



Rural Municipality of Excel No. 71  
Official Community Plan 2013  
Bylaw 19-13



## *Table of Contents*

.....	1
Section 1: Introduction .....	5
1.1 Area Covered by the Plan.....	5
1.2 Enabling Legislation .....	5
1.3 Purpose of the Official Community Plan.....	6
1.4 Regional Context.....	6
1.5 Format of the Plan .....	8
Section 2: Guiding Growth in the Rural Municipality of Excel No. 71 .....	9
2.1 Guiding Principles .....	9
2.2 Vision for the Rural Municipality of Excel.....	10
2.3 Goals .....	10
Section 3: General Policies.....	11
3.1 General Policies for New Development.....	11
3.2 Locational Policies for New Development.....	12
Section 4: Agricultural and Natural Resources .....	14
4.1 Objectives.....	14
4.2 Agricultural Policies.....	14
4.3 Intensive Livestock Operations .....	16
4.4 Aggregate Resources (Sand and Gravel).....	17
4.5 Natural Resource Extraction .....	19
4.6 Pipeline Policies .....	20
Section 5: Special Planning Areas .....	22
5.1 Crown Lands.....	22
5.2 Treaty Land Entitlement and First Nations Engagement .....	22
Section 6: Country Residential Development.....	23
6.1 Objectives.....	23

6.2	Country Residential Policies.....	23
6.3	Hamlets of Crane Valley, Ormiston, Readlyn, Viceroy and Verwood .....	25
Section 7: Economic Development .....		26
7.1	Objectives.....	26
7.2	Economic Development Policies .....	26
Section 8: Environmental Management .....		29
8.1	Objectives.....	29
8.2	General Environmental Policies .....	29
8.3	Heritage Resource Policies.....	31
8.4	Municipal and Environmental Reserve .....	31
8.5	Natural Hazard Land Policies .....	32
8.6	Unstable Slope Areas .....	33
8.7	Flood Hazard Lands.....	34
8.8	Surface Water and Drainage.....	34
8.9	Groundwater Protection.....	34
8.10	Wildfire Hazard Areas .....	35
Section 9: Transportation .....		36
9.1	Objectives.....	36
9.2	Transportation Policies .....	36
9.3	Railway Policies .....	38
Section 10: Public and Private Utilities and Facilities .....		40
10.1	Objectives.....	40
10.2	Public and Private Utilities and Facilities .....	40
10.3	Wind Farms and Alternative Energy Production .....	41
Section 11: Inter-Jurisdictional Cooperation .....		42
11.1	Inter-Municipal Cooperation .....	42
11.2	Revenue Sharing .....	42
Section 12: Administration .....		44
12.1	Planning Tools.....	44
12.2	Definitions.....	44

12.3 Adoption of the Official Community Plan ..... 44

12.4 Adoption of the Municipality’s Zoning Bylaw ..... 45

12.5 Contract Zoning and Direct Control Districts ..... 46

12.6 Concept Plans..... 46

12.7 Comprehensive Development Reviews ..... 46

12.8 Existing and Non-Conforming Uses..... 47

12.9 Development Levies and Agreements ..... 47

12.10 Servicing Agreements ..... 48

12.11 Subdivision Process ..... 48

12.12 Monitoring Performance ..... 49

Section 13: Repeal and Effective Date of Bylaw ..... 50

Appendix “A” Future Land Use Map ..... 51

Appendix “B” Reference Maps ..... 52

## Section 1: Introduction

### 1.1 Area Covered by the Plan

---

This Official Community Plan, hereinafter referred to as the Plan, applies to the Rural Municipality of Excel No. 71 in its entirety. The Plan enables growth and change through policies that will guide the Municipality with its development-related decisions to ensure the area develops as intended by the Plan under an established decision-making process. This Plan will encourage a stronger, creative and more cohesive Rural Municipality that can, through improved regional links, manage change towards a desired future by increasing regional capacity.

*The Planning and  
Development Act, 2007*

### 1.2 Enabling Legislation

---

*The Planning and Development Act, 2007*, provides the legislative framework for the preparation and adoption of an Official Community Plan. Official Community Plans address future land use, development and other matters of community concern affecting lands within the plan boundaries. In addition, the Official Community Plan must include procedures for the resolution of land use conflicts and provisions for administration, amendment and repeal of the Plan.

This document is the Plan for the Rural Municipality of Excel No.71 and is intended to guide the Municipality for a period of fifteen to twenty years. The Municipality shall, in conjunction with the adoption of this Plan, amend, in accordance with *The Planning and Development Act, 2007*, their Zoning Bylaw to be consistent with the policies and provisions of this Official Community Plan.

### 1.3 Purpose of the Official Community Plan

---

**In Saskatchewan: The purpose of an Official Community Plan is to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the Municipality.**

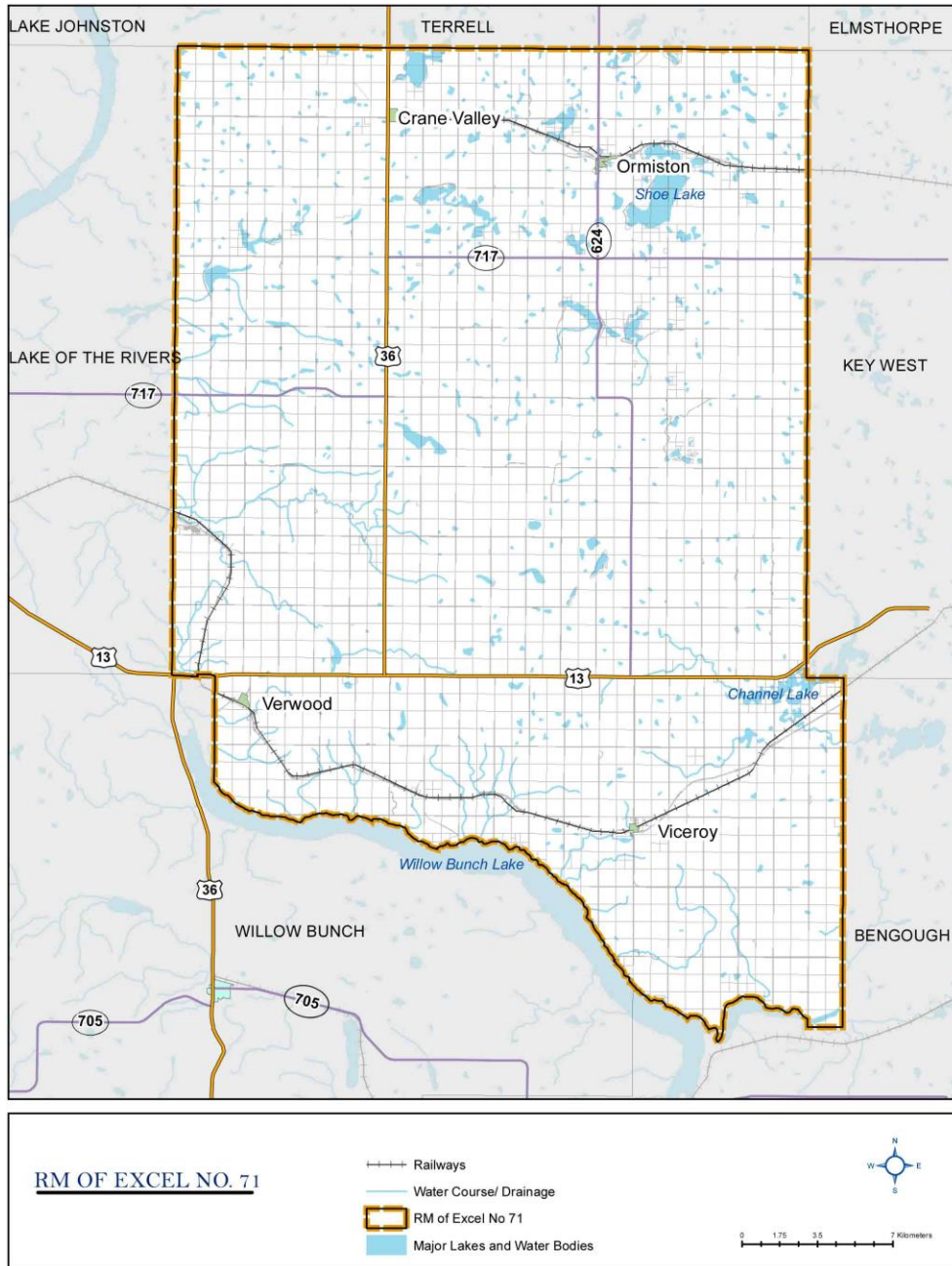
*This Official Community Plan responds to the requirements of The Planning and Development Act, 2007, by providing Council with goals, objectives to promote orderly and sustainable development throughout the Municipality. This Official Community Plan builds on the previous land use plans and will reduce uncertainty for both the public and private sectors with respect to the future use of land by promoting well-managed development.*

### 1.4 Regional Context

---

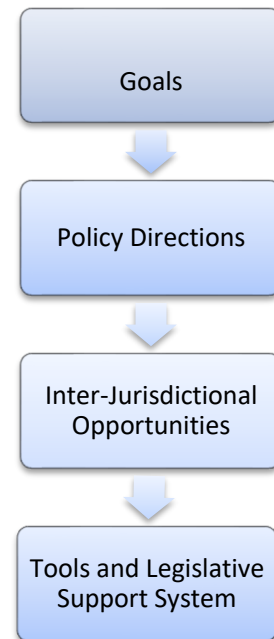
The Rural Municipality of Excel has a very strong agricultural base and there is potential for expanded natural resource activities throughout the district.

Rural Municipality of Excel No. 71



## 1.5 Format of the Plan

- The goals which guide the overall use, planning and development of land in the Rural Municipality.
- Policy direction for Agricultural Resource, Mineral Resources, Natural Hazards, Heritage Resources, Transportation, Utilities, Industrial, Commercial and Residential Development.
- Opportunities for Inter-Jurisdictional dialogue.
- The tools and legislative supports which are available to administer the Official Community Plan.



### **Future Land Use Map:**

The “Future Land Use Map” (Appendix “A”) illustrates general land use designations which have been determined by a number of factors including existing patterns of land use, projected land needs, natural resource areas, natural attributes and man-made features.

### **Overlay Districts:**

The Environmentally Sensitive map is provided in Appendix “B.”

### **Reference Maps:**

The series of reference maps attached provide supplementary information. All Reference Maps are approximate, conceptual only and should not be used to make site specific decision.



## Section 2: Guiding Growth in the Rural Municipality of Excel No. 71

This Plan encourages some degree of change in the Rural Municipality to manage the impacts and promote development opportunities. A dynamic Rural Municipality requires a strategy to successfully promote agricultural diversification, business enterprises, job creation and residential options to attract new residents.

### 2.1 Guiding Principles

---

#### **This Official Community Plan:**

**Encourages** sustainable development and growth which efficiently uses land and existing transportation infrastructure and provides for the affordable servicing of land.

**Promotes** new development in rural areas that is compatible with agricultural land uses and mineral extraction activities.

**Recommends** taking advantage of the greater Assiniboia district to promote commercial industrial and agricultural diversification, business investment, expansion and economic growth for the region.

**Encourages** inter-municipal co-operation through this Plan, participating in Regional Planning Initiatives, particularly in the immediate Assiniboia region and other public/private partnerships to stimulate land development in a sustainable manner.

**Preserves**, connects and enhances natural areas for eco-tourism, agriculture, health and recreation for their contribution to the quality of life enjoyed by residents and visitors.

**Places the Responsibility** on developers to respect land use development policies and regulations to achieve a livable development which considers and respects the needs of surrounding existing and future land uses.

## 2.2 Vision for the Rural Municipality of Excel

---

***The Rural Municipality of Excel, with the surrounding municipalities, balances Agricultural and Natural Resource production and existing residential interests and Industrial and Commercial opportunities.***



## 2.3 Goals

---

- The continued dominance of the agricultural economic base and a sustainable Natural Resource sector for the benefit of the Rural Municipality.
- Economic growth through appropriately planned and located industrial and commercial developments.
- Municipal Infrastructure in place to support current land uses and to accommodate future growth demands and servicing requirements.
- Minimizing air, water and soil pollution, reducing resource consumption and to protect environmentally sensitive and heritage resources.
- Continued participation in regional initiatives with neighbouring municipalities when planning long-term growth.

## Section 3: General Policies

### 3.1 General Policies for New Development

---

- 1 The Rural Municipality of Excel No. 71 will strive, through this Official Community Plan, to provide policies related to land use, transportation, servicing and other aspects of planning that are consistent throughout the Rural Municipality.
- 2 Rural areas shall be characterized by less dense development and larger land parcels, recognizing that agricultural activities are the dominant land use within the Rural Municipality and future development shall integrate into the natural surroundings.
- 3 The Rural Municipality shall have a sustainable form, mix of uses and densities that allow for the efficient use of land, infrastructure and public utilities.
- 4 This Plan will help to identify suitable lands to attract a broad range of business enterprise, industrial, agricultural diversification, residential, recreation and tourism development to meet anticipated long-term need for the region by ensuring the necessary infrastructure is provided to support current and projected needs.
- 5 When reviewing applications for development, consideration shall be given to the proposal's conformity with this Plan. A proposal shall be denied when it is detrimental to the health, safety, general welfare of persons residing or working in the area or incompatible with existing or proposed land uses in the vicinity.
- 6 Prior to the approval of any large-scale development, the developer will be required to provide justification of demand to warrant subdivision and/or the potential benefits to the community, including employment, tax revenues and other economic and social opportunities.
- 7 The Rural Municipality will avoid unplanned development to achieve an orderly, efficient land use pattern which is possible to develop and service in appropriate phases.



- .8 Planned development will help to increase land values, not be wasteful of the land resource, minimize public expenditure in service provision, recognize significant features and coordinate access connections to provincial roads and highways.
- .9 Land development shall be guided by concept plans or comprehensive development reviews, depending on the scale, proposed use and geographic location. These plans or reviews, promote orderly, efficient and environmentally-safe land use. Planned development can minimize public expenditure in service provision, identify environmental constraints.
- .10 Regional-scale development proposals which have an effect on a number of Municipalities shall be referred to the adjacent municipalities for their review and recommendations as Inter-municipal consultation is a key component to the success of regional initiatives. (i.e. Intensive Livestock Operations, Multi-parcel Country Residential, Industries with environmental issues/concerns and Temporary Work Camps).
- .11 Development and subdivision plans that offer design features such as alternative energy sources, innovation in health, or environmental responsibility shall be encouraged where they are consistent with Plan policies. Facilities and activities that encourage or enhance energy efficiency, waste reduction, re-use or recycling of wastes shall be accommodated.
- .12 Servicing agreements may be required at the subdivision approval stage to ensure that new subdivisions are developed to the standards of the Rural Municipality and to address other concerns specific to the proposed subdivision. Subdivision Fees or Development levies that recover the costs of extending/upgrading services to the new developments shall be required in accordance with *The Planning and Development Act, 2007*.



## 3.2 Locational Policies for New Development

---

- .1 Major deviations to the Plan policies shall require an amendment. The “Future Land Use Map” in Appendix “A” shows the general designation of land use potentials. Cumulative effects, land fragmentation, best management practices, innovative

procedures, development phasing, route modification, alternative construction techniques and impacts on municipal servicing shall be considered when reviewing all developments and their compliance with this Plan.

- .2 Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place or planned, to support the intensity and type of development. Development shall minimize the potential impact to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.
- .3 All developments shall be required to have access to an all-season municipal road or highway. The addition of municipal roadway mileage will be limited to make the most efficient use of existing roadway facilities. Development will be encouraged to locate adjacent to roads which have been designed and constructed to accommodate their activities.
- .4 New development opportunities that can successfully co-exist with existing and evolving agricultural uses and natural resource activities shall be encouraged.
- .5 Efficient development patterns that provide a cluster or corridor form, mix of uses and densities that allow for the efficient use of land, infrastructure and public facilities shall be encouraged.
- .6 Land development shall be evaluated on the degree of prematurity including the consideration of the number of unsold and undeveloped sites in previous phases of the area being subdivided/rezoned or similar site in adjoining developments.
- .7 In managing growth and change, the Rural Municipality shall maintain a long-term Capital Works Plan to ensure growth will not place an undue strain on municipal infrastructure or public service facilities. Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place or planned to support the intensity and type of development.

## Section 4: Agricultural and Natural Resources

### 4.1 Objectives

---

- ❖ To ensure that agriculture remains the primary land use in the Rural Municipality while promoting the diversification of the agricultural industry.
- ❖ To protect agricultural land uses from negative impacts of non-agricultural land use and development.
- ❖ To respect the value of lands that provide areas for grazing coops and community pasture.
- ❖ To promote and encourage agricultural land use practices and development which balance the need for soil conservation with sustaining the natural environment.
- ❖ To provide for intensive types of agriculture at appropriate locations to avoid land use conflict.
- ❖ To ensure flexibility for farm operators to engage in differing types and sizes of agricultural operations and to provide agricultural producers the opportunity to take advantage of evolving technologies.
- ❖ To encourage and welcome non-farm business development in rural areas where compatible with agricultural activities. .
- ❖ To encourage Rural and Agri-Tourism ventures.
- ❖ To encourage orderly oil and gas development throughout the Rural Municipality.
- ❖ To encourage sustainable mineral resource, petroleum and natural gas development.
- ❖ To promote Natural Resource development for the benefit of the Rural Municipality and to protect these lands from encroachment and incompatible developments.

### 4.2 Agricultural Policies

---

- .1 Protecting the dominant role of agriculture and promoting a full range of agricultural activities shall be accomplished in ways compatible with the environment and adjacent land uses where it is desirable and feasible to provide protection to such activities.
- .2 Agricultural land includes, but is not limited to, extensive agriculture, intensive agricultural operations, or secondary activities that will enhance the economic viability and diversification of the agricultural sector.
- .3 The development and operation of farms and farmsteads for field crops, pastures and livestock operations shall be encouraged in the Rural Municipality.
- .4 The Rural Municipality will continue to protect agricultural land from the negative impacts of non-agricultural land use and development. New development opportunities that can successfully co-exist with existing and evolving agricultural uses and natural resource activities shall be encouraged.



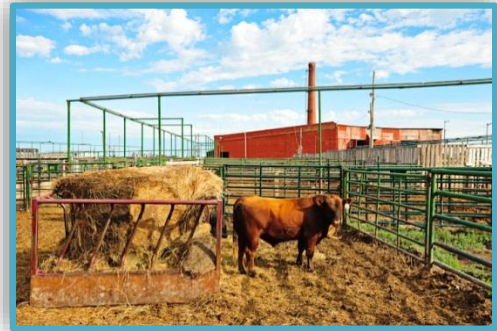
.5 Innovative agricultural production methods which maximize sustainability shall be supported to enable producers the ability to diversify, process and potentially provide for the direct sale of locally produced commodities.

.6 Intensification of agricultural activities shall be planned and sited recognizing their full potential and in a manner that requires minimal improvement to municipal servicing.

.7 Highly productive prime agricultural lands should not be developed for non-agricultural uses, unless there is no suitable alternate site with equal attributes capable of serving the proposed use.

- .8 Crop spraying, intensive agriculture production, pasturing livestock and manure spreading are legitimate operations and should be restricted only by public health regulations and environmental protection measures, unless otherwise stated herein.
- .9 Legitimate farming activity shall not be curtailed solely on the basis of objections from property owners even though that activity was not practiced when the small holdings were created or non-farm uses were allowed. Agricultural operations using new technology or management practices that are environmentally sustainable shall be supported.
- .10 Existing agricultural enterprises which operate within normally accepted practices of farm management and in conformance with *The Agricultural Operations Act, 1995* shall be protected from new development which might unduly interfere with their continued operation.
- .11 Small land holdings for small-scale or specialized agricultural operations may be considered for approval, provided that such proposals are compatible with other existing agricultural operations and that the size of the proposed parcel is appropriate for the intended use.
- .12 On-farm accessory commercial developments that support the agricultural operation in the Municipality will be accommodated. Large scale commercial and industrial uses may be accommodated providing their function is related to the agricultural economy and conflict with surrounding uses can be avoided or minimized.

- .13 Agricultural Industry developments which directly serve farming activities and either process or store agricultural produce or products shall be allowed in agricultural areas. When possible, preference shall be given to locations on lower quality land.
- .14 Rural and Agri-Tourism ventures shall be encouraged throughout the Municipality.
- .15 The use of best management practices for agricultural enterprises, particularly with regard to manure management and chemical applications, shall be encouraged in order to minimize risks to groundwater and surface water.
- .16 New developments in rural areas shall be located to be compatible with existing agricultural operations. The establishment of urban-like uses in rural areas, which would compete with urban areas, or have the potential to create land use conflicts, shall be discouraged.
- .17 Development along existing all-weather road allowances shall be encouraged where road construction and improvement are not required.
- .18 Separation areas, landscape buffers or shelterbelts shall be encouraged to separate agricultural land use from hamlets, residential acreages, multi-parcel subdivisions or recreation areas.



### 4.3 Intensive Livestock Operations

---

- .1 Proponents and operators of intensive livestock operations will be required to develop facilities and conduct their operations in a manner which reduces the production of offensive odours and the potential for pollution of soils, groundwater and surface water.
- .2 Livestock operations will be characterized by the total number of animal units and animal type. Intensive livestock operations will be required to locate where they provide an appropriate land base size to support their operation and where they have a sufficient land base for manure application.



- .3 The development, application and environmental monitoring of livestock operations shall be undertaken in consultation with Saskatchewan Ministry of Agriculture to ensure the land use decisions and agricultural operating practices regulated by the Province are coordinated with the Rural Municipality. All Intensive Livestock Operation Proposals shall be referred to the adjacent municipalities for their review and recommendations.
- .4 Building setback standards shall be applied to new intensive livestock development along municipal roads, to ensure a measure of safety for the traveling public, to provide a measure of buffering of buildings from roadway nuisances, such as noise and dust and to reduce snow accumulation along rural roads.
- .5 The Zoning Bylaw shall provide for minimal separation distances between livestock production operations and residences not related to the operation and to provide separation buffers between new and expanding livestock operations and residential areas to minimize environmental and socio-economic impacts upon nearby residential uses.
- .6 The separation distance may vary, depending upon density of residential use, size of community, nature and intensity of livestock operation and method of manure storage and management. Special reviews and approvals shall be required for residences and other non-agricultural developments, which may be proposed within this mutual separation distance.
- .7 The Rural Municipality shall work co-operatively with Saskatchewan Water Security Agency to monitor ground water resources and may require an annual assessment of residual nutrient levels in the soil, ground and local surface water by a qualified professional recognized by Saskatchewan Water Security Agency demonstrating:
  - a) The development and on-going operation of activities associated with the land use will not pose a risk or cause pollution of the soil, surface water or groundwater resources; and
  - b) The precautionary measures which are required to be taken to sufficiently mitigate the potential risks of endangering soil, surface and groundwater quality resources.



#### 4.4 Aggregate Resources (Sand and Gravel)

- .1 Reference maps where available shall indicate the location of known sand and gravel resources with “medium to high” extraction potential to assist with the management and protection of these resources from other developments which may conflict with their operation.
- .2 In areas with known aggregate resources, or areas having high discovery potential for these resources, uses shall be limited to non-intensive agriculture (i.e. livestock grazing, cropping) temporary uses or other uses that will permit continued access to the resource.
- .3 Natural Resource development (sand and gravel) that benefits the region will be encouraged throughout the Rural Municipality according to their respective locational requirements, separated from incompatible activities with minimal community and environmental disruption.
- .4 Existing extraction operations and lands containing a valid mineral disposition shall be protected from incompatible and potentially incompatible land uses in nearby areas.
- .5 Buffer strips should be established around existing and potential aggregate resource sites in order to protect the aggregate and quarry deposits from incompatible adjacent land uses. The buffer strip should be determined in consultation with the Saskatchewan Ministry of Energy and Resources.
- .6 The approval of a development will be based on the following:
  - a) Setback distances and other regulations in the Zoning Bylaw
  - b) The compatibility of existing and planned land uses and the effect on the adjacent land uses.
  - c) The impact and disturbance to the environment and groundwater
  - d) The impact on municipal services and infrastructure
  - e) The manner in which the pit or query will be reclaimed
- .7 Council shall require a performance bond for sand and gravel development to ensure remediation of the site.
- .8 Applications for sand and gravel development must be accompanied by a reclamation plan including any additional information as specified in the R.M.’s Zoning Bylaw.

## 4.5 Natural Resource Extraction

---

- .1 Land designated Natural Resources includes the development of mineral resource extraction, oil and gas pipeline corridors and related resource refining/processing activities.
- .2 The Rural Municipality shall circulate any new development proposal to neighbouring landowners and other parties (e.g. Provincial or National Department or Agencies) for comment. Such parties may choose to comment at their discretion before a decision is made by the Rural Municipality on the proposal.
- .3 Natural Resource development that benefits the region will be encouraged throughout the Rural Municipality according to their respective locational requirements, separated from incompatible activities, with minimal community and environmental disruption.
- .4 The Rural Municipality will ensure petroleum, gas and mineral development is undertaken in an environmentally sustainable manner and that the activity is complementary to other land uses in the Municipality.
- .5 Extraction operations including such minerals as potash and petroleum resource operations shall be protected from incompatible and potentially incompatible development and activities that would restrict exploration, hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.
- .6 Mineral Resource activities that are dependent upon an abundant water supply and which may affect ground water resources must address water issues prior to locating in the Rural Municipality.
- .7 The exploration, development, production and termination of all mineral resources shall be undertaken in a manner that is environmentally safe and compatible with adjoining lands.
- .8 Disturbance shall be minimized by using the best available techniques and practices to reduce the overall footprint of activity during all phases of construction, operation, reclamation and abandonment.
- .9 All plans for exploration, including seismic and development, must be presented by the proponent to the Rural Municipality and may require a public open house meeting or similar forum in the project area.

.10 Proponents must be aware that the definition of “development” under *The Environmental Assessment Act* is not as all-encompassing as that under *The Planning and Development Act, 2007*, this Plan and the accompanying Zoning Bylaw.

.11 Any exploration and development proposals in environmentally sensitive areas of the Municipality will be subject to prior review through the review process of Saskatchewan Ministry of the Environment. Any proposal which satisfies any of the criteria of a development as defined under *The Environmental Assessment Act* will be required to obtain Ministerial Approval to proceed.



#### 4.6 Pipeline Policies

---

.12 New Pipelines should be preferentially routed through areas causing the least environmental impact either paralleling through existing disturbed lands, on rights-of-way, or in areas of tame pasture or cultivation.

.13 Access and pipeline rights-of-way should follow the existing trail network whenever possible and should use a common right-of-way. New right-of-ways should be used only where existing routes are not available and where the use of existing trails would increase overall environmental impact.



.14 The National Energy Board (NEB) process addresses pipeline development and is the final approval authority. The Municipality will ensure that any municipal development standards are consistent with Federal and Provincial requirements.

.15 Any exploration and development proposals in environmentally sensitive areas of the Municipality will be subject to prior review through the review process of Saskatchewan Environment. Any proposal which satisfies any of the criteria of a development as defined under *The Environmental Assessment Act* will be required to obtain Ministerial Approval to proceed.

- .16 Where Saskatchewan Environment determines that an Environmental Protection Plan is required, the Rural Municipality will await its preparation and approval prior to providing its recommendations or approvals for any proposed development.
- .17 Petroleum and gas developers will co-operate with the Rural Municipality and other land users in preparing fire prevention and control plans.
- .18 Provisions for development agreements and bonds are provided for under the implementing bylaws and will be applied in a consistent and equitable manner to ensure environmentally-safe and orderly development and mitigation.

## Section 5: Special Planning Areas

### 5.1 Crown Lands

---

- .1 Crown Lands are defined in The Province Lands Act and Regulations. Crown lands include agricultural lands and environmentally sensitive lands including, waters or watercourses, easements, resources such as forest, mines and minerals.
- .2 The administration of Crown land is the responsibility of both the Ministry of Saskatchewan Agriculture and Saskatchewan Environment. Saskatchewan Agriculture provides services for: lease administration, oil and gas development, gravel exploration and extraction, Crown lease management assistance and the sale of Crown land.
- .3 Crown lands just as deeded lands (those with title to an individual), are subject to *The Planning and Development Act, 2007* and municipal bylaws, except in the specific designations such as Provincial Forest, Provincial and Regional Parks and Crown lands in the Northern part of the Province. Municipalities work with the Ministries to develop complementary planning on these lands and several integrated resource management plans have been incorporated into municipal bylaws.
- .4 It should be noted that there are also Federal Crown Lands within the Municipality and these may be wildlife habitat areas or PFRA pastures. These lands are not directly subject to *The Planning and Development Act, 2007* and municipal bylaws, however, the agencies do try to coordinate land use management with the affected Municipality.

### 5.2 Treaty Land Entitlement and First Nations Engagement

---

- .1 Where land within a Rural Municipality has been purchased by a First Nations Band and it is pursuing “reserve” status through either the Treaty Land Entitlement process or the Specific Claims process, the Municipality shall encourage compatible development.
- .2 Council will engage First Nations on land use issues of mutual interest.
- .3 The RM Council shall encourage the First Nations to work with the Municipality to achieve complementary Band Bylaws by adopting a Land Use Code or other land use Bylaws similar to the provisions of the Official Community Plan.

## Section 6: Country Residential Development

### 6.1 Objectives

---

- ❖ To provide for farm-related residential development in agricultural areas.
- ❖ To locate Country Residential acreage development in areas where the future or continued operation of the agriculture industry will be least affected or restricted.
- ❖ To encourage Country Residential development on marginal quality agricultural land.
- ❖ To reduce or eliminate land use conflicts between residential and other land uses.
- ❖ To support each Hamlet as an alternative residential lifestyle option where infrastructure capacities exist.
- ❖ To provide opportunity areas for non-residential development that serves the hamlet residents and the surrounding area.

### 6.2 Country Residential Policies

---

- .1 To protect the dominant role of agriculture and encourage the retention of larger parcels for continued productive agricultural purposes, the subdivision of agricultural holdings for residential purposes shall be limited.
- .2 The subdivision of parcels of agricultural land which are physically isolated from the majority of the quarter section by a road, rail-line or watercourse will be allowed.



.3 All Rural (Country or Farmyard) residential subdivisions shall have access to an existing all-weather road and the proponent may be responsible to enter into an agreement with the respective Municipality to upgrade an existing road or develop a new road access to the municipal standard. The proponent shall be solely responsible for all of the costs of the new or upgraded roadway construction which will be addressed through a Development or Servicing Agreement. A maximum of two (2) non-farm sites are permitted per quarter section. In addition, the development shall provide confirmation of potable water and meet Health Regions waste disposal requirements.

- .4 Where an agricultural holding has been subdivided to its full potential no further residential development shall be permitted on the balance of the agricultural holding. Where an existing residence or farmstead exists on the agricultural holding intended for

subdivision, the residential subdivision shall include the existing residence within the proposed subdivision.

- .5 Country Residential subdivisions shall be planned and located in order that:
  - a) Services such as school bussing, snow removal, fire protection and like services can be provided with reasonable efficiency and without undue cost to the Rural Municipality.
  - b) Residential subdivisions shall be encouraged to locate on lands exhibiting "marginal" soil capability as defined by the Canada Land Inventory (CLI) Soil Class Rating System or where sufficient evidence is provided to show that the parcel is incapable of cultivation or the production of forage crops.
- .6 All Multi-Parcel Country Residential proposals with environmental concerns or issues should be referred to the adjacent municipalities and relevant agencies for their review and recommendations.
- .7 Country Residential development along Provincial highways shall meet all requisite highway regulations pertaining to access and location of structures.
- .8 Country Residential developments that propose on-site wastewater disposal systems must receive approval from Saskatchewan Health prior to installation. The location and size of building lots shall reflect the capability of local soils to adequately support an approved on-site wastewater management system.
- .9 Country Residential acreages and subdivisions shall not be permitted:
  - a) Within 1.0 kilometer of a hazardous industry except in instances where transition and buffering can mitigate concerns;
  - b) Within 1.0 kilometer of a rural industrial site except in instances where transition and buffering can mitigate concerns;
  - c) Within 457 metres of a sewage lagoon site;
  - d) Within the required separation distances from intensive livestock operations as provided within the Zoning Bylaw, or
  - e) Within 457 metres of a solid waste disposal site.
- .10 Home-based businesses and occupations shall be encouraged in the Rural Municipality as valuable contributors to the district economy. Home based businesses will be





accommodated provided that they are clearly secondary to the principal residential use of the dwelling.

- .11 Country Residential development shall be required to provide at the expense of the developer, for such onsite services as is deemed necessary by the Municipality, including but not limited to, upgrading municipal roads to an all- weather standard as a condition of approval.
- .12 Country Residential development shall not be permitted in areas subject to flooding, erosion or bank instability, unless detailed analysis of the specific site, prepared by a qualified engineer can prove the development to be safe from any of these hazards.

### 6.3 Hamlets of Crane Valley, Ormiston, Readlyn, Viceroy and Verwood

---

- .13 All developments within the Hamlets shall be required to comply with the Multi-Parcel Country Residential policies provided in this Section.
- .14 The Rural Municipality will encourage cancellation of vacant registered lots and roads where appropriate. The infilling of vacant lots within the Hamlets shall be encouraged when servicing connections are available
- .15 Proposed developments shall take into account the health, safety and general welfare of the residents and the viability and character of the settlement area. No land use or activity that is detrimental to the residents or the community shall be permitted.



## Section 7: Economic Development

### 7.1 Objectives

---

- ❖ To support existing businesses and uses and welcome new commercial development to the community including home-based businesses.
- ❖ To cooperate with senior levels of government to expand industrial and related service activities in the Municipality.
- ❖ To provide a sufficient supply and variety of commercial and industrial parcel sizes and servicing levels to attract a diverse range of industry
- ❖ To provide services for the travelling public including commercial, tourism or local businesses.
- ❖ To identify areas for future industrial development and ensure there is sufficient industrial land available for primary, secondary and service industries in appropriate locations.

### 7.2 Economic Development Policies

---

- 1 The Rural Municipality shall promote economic development and competitiveness by providing for an appropriate mix and range of employment opportunities including agricultural, commercial and industrial uses to meet long-term needs by ensuring the necessary infrastructure is provided to support current and projected needs.
- 2 The Rural Municipality shall promote its locational advantage when pursuing Industrial expansion in areas of agriculturally related activities, light industrial manufacturing, material transportation, heavy equipment and oil-sector support service activities.
- 3 A wide variety of commercial and industrial lot sizes shall be encouraged to ensure the availability of land for a broad range of commercial and Industrial activities.
- 4 The Rural Municipality encourages Tourism-related developments such as bed-and-breakfast operations, vacation farms, campgrounds, other recreation uses and commercial services for the travelling public. The development standards and criteria will be provided in The Zoning Bylaw.
- 5 Industrial and commercial areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner. New development shall not be cost prohibitive for the Rural Municipality.

- .6 Industrial development requiring unserviced lands shall be encouraged to locate in rural areas and shall be responsible for their respective on-site servicing and development costs. A variety of servicing levels may be provided in certain locations, i.e. near the existing Industrial areas.
- .7 Industrial development shall be directed to lands readily accessible to existing transportation infrastructure to provide for efficient transportation and shipping operations. Industrial and associated commercial development shall be encouraged to cluster into nodes along established and future transportation interchanges.
- .8 The designation of additional land for industrial use shall take into consideration the following criteria:

- a) the site shall have direct and approved access to a major public road system;
- b) the development shall be not have adverse impacts on the natural environment, including groundwater resources; and
- c) the development shall not detract from the visual attractiveness of the area.



- .9 Care shall be taken in the siting of industrial uses that normally create very significant land use conflicts with regard to noise, vibration, smoke, dust, odor or potential environmental contamination. Such uses shall be encouraged to find a location that maximizes separation from residential and community areas and shall be visually screened or otherwise buffered to protect adjacent land uses.
- .10 Industrial Park development proposals shall be guided by Concept Plans and should indicate:
  - a) future major roads;
  - b) drainage systems and improvements;
  - c) major open space (including unique physical) areas;
  - d) cultural and archaeological significant areas;
  - e) areas requiring protection through buffering or other means;
  - f) major hazards such as flooding, areas of high water table and slope lands; and
  - g) phasing of development and future development of or expansion into adjacent land.

- .11 Use-specific industries that exhibit a potential level of hazard or environmental impact which can only be mitigated through special separation shall be located according to the separation distances outlined by the appropriate Provincial agencies. All Industrial

proposals with environmental concerns or issues shall be referred to the adjacent municipalities for their review and recommendations.

- .12 The Zoning Bylaw will accommodate business development that does not conflict with primary agricultural uses or existing neighbouring uses and which does not create significant environmental concerns.
- .13 The Zoning Bylaw will make provision for on-farm accessory commercial developments that support the agricultural operations in the Municipality.
- .14 Home-based businesses and occupations shall be encouraged in the Rural Municipality as valuable contributors to the district economy. Home Based businesses will be accommodated provided that they are clearly secondary to the principal residential use of the dwelling.

#### **Hazardous Uses**

- .15 Facilities or developments, which manufacture, handle, store or distribute hazardous materials, will be governed by the following:
  - a) hazardous facilities shall not be located closer to dwellings than permitted or recommended by Saskatchewan Environment;
  - b) anhydrous ammonia facilities shall be located a minimum of 100.0 metres from provincial highways and municipal road ways; and
  - c) where new development or expansion of a potentially hazardous use is proposed, information may be required relating to the nature of any potential discharges into the air, soil or water, the nature of outside storage requirements, the compatibility of surrounding land uses and plans for buffering such activities from adjacent uses.
- .16 Industries considered hazardous due to the transport, handling, bulk storage or use of hazardous materials shall be discouraged from locating in the Rural Municipality.

## Section 8: Environmental Management


### 8.1 Objectives

---

- ❖ To acknowledge and protect natural environmental features and systems within the Rural Municipality.
- ❖ To protect significant archaeological, historical and other cultural sites from incompatible development.
- ❖ To ensure that all environmental information is provided when new developments and subdivisions are proposed.
- ❖ To restrict development in areas that are considered hazardous for development for reasons of ground instability, erosion, flooding or other environmental hazards.
- ❖ To extend the responsibility for sound environmental management to property owners and developers.

### 8.2 General Environmental Policies

---

- .17 Environmentally sensitive lands in the Rural Municipality shall be protected from any development which would cause or be subject to erosion, flooding, slumping or destruction of unique natural, biological or heritage features.
- .18 The Rural Municipality shall ensure conflict is minimized with neighbouring uses and avoiding or minimizing significant environmental concerns with new uses in rural areas.
- .19 The Rural Municipality will work with provincial government agencies to protect any significant heritage resources, or unique natural or biological features located on land proposed for development. Where significant potential for such has been found, Council may delay or refuse development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained.
- 
- .20 Developments shall be located and designed to conserve and compliment natural areas, contribute to a high quality built and natural environment and provide welcome benefits to the region. Natural areas and sensitive environmental areas identified in this

Plan shall be protected through the Zoning Bylaw where development may potentially impact these natural areas.

.21 The Rural Municipality will work with Provincial Ministries and agencies to manage critical wildlife habitat and rare or endangered species or wetlands and sensitive environment. Natural areas and habitats shall be protected from incompatible or potentially incompatible uses where:

- a) Rare or endangered flora and fauna have received Provincial designation and protection;
- b) Lands designated under the *Wildlife Habitat Protection Act* and amendments;
- c) Private lands that have been voluntarily protected by landowners; or
- d) Lands which may be designated under a variety of other environmental protection legislation of policy.

.22 When reviewing any development proposal, an attempt shall be made to:

- a) Provide for minimum loss of habitat by retaining natural vegetation and watercourses;
- b) Provide continuous wildlife corridors;
- c) Conserve habitat for rare and endangered species; and
- d) Provide landscaping, naturalization or otherwise mitigating the loss of natural habitat where such habitat loss is necessary in the context of a desirable development.

.23 Highly sensitive environment areas or sites with potential for significant heritage resources will be identified in the Environmentally Sensitive Overlay District to ensure the protection of these resources when these lands may be affected by development.

.24 The Environmentally Sensitive Overlay District and other Reference Maps shall be used by Council in making decisions on proposed new developments near or on identified Sensitive lands and on the uses and regulations outlined for such land in the Zoning Bylaw. Other sensitive lands include:

- a) All land within 150 metres of any of the public, commercial or industrial wells;
- b) All land within 457 metres of any of the waste disposal sites; and
- c) All land within 457 metres of any of the municipal, commercial or industrial sewage lagoon or Earthen Manure Storage Facility.

.25 The Zoning Bylaw will specify the prohibited, discretionary or permitted uses and development standards which will be subject to special regulations in order to protect environmentally sensitive land. Such land shall be identified on the Reference Maps and

the Zoning Map as an Environmentally Sensitive where possible and will be included in the Reference Maps in the Appendices, which may be updated from time to time.

### 8.3 Heritage Resource Policies

- .1 The identification of heritage resources shall be encouraged within the Rural Municipality. The Rural Municipality shall work with community stakeholders to identify and assess the importance of natural, heritage sites and areas within the area. By the request of owners and, in accordance with *The Heritage Properties Act, 1980 and amendments*, significant historic sites and architectural features shall be designated and suitably recognized.
- .2 Heritage resources shall be protected where:
  - a) Buildings or landscapes have received or in the process of receiving municipal and/or Provincial heritage designation; and
  - b) Buildings or landscapes have been developed and operate as heritage sites.
- .3 When development is proposed in these areas an assessment of the potential impact on natural and human heritage resources prepared by qualified environmental professionals shall be required as part of the development proposal.



### 8.4 Municipal and Environmental Reserve

- .1 Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in *The Planning and Development Act, 2007*.
- .2 When dedication of municipal reserve is required for subdivision, the Rural Municipality will accept cash-in-lieu of dedication unless there is a specific need for parkland in the vicinity.
- .3 Subdivision applicants will be required to dedicate, as environmental reserve, all lands in an area to be subdivided that can be defined as Environmental Reserve in accordance with the provisions of *The Planning and Development Act, 2007*. In some instances the

approving authority may consider conservation easements in place of environmental reserves.

- .4 Where development is proposed adjacent to a watercourse, the Rural Municipality will request the subdivision approving authority to dedicate Municipal or Environmental reserve as appropriate to protect sensitive areas and ensure continued public access to these areas.

## 8.5 Natural Hazard Land Policies

---

- .1 Development shall be directed away from areas of natural hazards where there is potential risk to public health or safety. Natural Hazard lands include the following:
  - a) Lands subject to flooding including all lands which would be flooded by the 1:500 year flood event or in any flood prone area; or
  - b) Lands subject to slope instability or erosion; or
  - c) Lands in areas prone to drainage issues based upon historical information and specific site analysis rather than mapping.

- .2 The Plan identifies areas where natural hazardous conditions may exist to ensure that the developer and/or property owner reasonably assess the hazards relative to the proposed development. Areas where there is potential for Natural Hazard conditions will be identified in Reference Maps in the Appendices



- .3 The development of structures on hazard land may be authorized only in accordance with recommended preventative mitigation measures which eliminate the risk or reduce the risk to an acceptable level.

.4 Developers will be required to provide professional, certified environmental, geotechnical and/or hydrological reports to address development hazards and may require a preliminary analysis by a professional engineer or environmental scientist to identify which hazards may exist in the area of a proposed development. Council may refuse to authorize development of structures on such land or may authorize such developments only in accordance with recommended preventative mitigation measures which eliminate the risk or reduce the risk to an acceptable level and remedial measures.



- .5 It may not be practical or desirable for economic or social reasons to restrict certain development in hazard areas. Developments shall, however, be carefully controlled and planned to ensure that they are compatible with the risks or that the hazard has been eliminated or protected against. In these instances, the following criteria shall be applied:
- a) proposed developments shall not obstruct, increase or otherwise adversely alter water and flood flows and velocities;
  - b) there shall be no added risk to life, health or personal safety;
  - c) structures and services must be protected against flood damage and shall be fully functional during hazard conditions;
  - d) activities which alter existing slopes and may accelerate or promote erosion or bank instability shall be prohibited, unless appropriate mitigation measures are taken to minimize the potential of such erosion or bank instability; and
  - e) existing tree and vegetation cover shall be preserved where appropriate to reduce erosion and maintain bank stability.

## 8.6 Unstable Slope Areas

---

- .1 No new development shall be permitted in any potential unstable slope area without undertaking erosion and/or slope stability investigations to address the interests of the respective Rural Municipality and to ensure that the developer and/or property owner reasonably assess the hazards relative to the proposed development.
- .2 Developers and property owners shall commission sufficient, professional engineering investigations to reasonably assess erosion and slope failure potential and to understand that they also share in and accept all residual risks and liabilities associated with development where hazard or unstable slopes exist.
- .3 Erosion and slope stability investigations will be undertaken by qualified engineering disciplines to:
  - a) indicate whether the site is suitable for the proposed development; and
  - b) outline suitable mitigating measures and/or document residual hazard.
- .4 The Rural Municipality, in addressing the hazards associated with erosion and slope instability shall ensure that future owners are informed, acknowledge the inherent risks, undertake reasonable investigations and accept liability for development undertaken on land where slope instability is a concern.

## 8.7 Flood Hazard Lands

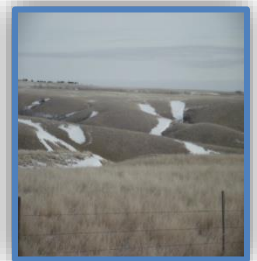
---

- .1 Developments will be restricted in the 1:500 flood elevation for any water body or watercourse within the R.M. to protect against loss of life and to minimize property damage associated with flooding events. Flood prone lands will generally be limited to agricultural, park and open space recreational uses.
- .2 The Saskatchewan Water Security Agency or other appropriate government or private sector consultants will be utilized as a source of technical advice regarding flood levels and flood proofing techniques. Development proposals in flood plain areas shall be referred to Saskatchewan Waters Security Agency for review prior to approval. A site specific legal land survey including contour lines shall be provided by the proponent with the application at the time of proposed development.

## 8.8 Surface Water and Drainage

---

- .1 Adequate surface water drainage will be required throughout the Rural Municipality and on new development sites to avoid flooding, erosion and pollution. Consideration shall be given to the ecological, wildlife habitat and drainage effects of development.
- .2 Where an area has been previously or exhibits potential for poor drainage (sloughs) due to snowmelt or prolonged rainfall events, proposed building sites shall be required to locate away from these areas whenever possible or the proponent shall provide a suitable amount of fill at the building site to provide a satisfactory level of protection for the buildings.
- .3 Unauthorized drainage of surface water runoff from any land throughout the Rural Municipality shall be prohibited. Water courses shall not be filled or altered without the prior approval of the Saskatchewan Water Security Agency, Saskatchewan Environment and the Rural Municipality. New developments and subdivisions which are adjacent to water courses shall be developed to minimize erosion and to maximize water quality.



## 8.9 Groundwater Protection

---

- .1 The Rural Municipality recognizes the importance of protecting an adequate supply of surface and groundwater for the benefit of all residents and landowners. Areas near waste disposal sites, sewage lagoons, wetlands or gravel pit, for example which should not be developed due to potential pollution of water supplies, flooding or site instability.
- .2 Development will not pollute or unduly deplete ground or surface water resources within the Rural Municipality. Council may require applicants to monitor or investigate the impact of their development on water resources and may, with the assistance of relevant provincial or other agencies, prepare and incorporate development standards in the Zoning Bylaw to maximize aquifer protection and supply.

## 8.10 Wildfire Hazard Areas

---

- .1 Development in wildfire-prairie fire hazard areas should be undertaken with precautions intended to minimize the risk of damage to property caused by wildfires. The objective of the Wildfire Hazard Area is intended to help protect property from the damage of wildfires that may ignite in or around the Hamlets.
- .2 Development should utilize the following guidelines:
  - a) Building sites should avoid steep gullies, saddles and draws that may accumulate fire fuel and funnel winds.
  - b) Developers of new subdivisions in wildfire interface areas should consider the integration of trails, roads and cleared park land around development which may serve as fire breaks, and/or provide vehicle access routes to facilitate fire suppression in interface areas.
  - c) Fuel reduced buffers around homes are encouraged. Integration of a defensible space around a building should include adequate vehicle access and access to a reliable water supply available to firefighters.
  - d) Building design and construction shall be generally consistent with the standards of the National Fire Protection Association. (Standard for Protection of Life and Property from Wildfire).

## Section 9: Transportation

### 9.1 Objectives

---

- ❖ To ensure that municipal interests are addressed in the planning of transportation networks and facilities.
- ❖ To establish safe, efficient and convenient transportation facilities and service for all users.
- ❖ To provide a network of municipal roads to accommodate anticipated traffic movements within the Rural Municipality and provide an effective linkage to the Provincial highway system.
- ❖ To continue to cooperate with other agencies and Municipalities in the planning of transportation networks in the district, such as the South Central Transportation Planning Committee.

### 9.2 Transportation Policies

---

- .1 All new developments (commercial, industrial, intensive agricultural and residential) shall have access to an existing all-weather road unless the proponent enters into an agreement with the Rural Municipality to upgrade an existing road or develop new road access to a standard agreed upon by the respective Rural Municipality. The proponent shall be responsible for all of the costs of the new or up-graded roadway construction.
- .2 Land uses which generate significant amounts of regional vehicular traffic and/or significant truck traffic shall be encouraged to locate in proximity to major municipal roadways, provincial roads and provincial highways.



.3 Where there are existing or anticipated high volumes of truck traffic, the respective Municipality may designate certain roadways as truck routes in order to limit deterioration of the local road system and to minimize safety problems and nuisance factors with adjacent communities.

.4 Commercial or industrial developments that require large land area or are hazardous in nature may be located adjacent to provincial roads or highways subject to all policies in this Section. Strip development,

where each relies on direct access, shall have consolidated access at major points of intersection of highway and municipal roadways.

- .5 Building setback standards shall be applied to new development along municipal roads in order to provide a measure of safety for the travelling public, to provide a measure of buffering of buildings from roadway nuisances, such as noise and dust and to reduce snow accumulation along rural roads.
- .6 Municipal road allowances shall be maintained for public access. Any proposals for clearing, cultivation or cropping of unimproved road allowances shall be subject to review and approval by the Rural Municipality.
- .7 Road Crossings: The Rural Municipality may apply special standards in the Zoning Bylaw or as outlined in *The Municipalities Act*, to protect the municipal interest when transportation, utility and pipeline facilities cross municipal roads or when seismic activity is proposed on roads or road allowances.
- .8 Heavy Haul Roads: The Rural Municipality may use *The Municipalities Act* to ensure that any trucks pay for the cost of road repair caused by their usage of a Rural Municipal road.
- .9 Where an area of development is bordered on one side by a major transportation corridor, such as a highway or rail line, new development should, where appropriate, be directed to the same side to avoid the need for local traffic to cross the corridor.
- .10 Proposed developments which may be adversely affected by noise, dust and fumes from roadways and railways should be encouraged to locate where there is adequate separation from these corridors and/or to incorporate sound barriers or landscaped buffers to mitigate these impacts.
- .11 Development along Provincial highways shall:
  - e) Be encouraged to consolidate access at major points in order to provide a high standard of safety;
  - f) Require access permits from the Saskatchewan Ministry of Highways and Infrastructure;
  - g) Provide road systems where possible which integrate with existing road networks and which satisfy current and future needs; and



- h) Not be permitted where strip development is created with frontage less than 150 metres per lot and with individual direct access to the highway. Exceptions will be considered where adjacent development has already occurred.
- .12 All proposals which create new building sites and any development of a structure or access that is to occur within the control areas of provincial highways under provincial authority will be subject to review approval by the Saskatchewan Ministry of Highways and Infrastructure prior to the issuance of an access or a development permit.

### 9.3 Railway Policies

- .1 The Rural Municipality, through this Plan, shall provide for efficient and effective land use and transportation planning. This includes consultation with neighbouring property owners, including railways, in order to reduce the potential for future land use conflicts and provide adequate protection for rail infrastructure. The primary situations include:
  - a) New land development or redevelopment in proximity to existing rail operations,
  - b) New or significantly expanded rail facilities in proximity to existing residential uses; and
  - c) Road/rail crossing issues.
- .2 The Rural Municipality shall be pro-active in identifying, planning and protecting rail corridors and yards for their optimal use together with the Railways. The Municipality shall coordinate development approvals with the Railways that also require rail regulatory approvals to increase awareness regarding the railway legislation, regulatory and operating environment.
- .3 Consultation with the Railways shall be required when a potential development or redevelopment is proposed:
  - a) In proximity to rail facilities or for proposals for rail-serviced industrial parks;
  - b) For road and utility Infrastructure works which may affect a rail facility;
  - c) For transportation plans that incorporate freight transportation issues; and
  - d) For all new, expanded or modified rail facilities.



- .4 Sensitive land uses proposed adjacent to railway corridors shall be buffered and/or separated through setbacks, fencing, site grading, berms and landscaping to prevent adverse effects from noise, vibration, odour, fumes and to promote safety.
- .5 The Rural Municipality should consult with the railways regarding proposed land development and/or infrastructure projects which may have impacts on existing drainage patterns. Similarly, the railways should consult with the Rural Municipality where facility expansions or changes may impact drainage patterns to adjacent uses.

## Section 10: Public and Private Utilities and Facilities

### 10.1 Objectives

---


- ❖ To ensure that municipal interests are addressed in the planning of utility infrastructure and facilities.
- ❖ To ensure that new and existing development is serviced to a sufficient standard for its density without excessive cost or environmental damage.
- ❖ To protect existing public and private utilities from land uses which may adversely affect their operation.
- ❖ To ensure the appropriate levels of utilities are provided for the health and well-being of the residents, businesses and industries in the Rural Municipality.
- ❖ To encourage the development of Green and Wind Power generation activities throughout the Municipality.

### 10.2 Public and Private Utilities and Facilities

---

- .1 Cooperation will be encouraged with Sask Power, Sask Energy and Sask Tel and other similar utilities to ensure the provision of their services in the most economical and efficient manner possible. Separation distances from existing public works facilities shall conform to Provincial regulations.
- .2 Essential activities of government and public and private utilities including alternate energy generating systems such as wind energy generating systems shall be accommodated in any land use designation subject to requirements in the Zoning Bylaw. Such uses shall be located and developed in a manner which is sensitive to and will minimize any incompatibility with neighbouring land uses.
- .3 Prior to the installation of major utility systems, such as electrical transmission lines, wind energy systems and communication lines or towers, the utility companies are encouraged to consult with the Municipal Council and the community at large on matters such as route selection and potential impact on local road networks.
- .4 Pipelines shall be preferentially routed through areas causing the least environmental impact either paralleling through existing disturbed lands, on rights-of-way or in areas of tame pasture or cultivation.



- .5 Any planned future expansion shall minimize the encroachment of incompatible lands near landfills, waste management facilities, airstrips, transportation corridors, rail yards and industrial activities.
- .6 The use of existing municipal infrastructure shall be optimized wherever feasible before consideration is given to developing new infrastructure and public service facilities. Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs by integrating servicing and land use considerations at all stages of the planning process.
 
- .7 The Rural Municipality shall continue to work with other Municipalities in the district to:
  - a) Pursue a comprehensive waste management plan for solid waste management;
  - b) Adopt consistent waste water disposal requirements; and/or
  - c) Collectively approach and plan for future water utility provisioning.
- .8 The physical and economic ability to extend urban services to specific areas within the Municipality should be logical, reasonable and cost effective. While this does not preclude servicing more distant areas, the costs to do so may prove prohibitive for all but the most intensive servicing users such as processing activities.
- .9 Servicing agreements shall be required at the subdivision approval to ensure that new subdivisions are developed to the standards of the Rural Municipality and to address other concerns specific to the proposed subdivision. Subdivision Fees or Development levies that recover the costs of extending/upgrading services to the new developments shall be required in accordance with *The Planning and Development Act, 2007*.

### 10.3 Wind Farms and Alternative Energy Production

- .1 The Municipality shall advocate for the use of wind or solar energy capabilities for residents, businesses and industries within the region. Provisions for such developments will be set out within the Rural Municipality's Zoning Bylaw.
- .2 The Rural Municipality shall explore other utility and service potentials in the area including areas appropriate for wind power. In exploring such opportunities, the Rural Municipality may work with SaskPower and other utility providers to achieve this goal.

## Section 11: Inter-Jurisdictional Cooperation

### 11.1 Inter-Municipal Cooperation

---

.1 Inter-Municipal agreements shall be pursued to ensure that local and regional growth issues are addressed proactively. A coordinated, integrated and comprehensive approach shall be used when dealing with planning matters within the respective Municipality, or which cross municipal boundaries, including:

- ❖ Managing and/or promoting growth and development;
- ❖ managing natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources;
- ❖ infrastructure, public service facilities and waste management systems;
- ❖ ecosystem, shoreline and watershed related issues;
- ❖ natural and human-made hazards; and
- ❖ population, housing and employment projections, based on regional market areas.

.2 Consultation is a key component of Inter-municipal cooperation policies and it is expected that all jurisdictions will incorporate realistic growth and land use requirements in their respective Municipalities.



.3 Inter-Municipal cooperation and public/private sector initiatives that focus on a cooperative approach to providing cost efficient services that optimize the Municipality's financial and infrastructure resources shall be encouraged. The Capital Works program and public improvements are important implementation tools in the Municipality and may influence the location of future development and growth through the provision of municipal services to land.

### 11.2 Revenue Sharing

---

.1 Inter-Municipal revenue sharing and other agreements to equitably share costs and benefits of future development in the region shall be encouraged.

.2 Revenue sharing shall be explored where there are significant opportunities to promote and enhance development and growth within the region by working together in a cooperative manner, when any “regional type” business or development is considering this region that will provide benefit to a number of individual Municipalities.



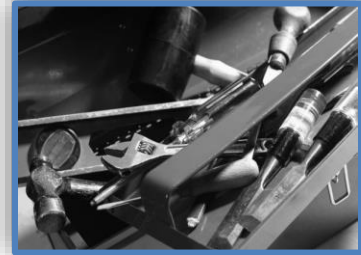
.3 All tax-sharing arrangements will be negotiated on fair and equitable basis with respect to: recovery of capital investment, land use development standards and negotiating compatible servicing agreements.

## Section 12: Administration

### 12.1 Planning Tools

---

*This Section outlines the variety of traditional tools the Municipality has available to make things happen. The Planning and Development Act, 2007 provides the authority that governs plans of subdivision, zoning bylaws, servicing agreement, development levies and review processes to ensure that the Plan is effective over the long term.*



### 12.2 Definitions

---

The definitions contained in the Municipality’s Zoning Bylaw No.20-13 shall apply to this Official Community Plan.

### 12.3 Adoption of the Official Community Plan

---

Adoption of this Official Community Plan by the Rural Municipality will give it the force of law. Once adopted, no development or land use change may be carried out within the area affected by the Plan that is inconsistent or at variance with the proposals or policies set out in the Plan.



By setting out goals, objectives and policies, the Plan will provide guidance for the Rural Municipality in making decisions regarding land use, zoning, servicing extension, subdivisions and development in general. These decisions must be made in conformity with the stated objectives and policies to ensure that the goals for the future development of the Municipality will be achieved.

The application of the Plan policies is illustrated in the Future Land Use Map provided in “Appendix A.” This Map is intended to illustrate the locations of the major land use designations within the Municipality. This “Map” should not be interpreted in isolation without consideration of the balance of the Plan. The Land use designations have been determined by a

number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and man-made features.

The Plan will be implemented, in part; by the development-related decisions that will be made in the future; however, the two most important tools available for guiding the future development of the Municipality are the Zoning Bylaw and the subdivision process, including associated agreements.

## 12.4 Adoption of the Municipality's Zoning Bylaw

---

Following the adoption of the Official Community Plan, the Municipality is required to enact a Zoning Bylaw which will set out specific regulations for land use and development:

- ❖ The Zoning Bylaw must generally conform to the Official Community Plan and future land use and development shall be consistent with the goals and objectives of this Plan;
- ❖ Future development will avoid land uses conflict and meet minimum standards to maintain the amenity of the Municipality;
- ❖ Zoning Bylaws designate areas for certain types of development. Permitted and discretionary uses and development standards are prescribed for each zone.
- ❖ Development will be consistent with the physical opportunities of the land and of reasonable engineering solutions;
- ❖ Undue demand shall not be placed on the Municipality for services, such as roads, parking, water, sewers, waste disposal and open space;
- ❖ The objectives and policies in the Official Community Plan provide guidance to Council when preparing the Zoning Bylaw or considering an amendment to the Zoning Bylaw.

*The Planning and Development Act, 2007*, requires the Municipality to adopt a Zoning Bylaw in conjunction with the Official Community Plan. The Zoning Bylaw will be used to implement the policies and achieve the objectives of this Plan by prescribing the uses of land, buildings or other improvements that will be allowed in the different zoning districts established in the Municipality. In addition, the Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet.

The Zoning Bylaw provides the Municipality with actual control over land use and the types of development and uses allowed in each land use district. The associated supplementary requirements and development standards will be specified in the Zoning Bylaw respecting building setbacks, parking, loading, landscaping, signage, buffering and all other relevant standards proscribed by the Municipality from time to time.

To ensure that these regulations work to help achieve the stated goals and objectives, the Bylaw itself must be consistent with the policies and the intent of this Plan. In considering a Zoning

Bylaw or an amendment, the Municipality should refer to the policies contained in the Plan and the “Future Land Use Map” (Appendix A), to ensure that the development objectives of the Municipality are met.

## 12.5 Contract Zoning and Direct Control Districts

---

For purposes of accommodating a rezoning for unique development situations, Council may consider entering into rezoning agreements, pursuant to provisions of *The Planning and Development Act, 2007*, for site specific development based on the following guidelines:

- ❖ The rezoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent zoning district;
- ❖ The rezoning will be used to allow a specific use or range of uses contained within the zoning district to which the land is being rezoned;
- ❖ The development or redevelopment of the site for the specific use will be of benefit to the immediate area and the Municipality as a whole.
- ❖ The use of these zoning tools does not undermine the intent of the Plan or any affected legislation such as *The Condominium Act* or Environment or Health regulations.

## 12.6 Concept Plans

---

Concept plans are reference plans, not policy plans. They represent design layout concepts prepared at the request of the Municipal Council to provide direction for how new developments:

- ❖ Ensure the efficient provision of infrastructure services;
- ❖ Demonstrate how site development will be organized to ensure compatibility with adjoining land uses and transportation systems; and
- ❖ Provide design features for special purposes such as landscaping, buffers, open space, pedestrian and vehicular access.

## 12.7 Comprehensive Development Reviews

---

A comprehensive development review shall be completed by any person proposing to rezone, subdivide or re-subdivide land for multi-parcel country residential, commercial or industrial purposes. The purpose of this review is to identify and address social, environmental, health and economic issues appropriately and to encourage the development of high quality

residential, commercial and industrial developments. This review proposes to address the following topics:

- ❖ Proposed land use(s) for various parts of the area;
- ❖ The effect on adjacent land uses and integration of the natural landscape regarding the planning and design of the area;
- ❖ The location of and access to, major transportation routes and utility corridors;
- ❖ The provision of services respecting the planning for future infrastructure within the Municipality;
- ❖ Sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas;
- ❖ Appropriate information specific to the particular land use (residential, commercial or industrial).

Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required including traffic studies to determine impacts upon the Municipality's road and highway system, assessments of lands affected by flooding or slope hazards, endangered species, heritage resources, potential for ground and surface water pollution and general risk to health and the environment.

## 12.8 Existing and Non-Conforming Uses

---

Where land use is designated in the Plan which differs from existing use, the existing use will be allowed to continue as a non-conforming use. However, any redevelopment of the parcel of land or expansion of the conforming use will be required to comply with the land use designated in the Plan, unless otherwise approved by Council under the provisions for non-conforming uses in the Municipality's Zoning Bylaw.

## 12.9 Development Levies and Agreements

---

Council may provide for a Development Levy Bylaw as specified in Sections 169 to 170 of *The Planning and Development Act, 2007*. Where a development is proposed that is of a greater density and requires the capital upgrading of services beyond those originally provide for in the subdivision of the land, Council may by Bylaw, provide for the recovery of those capital costs.

Council may adopt a Bylaw that specifies the circumstances when these direct or indirect levies will apply to the development based on the additional capital costs for services created by that development. The Bylaw will contain a schedule of the unit costs to be applied. Before adopting

the Bylaw, Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of development levy charges in relation to the subdivision fees.

## 12.10 Servicing Agreements

---

Council may establish fees for the collection of subdivision servicing charges that would be applied in a servicing agreement at the time of subdivision in accordance with Section 172 of *The Planning and Development Act, 2007*, at the time of subdivision approval to ensure that new subdivisions are developed to the standards of the Municipality and to address other concerns specific to the proposed subdivision.

Where Council requires a Servicing Agreement, the Agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and his/her customers. A Servicing Agreement will be required by all subdivision proponents. The requirements, conditions and fees may vary depending upon service needs.

## 12.11 Subdivision Process

---

The Director of Community Planning for the Ministry of Government Relations is currently the approving authority for subdivisions in this Municipality. The Municipality:

- ❖ Provides comments on all subdivision applications within the Municipality.
- ❖ Has an impact on the subdivision process through the Zoning Bylaw, since no subdivision can be approved that does not conform to the Zoning Bylaw. In the Zoning Bylaw, the Municipality can establish the minimum area, width, or depth of lots and other spatial and land use standards. Zoning is intended to implement the Municipality's development policies and to ensure that subdivisions contribute to achieve the long term goals of the Municipality.

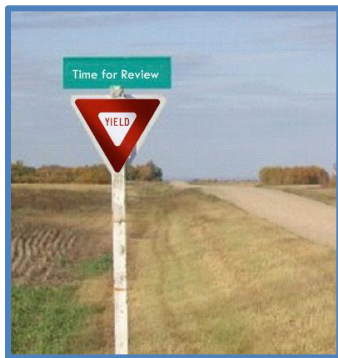
In order for the subdivision to be completed in a timely manner, it is advisable to consult with the Rural Municipality before submitting a subdivision proposal to Municipal Affairs.



## 12.12 Monitoring Performance

### Review

This Official Community Plan is a document intended to guide decision making over the long term and is not a static document that commits the Rural Municipality to an inflexible development policy. As new issues and concerns arise, or old ones change, the Plan shall be



revised to meet these changes. The "Plan" shall be reviewed after five years and before ten years from the date of its adoption by Council to evaluate the stated goals, objectives and policies as to their relevancies.

The Plan must be kept up to date to ensure that the document will deal with the real development issues facing the Rural Municipality and the greater community. New implementation initiatives will be needed and priorities will require adjustment in response to the varied and changing conditions in the Municipality.

### Amendment

On occasion land uses or developments may be proposed that do not conform to the Official Community Plan. The Plan can be amended in accordance with *The Planning and Development Act, 2007*, to allow the new development to proceed. However, before any amendment is made, the impact of the proposed change on the rest of the Plan and the future development of the Municipality shall be examined. Any changes to the Plan or the Zoning Bylaw shall be in the interest of the future development of the community as a whole. Through periodical review and amendment the Plan should serve as an effective guide for the Council to make decisions on future development in their Municipality as a whole.

## Section 13: Repeal and Effective Date of Bylaw

### Repeal

Bylaw No. 98-3 as amended shall be repealed upon Bylaw No. 19-13, the Official Community Plan, coming into force and effect.

### Ministerial Approval

This Bylaw is adopted pursuant to *The Planning and Development Act, 2007* and shall come into force on the date of final approval by the Minister of Government Relations.

### Council Readings and Adoption

Read a first time this	_____	day of	_____	2013
Read a second time this	_____	day of	_____	2014
Read a third time this	_____	day of	_____	2014
Adoption of Bylaw this	_____	day of	_____	2014

\_\_\_\_\_  
REEVE

\_\_\_\_\_  
ADMINISTRATOR

\_\_\_\_\_  
Tim Cheesman, MCIP, P.Ag

## Appendix "A" Future Land Use Map

## Appendix “B” Reference Maps