CITY OF MEADOW LAKE

Community Open House

Welcome

Welcome to the Official Community Plan & Zoning Bylaw Community Open House!

CITY OF MEADOW LAKE

Associated Engineering

We are so happy you are here!

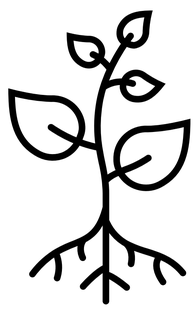
The City of Meadow Lake is updating its Zoning framework to support future growth and provide clear regulations for development within the City.

We welcome your feedback on the proposed Official Community Plan and Zoning Bylaw.

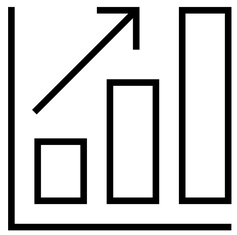
Please ask any of our project team members if you have questions.

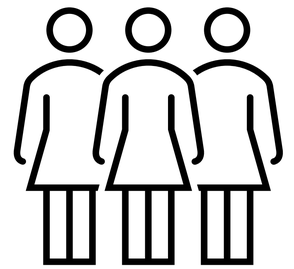
What is an Official Community Plan?

An Official Community Plan (OCP) is the City's vision for the future and outlines a time frame for achieving that vision. It is a comprehensive policy document designed to guide the physical, environmental, economic, social, and cultural development of the municipality.



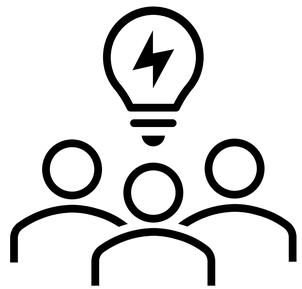






The Vision

Meadow Lake aspires to be vibrant, healthy, welcoming, and safe with a strong sense of community. With abundant recreational amenities and scenic natural surroundings, Meadow Lake is an outstanding location for families and professionals and is striving to be a thriving regional hub of commerce and services. Residents take pride in the attractiveness and high quality of life of the community.







Official Community Plan Principles

- Provide a range of housing choices while maintaining affordability.
- Promote and encourage an inclusive community by respecting and celebrating diversity and removing barriers to participation.
- Maintain a robust and diversified economy that provides an attractive variety of employment opportunities.
- Encourage businesses and services that support Meadow Lake's role as a regional hub and leverage the potential of the downtown.
- Enhance Meadow Lake's appearance, attractiveness, and quality of the built environment.
- Ensure that land use decisions consider social, environmental, and economic impacts on future generations and support a resilient and sustainable community over the long term.
- Demonstrate fiscal responsibility by providing a level of services and facilities within the financial means of the community.
- Cooperate with neighbouring municipalities and First Nations to development strong partnerships and ensure coordinated development.

Residential Development

What we Heard:

- Offering a diversity of housing options is important to accommodate people of all ages and socioeconomic groups such as student dorms, garden and garage suites, tiny homes, seniors housing, social housing, and housing for singles.
- There is a need for more affordable housing including rentals within the community.

Key Policies:

- The City will support the provision of affordable housing through a combination of public policies and programs and by ensuring a sufficient supply of serviceable land is available.

- The City will consult with local organizations, including the Meadow Lake Housing Authority, to monitor housing trends that may indicate an erosion of affordability.

Commercial Development

What we Heard:

- One of Meadow Lake's key strengths is its role as a regional service centre. Continuing to grow the economy and tourism sector will attract people to Meadow Lake.
- There is strong support for enhancing the vibrancy of the downtown and core areas of the city.
- Collaboration with Flying Dust First Nation on their commercial development plan is vital to ensure land use compatibility and efficient infrastructure connections.

Key Policies:

- Local small businesses should be promoted and supported, including home-based businesses, bed and breakfasts, and arts and artisan enterprises.
- Encourage development that promotes the downtown commercial area as a walkable place where people of all ages and mobility levels can stay, play, and shop.
- The City will continue to promote the community as a regional hub to attract new business development.

Community Services & Recreation Development

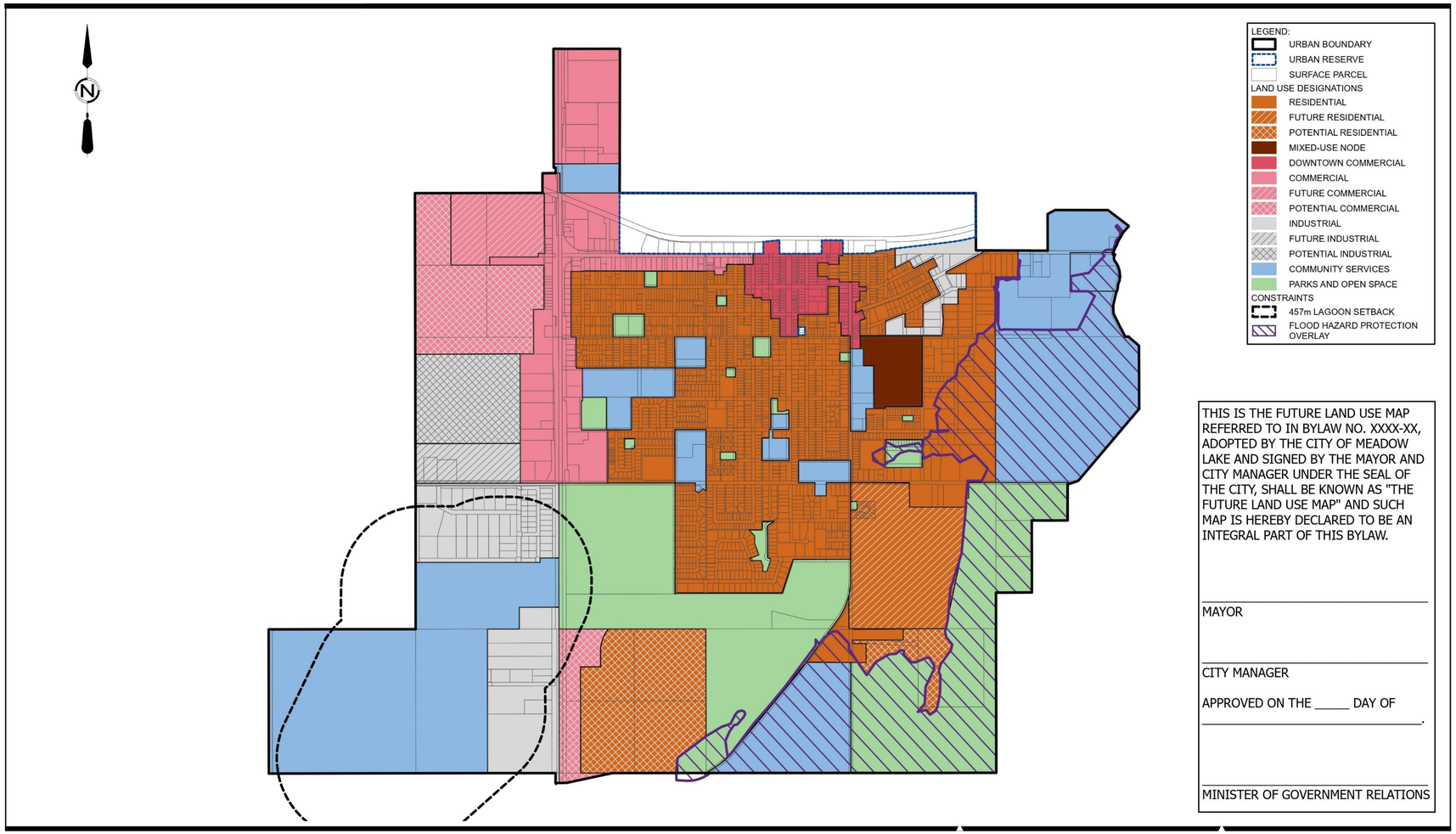
What we Heard:

- Land will need to be allocated within the community to accommodate a new primary health clinic, RCMP detachment, and fire hall.
- Redevelopment of the stampede grounds will need to be considered as part of the City's OCP.

Key Policies:

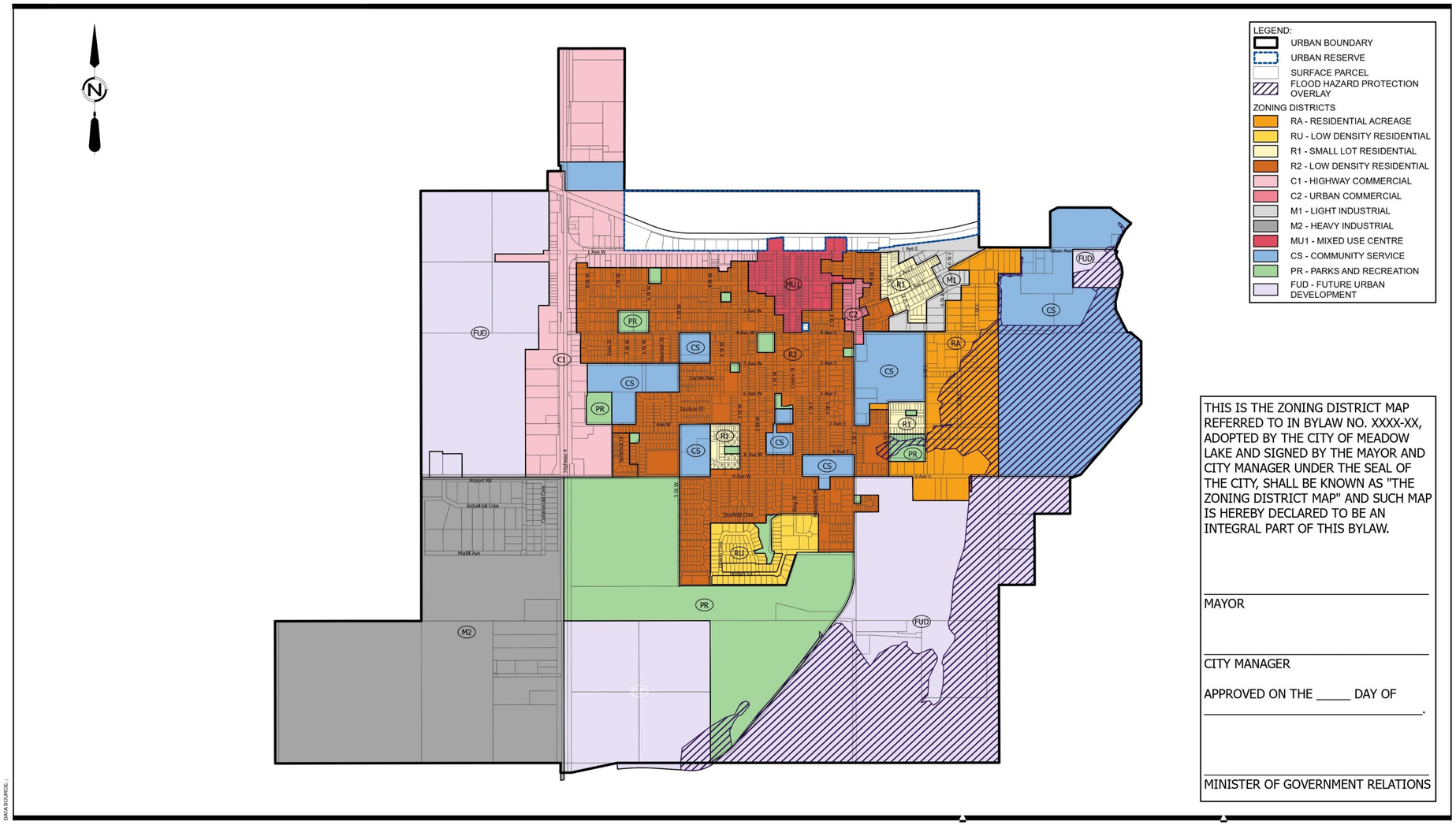
- The City will work with the health authority and other provincial and regional partners to ensure that an appropriate level of health and emergency services are provided within the community.
- The City will aim to prepare a redevelopment plan for the former Stampede Grounds. The plan will focus on a mix of community services, residential development, and potentially commercial ventures that complement the existing development in the surrounding areas.

Future Land Use Map (FLUM)



The Future Land Use Map (FLUM) shows the City's vision for change, investment, and preservation. This map doesn't necessarily reflect current land uses, but rather what the City envisions land use to be in the future. It is important to note that an existing use can continue to exist on a property at the discretion of the landowner even if the current zoning does not align with its intended future designation.

Zoning Map



The City's Zoning Map illustrates the current land use districts which apply to each property in the community.

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Zoning District Framework

Bylaw 02/2014	Bylaw X/2026
RL – Large Lot Residential R1 – Small Lot Residential R2 – Low Density Residential R3 – High Density Residential R4 – Mobile Home Residential MU1 – Mixed Use Centre MU2 – Mixed Use Node M1 – Light Industrial M2 – Heavy Industrial C1 – Highway Commercial C2 – Urban Commercial I – Institutional U – Utility P – Park OS – Open Space UR – Urban Reserve	RA – Residential Acreage R1 – Small Lot Residential R2 – Mixed Residential RU – Low Density Residential C1 – Highway Commercial C2 – Urban Commercial MU1 – Mixed Use Centre M1 – Light Industrial M2 – Heavy Industrial CS – Community Service PR – Parks and Recreation FUD – Future Urban Development FHP – Flood Hazard Protection Overlay

By reducing the number of Districts, the Bylaw becomes easier to understand and apply.

What is a Zoning Bylaw?

A Zoning Bylaw (ZB) is the primary tool for implementing an Official Community Plan by dividing the City into zoning districts and regulating the development and use of land in those districts.

It establishes:

- What land can be used for
- Where development can occur
- Development Standards
- Development approval requirements

The Zoning Bylaw allows a Council to set local standards for the subdivision and use of land and helps manage the delivery of municipal services and resources to new developments.



How the Zoning Bylaw Works

Zoning Map

Zoning District

Permitted / Discretionary / Prohibited Uses

Development Standards

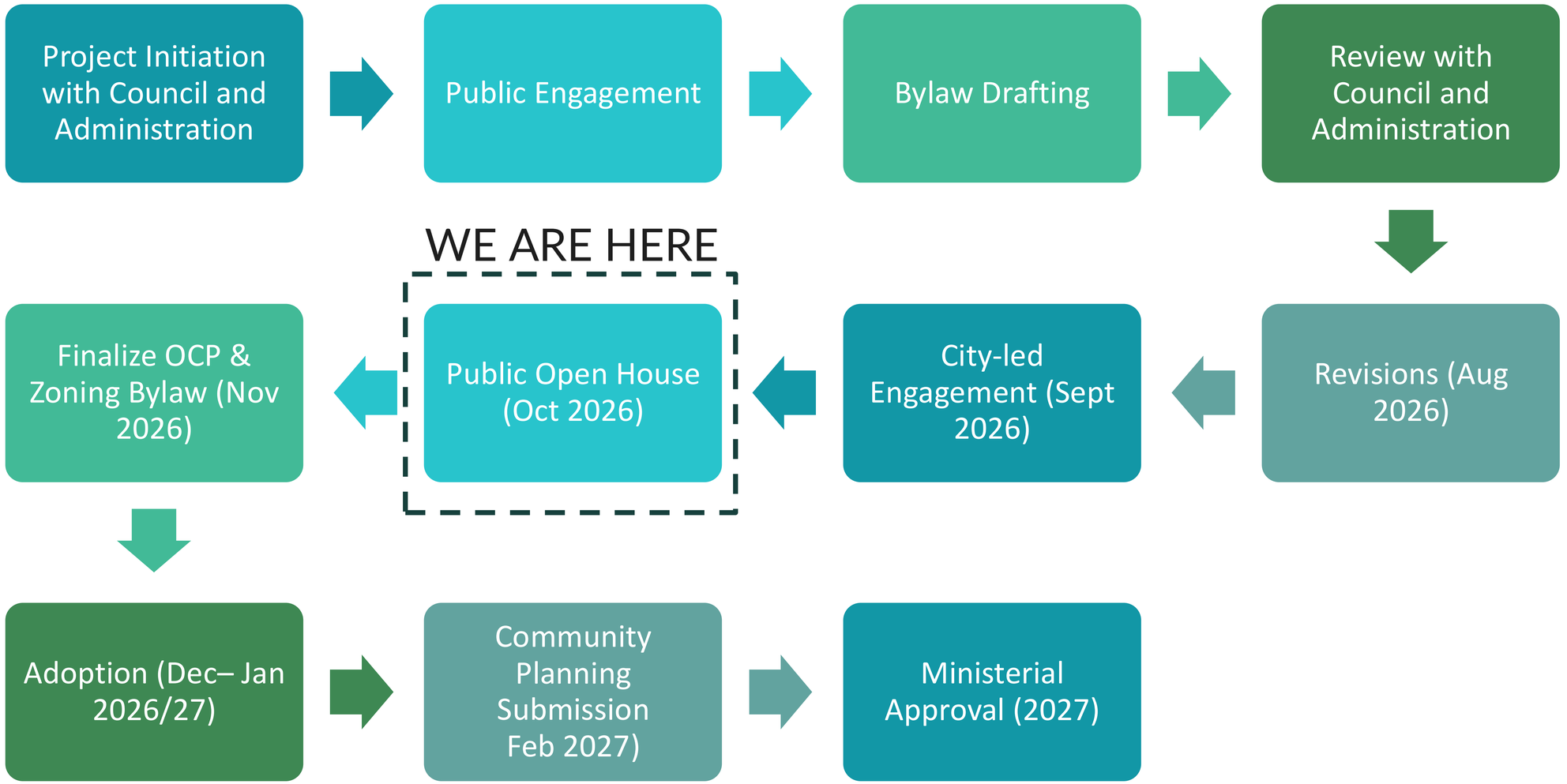
- Building Setbacks
- Landscaping
- Parking
- Signage
- Home-Based Businesses

Development Permit

What's Changed?

- Updated Zoning District Framework (consolidation, renaming, removal of outdated districts).
- Clearer development standards and definitions.
- Streamlined discretionary use application & review process.
- Updated parking regulations, including payment-in-lieu of required parking, and greater flexibility for the Development Officer.
- Increased priority for increasing affordable housing options throughout the City (addition of garage/garden suites, mobile homes in more areas of the City).
- Removal of the Urban Reserve Zone, to indicate that municipal Zoning Bylaws do not govern First Nations lands.
- Implementation of Future Urban Development District for interim development on lands that are not yet subdivided.

Next Steps


Project Initiation with Council and Administration
Public Engagement
Bylaw Drafting
Review with Council and Administration
WE ARE HERE
Finalize OCP & Zoning Bylaw (Nov 2026)
Public Open House (Oct 2026)
City-led Engagement (Sept 2026)
Revisions (Aug 2026)
Adoption (Dec– Jan 2026/27)
Community Planning Submission Feb 2027)
Ministerial Approval (2027)

What is the most important thing Council should consider before adopting the new OCP and Zoning Bylaw?

Have Your Say

- Thank you for attending the **Official Community Plan & Zoning Bylaw** Open House. Your feedback helps guide this project.

- Fill out the Feedback Form (paper or online through QR code)

- Talk to project staff:
  - Jennifer Taylor, Associated Engineering
  - Paige Hundt, Associated Engineering
  - Neil Marsh, City of Meadow Lake

Feedback Form

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