Medium Density District (R3)**
- **Residential Large Lot Low Density District (R4)**
- **Commercial District (C)**
- **Cottage Industrial District (IND)**
- **Community Service District (CS)**
- **Future Urban Development (FUD)**
- **Agricultural Resource District (AR)**
- **Flood Hazard Overlay (FH)**
- **Slope Hazard Overlay (SH)**

AFFECTED LAND

All land within the corporate limits of the Village of Buena Vista as shown on the Future Land Use Map and Zoning District Map contained in this notice, is affected by the new Official Community Plan and Zoning Bylaw.

Your property may be directly affected by the provisions in the new Official Community Plan and Zoning Bylaw. Please check the full version of these documents that are available for viewing at the Village Office.

REASON FOR OFFICIAL COMMUNITY PLAN

The Village of Buena Vista Official Community Plan will help direct and manage growth and development in the Village of Buena Vista for the next twenty-five plus years.

REASON FOR ZONING BYLAW

The Village of Buena Vista Zoning Bylaw will help implement the Official Community Plan with site-specific provisions and regulations of the Village of Buena Vista.

PUBLIC INSPECTION

Any person may inspect the proposed bylaws at the Village of Buena Vista Office during regular hours. Copies of the Official Community Plan and Zoning Bylaw may also be obtained by request.

PUBLIC HEARING

The Council of the Village of Buena Vista will hold a respective public hearing at: The Village office from 6:30 pm to 7:00 pm on Tuesday, February 14, 2017 at 1050 Grand Ave, Buena Vista, Saskatchewan to hear any person or group that wishes to comment on the proposed bylaws. The Council will also consider written comments received at the hearing or delivered to the Village Office before the hearing.

Issued at the Village of Buena Vista, this 12th day of January, 2017.

Signed: Cindy Baumgartner, Chief Administrative Officer

