

14. FUTURE URBAN DEVELOPMENT – FUD

The purpose of this District is to limit development that may affect future growth of the Village by providing for temporary and transitional uses and activities.

No person shall within any FUD District use any land, or erect, alter or use any building or structure, except in accordance with the following provisions:

14.1 PERMITTED USES

- a. Agricultural crop production and horticultural uses and buildings and structures customarily accessory to the use;
- b. Keeping of livestock, but excluding intensive livestock operations, poultry farms, hatcheries, or commercial kennels;
- c. Commercial greenhouses, market gardens, and sod farms;
- d. Uses, buildings and structures accessory to the principal building or use;
- e. Recreational uses and sports grounds;
- f. Recreational vehicle storage yards;
- g. Public works buildings and structures including offices, warehouses, storage, yards, and waste management or sewage facilities;

14.2 DISCRETIONARY USES

- a. One single detached dwelling, RTM, modular home, mobile home, as accessory to the principal use where occupied by the owner, manager or caretaker of the principal use.

Bylaw No.
06-2020

14.3 SITE DEVELOPMENT REGULATIONS

Public works shall have no minimum or maximum site requirements

Permitted and Discretionary Uses

Minimum site area	Existing, no subdivision or 16 hectares (39.5 acres) for agricultural uses
Minimum site frontage	60 meters (197 ft.) abutting a highway or 6.0 meters (20 ft.) abutting a street
Minimum front yard	15.0 meters (49 ft.) unless the property abuts a municipal road, then the setback is 60.0 meters (197 ft.) from the centerline of the municipal road
Minimum side yard	7.5 meters (25 ft.) for a dwelling and buildings accessory thereto, except the minimum side yard abutting a public street shall be 10 meters (33 ft.)
Minimum rear yard	10.0 meters for dwellings and buildings accessory thereto except that the minimum rear yard abutting a public street shall be 30.0 meters (98 ft.)

14.4 SIGNAGE

- 14.4.1 One (1) permanent sign is permitted per site. The facial area of a sign shall not exceed 1.0 m² (10.7 ft²);
- 14.4.2 In the case of a home occupation, an additional permanent sign is permitted;
- 14.4.3 No sign shall be located in any manner that may obstruct or jeopardize the safety of the public;

14.4.4 Temporary signs not exceeding 1.0 m² (10.7 ft²) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.

14.5 SUPPLEMENTARY REGULATIONS

14.5.1 Council will consider the applications for discretionary use with respect to the following criteria:

- a. The infrastructure servicing capacity is available to service the development without excessive impact on other uses being served by the system;
- b. The proposed development will be consistent with any concept plans in force in the area and will not be inconsistent with the future use and development plans of the Village of Meota Official Community Plan;
- c. The development will not require the development of new streets and utility lines except as may be provided for in existing plans under Village of Meota Official Community Plan and that the proposal is not premature.

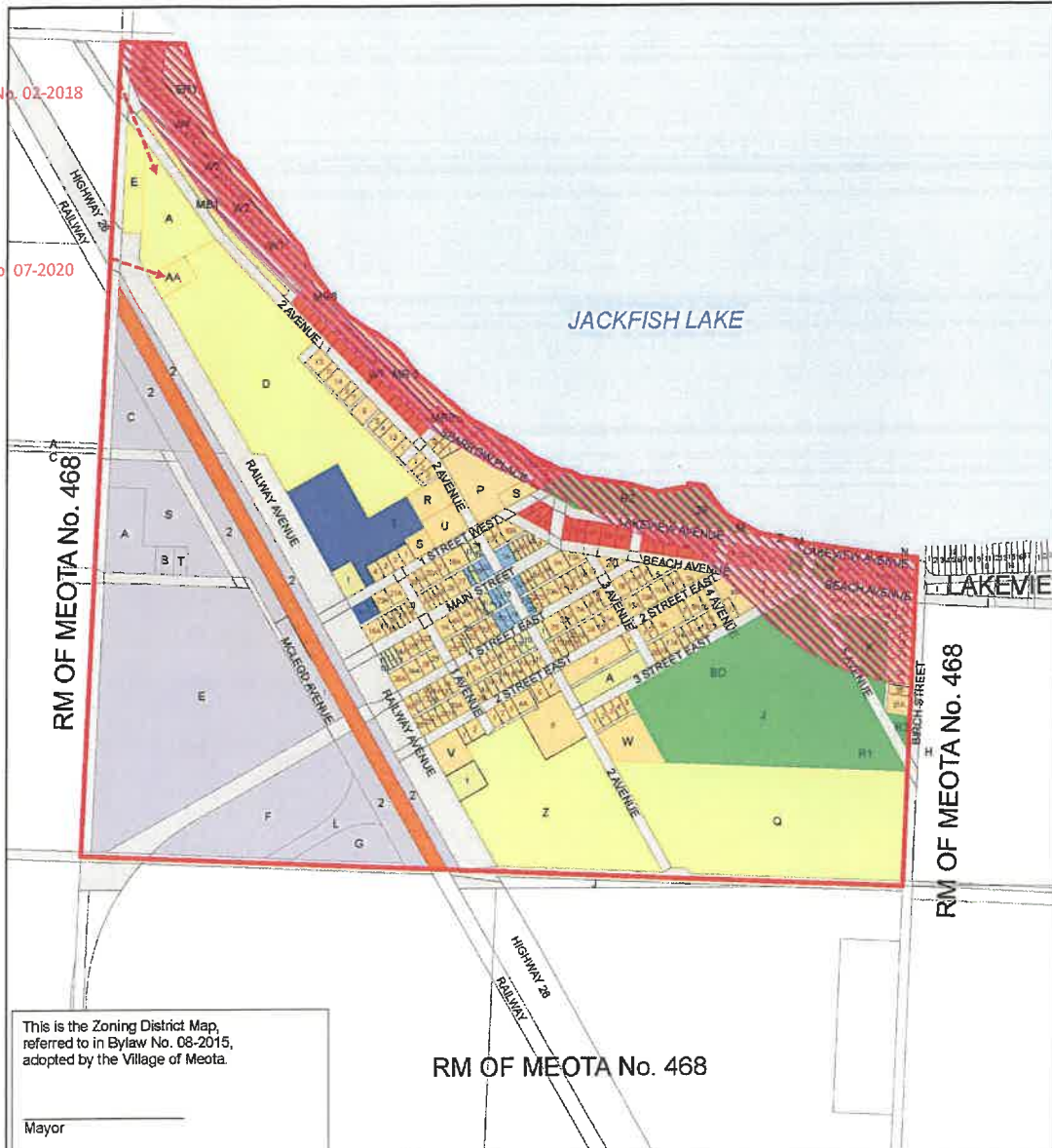
14.5.2 Where a development is proposed at a location at which standard connection to the Village's existing sewer and water system is not feasible, the developer shall, at their own expense, provide suitable water supply and sewage disposal facilities for that development acceptable to Council and meets The Public Health Act and Regulations requirements.

14.5.3 Any building or structure used for the habitation or shelter of animals permitted in this Zoning District shall be located a minimum distance of 76.0 meters (249 ft.) from an occupied dwelling situated on an adjoining site.

ZONING BYLAW MAP

Bylaw No. 02-2018

Bylaw No. 07-2020



This is the Zoning District Map, referred to in Bylaw No. 08-2015, adopted by the Village of Meota.

Mayor _____

Administrator _____

Seal _____

RM OF MEOTA No. 468

**VILLAGE of MEOTA
ZONING DISTRICT MAP**

	R1 - Residential District		Municipal Boundary
	RMH - Residential Mobile Home District <i>Deleted by Bylaw No. 06-2020</i>		Roadway/Lane
	LR - Lakeshore Residential District		Railway (Abandoned)
	C1 - Village Centre Commercial District		Jackfish Lake
	C2 - Highway Commercial District		Potential Flood Hazard Area*
	IND - Industrial District		
	CS - Community Service District		
	FUD - Future Urban Development District		
	Meota Regional Park		

N
↑
0 0.15 0.3 0.6 Kilometres
February 6, 2019

NORTH BOUND
PLANNING

NOTE:
This map has been produced by Northbound Planning Ltd for the Village of Meota using information supplied by others.

*Potential Flood Hazard Area is based on local knowledge, is an estimate only, and requires further studies to determine a proper 1:500 year flood elevation (flooding and flood fringe areas) as per the Planning and Development Act, 2007 and Statements of Provincial Interest Regulations.

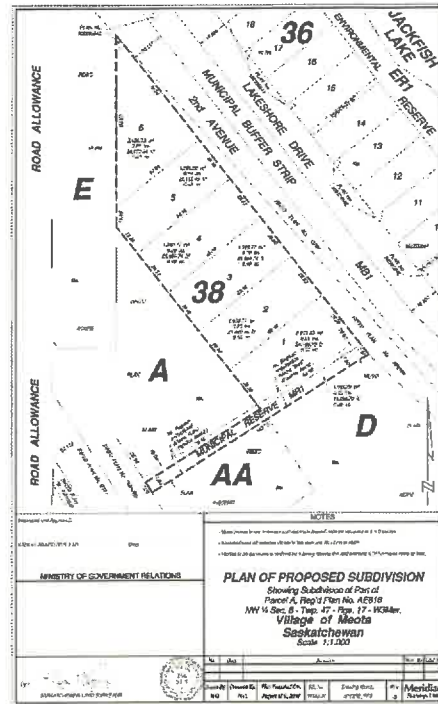
Geospatial data and topographic data have been provided by Information Services Corporation of Saskatchewan, Surface Elevation Dataset for the production of this map under license to the municipality.

Duplication in whole or in part is prohibited. It is the responsibility of the user to verify the accuracy of the information since changes in information may have occurred after the map was created.

ZONING BYLAW MAP AMENDMENTS

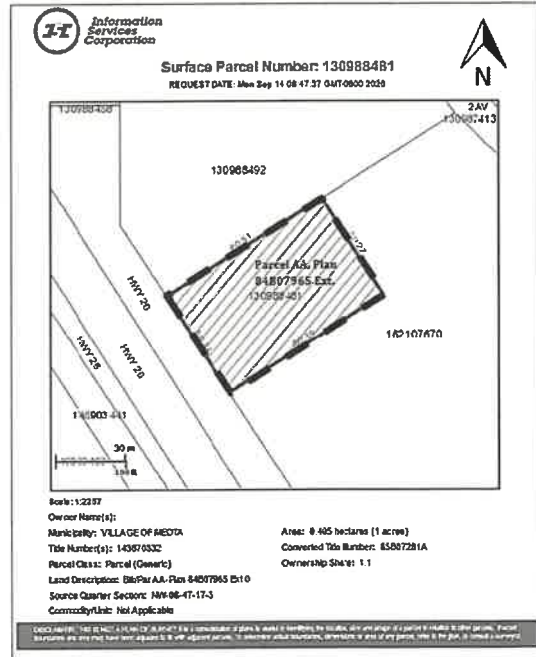
Rezoning from FUD – Future Urban Development District to R1 – Residential Single Dwelling District, a portion of Parcel A, Plan AE816 lying within NW ¼ 8-48-17-W3M, and as shown within the bold-dashed line on the attached Plan of Proposed Subdivision dated August 16, 2018, prepared by Regan Rayner, SLS of Meridian Surveys Ltd. which is attached to this bylaw as “Schedule A”.

Bylaw No.
02-2018



Rezoning from FUD – Future Urban Development District to C2 – Highway Commercial District, all of Parcel AA, Plan 84B07965 Ext. 0 (surface parcel 130988481), lying within NW ¼ 8-47-17-W3M, and as shown within the bold-dashed line and hatched on the map which is attached to this bylaw as “Schedule A”.

Bylaw No.
07-2020



1. Rezoning from Future Urban Development District - FUD to Residential Single Dwelling District - R1, a portion of Parcel A, Plan AE816 lying within NW ¼ 8-48-17-W3M, shown as proposed Lots 1 and 2, Block 38 within the bold-dashed line and hatched on the attached Plan of Proposed Subdivision (revision 12) dated February 26, 2021, prepared by Regan Rayner, SLS of Meridian Surveys Ltd. which is attached to this bylaw as "Schedule A".

2. Rezoning from FUD - Future Urban Development District to Highway Commercial District - C2, a portion of Parcel A, Plan AE816 lying within NW ¼ 8-48-17-W3M, shown the long and narrow area of land to form part of proposed Lot 3, Block 38 within the bold-dashed line and cross-hatched on the attached Plan of Proposed Subdivision (revision 12) dated February 26, 2021, prepared by Regan Rayner, SLS of Meridian Surveys Ltd. which is attached to this bylaw as "Schedule A".

