

Rural Municipality of Rosthern
Official Community Plan
4.2008

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1: INTRODUCTION

1.1 AREA COVERED BY THE PLAN

This Official Community Plan, hereinafter referred to as the OCP, applies to lands within the corporate limits of the Rural Municipality of Rosthern No. 403. The Plan enables growth and change through policies that will guide the RM with its development-related decisions to ensure the area develops as intended by the OCP under an established decision-making process. This Plan will encourage a stronger, creative and more cohesive community that can manage change towards a desired future.

1.2 ENABLING LEGISLATION



This Official Community Plan (OCP) has been prepared in accordance with Section 32 of The Planning and Development Act, 2007 (The Act). The purpose of an OCP is to provide a comprehensive policy framework based on the goals and values of the community to guide the physical, environmental, economic, social, and cultural growth and development in the community. The OCP is not a static document and it is intended to be reviewed every five years and amended from time to time as circumstances change.

1.4 REGIONAL CONTEXT

The RM of Rosthern is in central Saskatchewan, bordered by the South Saskatchewan River to the east, the RM Duck Lake to the north, RM of Laird to the west, and the RM of Corman Park to the south. It is accessible by Highways 11 and 312. The RM represents a planning area of approximately 564 square kilometers.

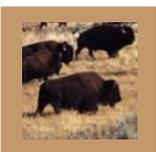
The 2016 census records a total population of 2,300 in the RM. The RM is characterized by a low density rural population distribution in the northern portion and a higher density rural population in the south with closer proximity for commuters to the City of Saskatoon.



There are four Hamlets in the RM and the Towns of Rosthern and Hague. The Village of Laird is adjacent to the west RM boundary. These communities are experiencing heightened demand for new residential and commercial/ industrial development. Rural residents value the services and amenities of the urban municipalities and support the coordination of development initiatives in the area to stabilize and expand the population in all communities.



The cultural and ethnic heritage of the RM is very important to the residents. However, it would be agriculture and the quality of the land that defines this RM and its identity within the province.



The RM abounds with a 'high' agricultural productivity rating: the RM has primarily Class 2 and 3 soils. Most of the agricultural lands in the RM have been under cultivation for years, and little natural



vegetation remains. There are several sections of Provincial Crown land that are rivetedly leased along the South Saskatchewan River and PFRA lands that provide public access to the South Saskatchewan River.

Livestock operations have experienced a high degree of consolidation from historically, small family dairy/cattle and mixed-farm operations to larger confined operations, rotational cattle grazing and bison farms. The area supports several agri-food processing operations and has a reputation for fine quality meat products that extends outside the province.

Water resource quality and quantity are very important in the RM as most rural residents rely upon groundwater wells for their potable water supply. Urban and Hamlet areas have mostly joined Saskwater systems for piped potable water from Saskatoon. Several intermittent streams drain into the River during spring run-off, creating flood prone areas that will require attention when development is proposed in these areas.

Sensitive environmental lands include many critical wildlife species and habitat. Heritage Resources in the RM include many sites “of significant nature”, as well as many areas with that have moderate to high archaeological potential. These areas are located primarily along the Riverbanks which would have been favored for habitation or other uses in the past. These areas may require limiting large scale developments which could have a negative effect on either natural or heritage resources.

1.5 COMMUNITY ISSUES & PRIORITIES

Members of the community were involved in the plan process through participation in Focus Groups and invitations to Open Houses that were held in Rosthern, Hepburn, Hague and Waldheim. The Focus groups provided a forum in which residents could express their opinions and concerns and identify future growth opportunities for the benefit of the greater community.

The Open Houses were organized to receive feedback on a Preliminary Land Use Concept Plan, which was based on a collaborative effort with input from the focus groups and Council. The RM is going through a period of transition where some change is welcomed, if planned. The Community was highly supportive of the need for a Plan to guide growth. Issues discussed included:

- The change in agricultural operations from traditional practices and the need to raise awareness to the greater community, and newcomers, that this is an active agricultural area, not pristine prairie where normal operating practices create traffic sounds and dust anytime and anywhere.
- Balancing agriculture with residential subdivision requests: where prime lands are not competing with subdivision hopes for agricultural operations to continue and invest in food production activities.
- There is some land which has a better use or potential that should be recognized as there are opportunities for residential and industrial/commercial development in appropriate places due to location, the proximity to Saskatoon and Prince Albert, highway access, commute distances, a strong lifestyle choice, wealth of local amenities, and a “Green and Clean” environment.
- New Residential “country lifestyle” Subdivisions, notably the quality of development and having policies in place to provide development standards to minimize community concerns with regards to the protection of water resources, water quality, high water tables, and drainage issues.
- The value of the Rivers: many suggested the Riverbanks are underutilized for recreational purposes, and are appealing for some residential development.
- Changing demands and traffic patterns, road quality and the funding challenges to maintain existing roads might suggest promoting new development adjacent to Towns and Villages.



- Improving the lines of communication and relationships between farm and non-farm residents, and between the RM, the Towns, Village, and Hamlets.

Findings from the consultative processes, together with technical research, have focused the Plan onto the issues residents and land owners identified as of prime importance for the future of the RM, notably the need for greater certainty when it comes to land uses. The Community has traditionally competed for development with other nearby municipalities; however, the RM has the opportunity to:

- Attract new residents to support local amenities and increase tax base;
- Take advantage of the existing infrastructure, central location, community assets;
- Market economic opportunities: recreational, commercial and industrial; and
- Share the benefits among the urban and rural municipalities.



2: GUIDING GROWTH IN THE RM

2.1 INTRODUCTION

Guiding future population growth to support socio-economic development in the RM, Towns and Hamlets is needed to ensure a better future for the region. A dynamic municipality requires a strategy to successfully promote agricultural diversification, business enterprises, job creation, and a variety of residential options to attract new residents.

2.2 GUIDING PRINCIPLES

This OCP:

- Strives to maintain the rural character and quality of life.
- Encourages sustainable development and growth which efficiently uses land and existing transportation infrastructure, provides for the affordable servicing of land and to limit the fragmentation of land;
- Builds foundations for a sustainable, healthy rural economy by planning in the context of land resource quality, geographic location, economic opportunities, environmental conditions, natural features, adjacent land uses and relationships with other municipalities.
- Promotes new development in rural areas that is compatible with agricultural land uses, the Hamlets and Towns and recommends taking advantage of the proximity to the major urban centres to promote industrial and agricultural diversification.
- Promotes inter-municipal co-operation and public/private partnerships to stimulate community initiatives through land development in a manner that contributes positively to the well-being of all communities in the region.
- Profiles the RM's economic, cultural, heritage and natural resources and the need to organize community development initiatives, which promote business investment and expansion, job creation, business stabilization and economic growth.
- Preserves, connects, and enhances natural areas for eco-tourism, agriculture, health and recreation for their contribution to the quality of life enjoyed by residents.



2.3 PLAN GOALS

Agricultural Pride: To protect and enhance the RM's valuable agricultural land resources, the agriculturally based economy, agricultural operations and the rural lifestyle, while appropriately locating and planning for non-agricultural uses.

Residential Alternatives: To protect and enhance the RM's valuable agricultural land resources, the agriculturally based economy, agricultural operations and the rural lifestyle, while appropriately locating and planning for non-agricultural uses.

Economic Development: To foster economic growth and employment opportunities by supporting agricultural diversification and the establishment of appropriately planned and located industrial and commercial developments.

Environmental Management: To minimize air, water, and soil pollution, reduce resource consumption and to protect natural systems while encouraging access and development along the South Saskatchewan River.



Sustainable Servicing: To support economic and social growth in the region in a safe and economically sustainable manner by focusing development in areas serviced by existing municipal infrastructure.

Community Development: To encourage rural residents to actively support the Town, Villages and Hamlets in the region as the focal point for community services and the best location for urban-scale developments.

Inter-Municipal Cooperation: To foster dialogue among all municipalities when planning long-term growth strategies that offer opportunities for all rural and urban municipalities.

2.4 GENERAL POLICIES FOR NEW DEVELOPMENT

2.4.1 The Rural Municipality of Rosthern will strive, through this OCP, to provide policies related to land use, transportation, servicing and other aspects of planning that are consistent throughout the RM.

2.4.2 The RM shall have a sustainable form, mix of uses and densities that allow for the efficient use of land, infrastructure and public facilities. The OCP Plan will designate an adequate inventory of suitable lands to attract a broad range of residential, business enterprise, recreation, institutional, and industrial development to meet anticipated long-term need.

2.4.3 In managing growth and change, the RM shall maintain a long-term asset management plan to ensure growth will not place an undue strain on municipal infrastructure or public service facilities.

2.4.4 Future development shall integrate into the natural surroundings and shall complement the surrounding community design, landscape and vegetation. 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 reduce access connections to provincial roads and highway to minimize disruption to traffic flows.

2.4.5 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.

2.4.6 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.

2.4.7 Major deviations to the Plan design and policies shall require an amendment. The Future Land Use Map "Appendix A" shows the general designation of land use. 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 the Plan.

Vision Statement

The Rural Municipality of Rosthern is a community where agricultural pursuits are encouraged, the demand for quality and sustainable growth is met, new residents are welcomed, economic development is enhanced, environmental and lifestyle quality is uncompromised and the unique cultural heritage is recognized.



- 2.4.8 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, may serve to promote orderly, efficient and environmentally safe land use. Planned development can minimize public expenditure in service provision, identify environmental constraints and coordinate access points on Provincial roads and highways.
- 2.4.9 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.
- 2.4.10 Appropriate development standards for the various uses relating to landscaping, signage, parking, building setbacks, and other relevant standards shall be administered through the Zoning Bylaw.



3: RURAL OBJECTIVES AND POLICIES

3.1 INTRODUCTION

This section of the OCP outlines the objectives and policies for the Rural Municipality of Rosthern. Land uses such as agriculture, extensive outdoor recreation, commercial and industrial uses are appropriate in rural areas. Rural residents will continue to rely on urban areas for a range of commercial and public services and facilities, indoor recreational and institutional facilities.

- 3.1.1 Rural areas shall continue to be differentiated from urban areas by less dense development and larger land parcels, where agricultural activities are the dominant land use within the district. This land use will be supported and strengthened in order to maintain the rural character of the district and the livelihood of residents.
- 3.1.2 Clear distinction shall be made between urban and rural communities through permitted land uses and required residential lot sizes. It is recognized that services can be delivered more efficiently in compact, higher density areas such as in hamlets. Small lot and multi-parcel residential uses shall be directed to locations near existing communities.
- 3.1.3 Policies must reflect the benefits of land use diversity and communicate the purpose when accommodating new development opportunities that can successfully co-exist with existing and evolving agricultural uses. Scattered non-farm development may lead to:
- a) Rural residential development speculation often leads to rising land costs and higher tax assessments.
 - b) Land use incompatibility issues that may arise between agricultural uses and rural residential development.
- 3.1.4 Land development shall be guided by concept plans and Comprehensive Development Reviews (CDR), depending on the scale, proposed use and geographic location. These plans and reviews serve to promote orderly, efficient and environmentally safe land use. Planned development can minimize public expenditure in service provision, identify environmental constraints and coordinate access points on provincial roads and highways.
- 3.1.5 Prior to approval of any large-scale development, the developer may 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.



3.2 AGRICULTURE

Agriculture is important to the RM economy and the soils within the Rosthern area are well-known for their high productivity. Most soil within the RM is considered by the Canada Land Inventory (CLI) as Class 2 and 3 which is considered as "prime" land. Farm practices have changed over the years in reaction to economic conditions and market demands, the total number of farms within the area has decreased and continuing operations have mechanized to a new and different intensity. Agriculture, within the RM, ranges from large-scale operations which employ outside labour to diversified operations involving value-added processing, as well as small-scale hobby farms.



A broad range of lands are under the greatest pressure for non-farm development. Farm populations have declined and so has the ratio to non-farm population to where rural residential is now interspersed with agricultural operations. New non-farm developments should be directed away from prime agricultural lands and viable lower class agricultural lands. The quality of the RM's agricultural soils, per the Canada Land Inventory (CLI) is illustrated in Reference Map #3: Agricultural Capability.

Objectives

- ✦ To protect and promote the continuation and diversification of the agricultural industry.
- ✦ To identify and protect prime agricultural land, and lower class agricultural land where farming is dominant or which has potential for different types of farming enterprises.
- ✦ To ensure flexibility for farm operators to engage in differing types and sizes of agricultural operations and to provide farmers the opportunity to take advantage of evolving technology.
- ✦ To recognize areas in which the interests of the farmers will be paramount in land use and planning decisions, subject to the protection of the environment.
- ✦ To provide for areas where non-farm development is compatible and welcomed.

Policies

- 3.2.1 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.
- 3.2.2 Highly productive prime agricultural lands shall not be developed for non-agricultural uses, unless there is no suitable alternate site with equal attributes capable of serving the proposed use, or if the development at the selected location meets an important public need.
- 3.2.3 Crop spraying, intensive agriculture production, pasturing livestock, and manure spreading are legitimate operations and shall be restricted only by public health regulations and environmental protection measures, unless otherwise stated herein.
- 3.2.4 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.
- 3.2.5 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.
- 3.2.6 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.

- 3.2.7 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.
- 3.2.8 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.
- a) Land division along existing all- weather road allowances where road construction and improvement are not required shall be encouraged.
 - b) Separation areas, landscape buffers or shelterbelts, shall be encouraged to separate agricultural land use from residential acreages, multi-parcel subdivisions or recreation areas.

3.3 INTENSIVE LIVESTOCK PRODUCTION

Sustainable agricultural practices place increasing responsibility upon farmers and Municipal Councils to address public concerns over farm management and environmental protection. Agricultural operations are required to assume more responsibility including public relations for neighbor acceptance and more direct responsibility for environmental stewardship. Reference Map #4 identifies the existing Intensive Livestock Operations in the RM.

Policies

- 3.3.1 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.
- 3.3.2 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 sufficient land for manure application.
- 3.3.3 The development, application and environmental monitoring of livestock operations shall be undertaken in consultation with Saskatchewan Ministry of Agriculture and Food to ensure the land use decisions and agricultural operating practices regulated by the Province are coordinated with the Rural Municipality.
- 3.3.4 Building setback standards shall be applied to new intensive livestock development along municipal roads, in order to provide 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 drifting problems along rural roads.
- 3.3.5 The Zoning Bylaw shall provide for mutual separation distances to be established 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 residential uses.

- 3.3.6 The separation distance may vary, depending upon residential density, community size, the nature and intensity of livestock operation, and method of manure storage and management. Special review and approval shall be required for residences and other non-agricultural developments which may be proposed within this mutual separation distance.
- 3.3.7 The Rural Municipality shall work co-operatively with Saskatchewan Watershed Authority (SWA) 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 SWA 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.

3.4 UTILITIES AND FACILITIES

Efficient and safe infrastructure and utility systems are essential to support development within the RM. Provincial Utilities include SaskPower high-voltage lines, 3-Phase power provisioning and SaskEnergy's main natural gas line to Northern Saskatchewan. There are also several communication towers and currently, high speed internet access is limited to the urban centers. The RM operates a landfill. Reference Map #4 identifies the Utility Corridors and Facilities located in the RM.

SaskWater provides service to the R.M. of Rosthern. The RM administers the Sask Valley Rural Water Utility through bylaw established in 2003 as of 2018 the utility has approx. 265 users subscribed. Water is supplied by Sask Water. The water line supplies water to the Organized Hamlet of Neuanlage, Hamlet of Gruenthal and the rural area surrounding as well as portion of the Organized Hamlet of Blumenthal and its rural surrounding area of Blumenthal.

Objectives

- ✦ 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 residents, businesses and institutions.
- ✦ To cooperate with other agencies and Municipalities in the planning of utility facilities.
- ✦ To extend municipal services in an efficient manner at the cost of the developer.

Policies

- 3.4.1 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.



- 3.4.2 Essential activities of government and public and private utilities including alternate energy generating systems such as wind energy generating systems shall be permitted 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.
- 3.4.3 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 Councils and the community at large on matters such as route selection and potential impact on local road networks.
- 3.4.4 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 cultivated land.
- 3.4.5 Separation distances from existing public works facilities shall conform to Provincial regulations. Any planned future expansion shall minimize the encroachment of incompatible lands near landfills, waste management facilities, airstrips, transportation corridors, rail yards, and industrial activities.
- 3.4.6 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.
- 3.4.7 The RM shall continue to work with other Municipalities to:
- a) Pursue a comprehensive solid waste management plan;
 - b) Adopt consistent waste water disposal requirements; and/or
 - c) Collectively approach and plan for future water utility provisioning.
- 3.4.8 The physical and economic ability to extend urban services to specific areas within the RM should be logical, reasonable and cost effective. When an urban municipality enters an agreement to service land outside of its corporate boundaries, the agreement shall also address boundary alteration.
- 3.4.9 Land located in the area, but outside of the urban municipal boundaries is intended to be unserviced when located outside cost-effective servicing networks. 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.
- 3.4.10 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*.



3.5 GROUND AND SOURCE WATER RESOURCES

Ground water is the principle source of water supply throughout the RM. Ground water must be managed and protected to ensure an adequate long term supply for existing users and future development.

Objectives

- ✦ To manage ground water resources in a manner that would not deprive existing users of their water supply and would not have a known detrimental effect on ground water potential.
- ✦ To ensure that the public health is protected by locating unserviced subdivisions only where soil and ground water conditions can sustain development and not pollute aquifers.

Policies

- 3.5.1 Development shall occur in a manner which sustains the supply and quality of water supply. Land development within ground water pollution hazard areas shall require a detailed analysis of the specific site, prepared by a qualified engineer.
- 3.5.2 Developments will be encouraged in a manner, which ensures that waterways, water bodies, shore land areas and groundwater resources are sustained. Development proposals, which may impact riparian systems or water bodies will be referred to Saskatchewan Watershed Authority for review and advice prior to approval.
- 3.5.3 Waterways, water bodies and shore lands may require protection to limit impacts of development. This may be achieved through site-specific planning programs and cooperation with Federal, Provincial or regional programs.
- 3.5.4 The extent of protection required will be directly related to the characteristics of the local situation. The size and configuration of the waterway, water body or shore land, the need for public access, environmental characteristics, and economic potential will all have a bearing on the method of protection adopted. These studies shall be undertaken by a qualified professional at the expense of the developer.
- 3.5.5 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.
- 3.5.6 The Aquifer/Wellhead Protection area is the land located above a groundwater system that is part of the domestic water supply. Care must be taken in the storage, handling, manufacture, and use of products on sites within these aquifer/wellhead areas to avoid contamination of the underlying aquifer.



3.6 NATURAL AND ENVIRONMENTAL AREAS

Clean air, soil, surface water, groundwater and natural eco-systems are qualities residents appreciate. The natural environment is complex and does not recognize municipal boundaries. Planning for the future development in the RM will consider the protection and enhancement of the natural environment recognizing there are varying limits to the amount of development that can be absorbed. Good stewardship of the natural environment begins with this Plan by allowing land uses and activities which respect environmental limitations.

Objectives

- ✦ To ensure that all environmental information is provided when new developments and subdivisions are proposed.
- ✦ To protect natural areas and sensitive environmental features.
- ✦ To acknowledge and protect natural, environmental features, and systems within the Municipality.
- ✦ To encourage the preservation of the natural vegetation and habitats.

Policies

- 3.6.1 The RM will work with Provincial departments and agencies to identify significant:
- a) Critical Wildlife Habitat and rare or endangered species; or
 - b) Wetlands and sensitive environment.
- 3.6.2 Surveys of landscapes, soils, vegetation, wildlife shall be reviewed. If sensitive features are identified (coulees, wetlands, riparian areas) the development shall be modified to avoid these areas. If avoidance is impossible, mitigative strategies shall be developed in consultation with environmental managers.
- 3.6.3 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 Critical Wildlife Habitat Protection Act, 1984* and amendments; or
 - c) Private lands that have been voluntarily protected by landowners.
- 3.6.4 Public access to natural areas and wildlife and fisheries habitat will be encouraged, where feasible, to foster an appreciation for and the enjoyment of nature. Such access shall not lead to levels of activity which will exceed the capability of the area to sustain the environment and ecosystem integrity. In cases where private lands are involved, access to these areas will be subject to the approval of landowners.



- 3.6.4 When reviewing a development proposal, an attempt shall be made:
- To provide for minimum loss of habitat by retaining natural vegetation and watercourses;
 - Providing continuous wildlife corridors;
 - Conserving habitat for rare and endangered species; and
 - Providing landscaping, naturalization or otherwise mitigating the loss of natural habitat where such habitat loss is necessary in the context of a desirable development.

3.7 CONSERVATION AND HERITAGE RESOURCES

The South Saskatchewan River, as a former transportation route, left behind a rich heritage of significant historical sites such as Petiteville, traditional Aboriginal settlement areas and former battle sites. These historical areas including Seager Wheeler Farm, raise awareness of the unique heritage and cultural resources that are located within the RM and their regional, provincial and national significance. Reference Map #5 illustrates the locations of potential heritage resources.

Objectives

- ✦ To protect significant archaeological, historical, and other cultural sites from incompatible development.
- ✦ To encourage partnerships amongst urban and rural municipalities to promote the cultural assets of the District.
- ✦ To prioritize projects that promote local interest and public appreciation of heritage attributes.

Policies

- 3.7.1 The RM shall work with community stakeholders to identify and assess the importance of natural, heritage sites and areas within the RM. At the request of owners, and in accordance with *The Heritage Properties Act, 1980*, and amendments, significant historical sites and architectural/ archeological features shall be designated and suitably recognized.
- 3.7.2 Heritage resources shall be protected where:
- Buildings or landscapes have received municipal and/or Provincial heritage designation;
 - Buildings or landscapes are in the process of receiving or are being considered for Municipal and/or Provincial heritage designation; and
 - Buildings or landscapes have been developed and operate as heritage sites.
- 3.7.3 Existing heritage resources shall be protected from incompatible or potentially incompatible land uses, which may threaten their integrity or operation. Where development is proposed in an area of the RM that has been identified as a heritage sensitive area or an area containing potential heritage resources, the Municipality will refer the proposal to the Resources Unit of the Heritage Branch to determine if a Heritage Resource Impact Assessment (HRIA) is required pursuant to *The Heritage Properties Act*.



3.8 OUTDOOR RECREATIONAL AMENITIES

The RM has a broad range of resources that provide an assortment of recreation opportunities for local and regional users. It has many natural attributes that contribute to its attractiveness as a place to live: the picturesque South Saskatchewan River, numerous creeks, open space and recreation opportunities, wildlife and fishing, and availability of services. Local communities, and residents nearby, would benefit from a wider array of recreational pursuits and tourist attractions. Parks within the RM that are locally administered include the Rosthern Regional Valley Park.

Objectives

- ✿ To promote recreational and cultural opportunities that are available for all ages and lifestyles.
- ✿ To encourage and expand the use of all recreational areas for local and regional residents.

Policies

- 3.8.1 Areas with high recreational capability, interesting and/or rare natural features shall be conserved for outdoor recreation and related uses.
- 3.8.2 Existing outdoor recreational uses and areas shall be protected from incompatible or potentially incompatible land uses, which may threaten their integrity and/or operation.
- 3.8.3 Proposed recreational developments will be encouraged to carefully match the activity and its intensity to the capability of the land and its ability to sustain the use over an extended period. Proposed recreational development shall not preclude access to, and use of public resources (e.g. lakes and streams).
- 3.8.4 The RM shall work with private sector developers and provincial agencies to encourage and facilitate the development of new, or the intensification of existing recreational facilities and parks to broaden the recreational activities available for residents and visitors.
- 3.8.5 Sites designated Recreational shall be compatible with the existing and adjacent land uses. Land uses and activities adjacent to parks or recreation areas shall be limited to those which would not detract or degrade the primary function from public enjoyment.



3.9 COMMUNITY SERVICES AND RESOURCES

Institutional land uses within the region include public services such as government offices, churches, and educational facilities. Community facilities and programs are primarily provided by the Towns for the benefit of the RM and include the Rosthern Hospital, Youth Farm, and numerous educational facilities such as public schools in each of the urban municipalities and Rosthern Junior College which is privately administered. Reference Map #6 provides the School Attendance Area boundaries within the RM.



Objectives

- ✦ To initiate campaigns to promote inter-municipal partnerships, public engagement and community based leadership to improve existing institutional services and amenities for residents.
- ✦ To ensure that emergency response plans are current and reflect changes in land use or activities.
- ✦ To cooperate with the Towns to ensure a full range of institutional, public and community services in areas of education, health and spiritual development are available for the rural residents.

Policies

- 3.9.1 The RM will support the development and joint-use of institutional, health, recreational, spiritual and cultural facilities for the benefit of rural residents.
- 3.9.2 Residents shall be given the opportunity to pursue community building initiatives with appropriate support and encouragement when planning community services, programs, facilities, neighborhood environments or other matters that affect their quality of life.
- 3.9.3 The RM will strive to recognize and respond to the needs of a growing community and work with various organizations, business leaders, other public institutions, non-governmental organizations, community groups, residents and community volunteers to determine these needs and the best methods to provide and maintain needed community facilities and programs.
- 3.9.4 Council shall advocate for the planning and provision of services, programs and facilities on a cooperative basis, involving appropriate agencies, groups and individuals to ensure accessible, appropriate, and flexible service provision for all residents irrespective of their physical, economic, social or cultural characteristics.
- 3.9.5 Council shall work with business, agriculture and industry, non-governmental organizations, community groups, conservation authorities, educational and economic development agencies, Urban Councils and representatives of other levels of government to:
- a) Initiate inter-community cooperation to coordinate the efficient provision of services and infrastructure;
 - b) Promote environmentally and economically sustainable developments;
 - c) Stimulate population growth to support social-economic development; and
 - d) Coordinate local and senior government economic and social development initiatives.



- 3.9.6 Public safety and health requirements shall guide all development. The Emergency Response Plan shall be coordinated with federal and provincial programs and policies and shall draw upon a range of skills and experience from the urban and rural municipalities within and outside the district.
- 3.9.7 The Rosthern Official Community Plan follows the lead of the existing emergency planning and response agencies in the region to coordinate the planning and integration of a regional Emergency Response Plan which is mutually supportive and reduces unnecessary duplication of resources.

3.10 ECONOMIC DEVELOPMENT

Rural areas have been designated for rural commercial or industrial development as an alternative to urban locations. Highway Commercial Services or Industries that require a more rural or open location and highway access may be suited to these areas. There is need to promote opportunities for employment by developing and promoting an economic development strategy as a joint venture among the Rural Municipalities of Laird and Rosthern and the communities of Rosthern, Waldheim, Hague, Hepburn and Laird.

Objectives

- ✦ To provide an adequate supply of land suitable for rural industrial or commercial activities in appropriate rural locations which do not require a full range of municipal services.
- ✦ To minimize or eliminate land use conflicts between commercial, industrial and other land uses.
- ✦ To promote the RM and the region as a premium choice for industrial and commercial development.

Commercial Policies

- 3.10.1 A Comprehensive Development Review (CDR) shall be completed by any person proposing to rezone, subdivide, or re-subdivide land for commercial development prior to consideration of an application by Council. The review shall be undertaken according to the standards provided in the Zoning Bylaw and shall address all matters of land use integration, potential conflict mitigation and the provision of services to the development.
- 3.10.2 Commercial developments may be permitted in rural areas only when no suitable urban location exists or where their activities or nature is more suitable for a rural location, such as certain type of agriculturally related commercial enterprises (e.g. anhydrous fertilizer and fuel depots). The Future Land Use Map "Appendix A" indicates areas designated for commercial development.
- 3.10.3 The Zoning Bylaw may establish procedures and conditions to ensure commercial development is compatible with surrounding uses, the natural environment and has access to the primary rural transportation network.
- 3.10.4 Commercial developments in rural areas shall be encouraged to locate at appropriate locations where it is possible to consolidate access to major roadways and provincial highways via the municipal road system. Commercial uses which primarily serve the traveling public shall be encouraged to locate where there is access available from major roadways, including provincial roads and provincial highways, if appropriate.



- 3.10.5 Commercial lot sizes shall permit effective functioning of waste disposal systems, provide separation in order to minimize hazards such as fire and provide an adequate protective buffer to neighbouring uses. Commercial activities that are dependent upon an abundant water supply and which may affect ground water resources will not be encouraged to locate in the rural areas.
- 3.10.6 Commercial developments shall be subject to the transportation policies in Section 3.12.

Industrial Policies

- 3.10.7 A Comprehensive Development Review (CDR) shall be completed by any person proposing to rezone, subdivide, or re-subdivide land for multi-parcel country residential or hamlet development prior to consideration of an application by Council. The review shall be undertaken according to the standards provided in the Zoning Bylaw and shall address all matters of land use integration, potential conflict mitigation and the provision of services to the development.
- 3.10.8 The designation of industrial areas shall be directed to locations that have good access to highway networks access or to the primary rural transportation network. Agriculturally related industrial development may be located in appropriate rural areas. The Future Land Use Map "Appendix A" indicates areas designated for industrial development.
- 3.10.9 New developments which could be incompatible with industrial uses shall be directed away from areas where industrial uses occur or are anticipated to occur.
- 3.10.10 Industrial uses which are likely to be unsightly due to the nature of the industrial operations, exterior storage, or type of building or structures, shall generally be discouraged from locating along the highway approaches and entrance roadways to urban areas. If such uses are proposed in these areas, special landscape buffer or other mitigation measures shall be taken to screen these industrial uses from view.
- 3.10.11 Where areas are designated for industrial development, the Zoning Bylaw may establish;
- a) Special limitations and conditions for potentially incompatible uses, including residences, within a specified distance of the designated area, and
 - b) Procedures and conditions to ensure rural industrial development is compatible with surrounding uses and the natural environment.
- 3.10.12 Industrial lot sizes shall permit effective functioning of waste disposal systems, provide separation in order to minimize hazards such as fire and provide an adequate protective buffer to neighbouring uses. Industries that are dependent upon an abundant water supply and which may affect ground water resources will not be encouraged to locate in rural areas.
- 3.10.13 Industrial developments shall be subject to the transportation policies in Section 3.12.
- 3.10.14 The minimum separation distances required for an Industrial subdivision follow. Council may require a greater setback if it is deemed that the use may substantially interfere with the safety and amenity of adjacent sites:
- a) Within 500 m (0.3 mile) of a hazardous industry;



- b) Within 1 km (0.6 mile) of a residence;
- c) Within 305 m (1000 ft.) of a sewage lagoon site; or
- d) Within 457 m (1500 ft.) of a solid waste disposal site.

3.10.15 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 the Saskatchewan Environment;
- b) Anhydrous ammonia facilities shall be located a minimum of 100m from provincial highways and municipal road ways;
- 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; and
- d) In instances where the risk is severe, development may be directed to a suitable rural location.

3.11 NATURAL HAZARD LANDS: FLOOD AND SLOPE INSTABILITY

Retention of native vegetation will be encouraged as a means of maintaining the natural appeal of the countryside. Low intensity uses such as haying, grazing, or open space recreational activities are generally acceptable within hazard areas. Developments subject to the policies in this section will generally be directed away from the hazard areas illustrated in: Reference Map #4 illustrates the Drainage, Flood Risk and Slope Management Areas.

Objectives

- ✦ To acknowledge and protect natural, environmental features, and systems within the Municipality.
- ✦ 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.

Policies

3.11.1 Natural Hazard lands include the following:

- a) Lands subject to flooding by the South Saskatchewan River, including all lands which would be flooded by the 1:500-year flood event, or in any flood prone area unless the development is above the elevation representing the 1:500-year return frequency flood event and necessary freeboard; or
- b) Lands subject to slope instability or erosion; or
- c) Lands in areas subject to ponding based upon historical information and specific site analysis rather than mapping.



3.11.2 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 Municipality and to ensure that the developer and/or property owner reasonably assess the hazards relative to the proposed development. The development standards and permitted uses for the Natural Hazard Overlay Areas will be provided in The Zoning Bylaw.



3.11.3 Developers may 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.

3.11.4 The 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 the Water Security Agency for review prior to approval.

3.11.5 Erosion and slope stability investigations will be undertaken by qualified engineering disciplines to indicate whether the site is suitable for the proposed development and outlines suitable mitigating measures and documents residual hazard.

3.11.6 Where an area has been previously or exhibits potential for ponding (sloughs) due to snowmelt or prolonged rainfall events, all proposed building sites shall be required to locate outside of the ponding area wherever possible. Otherwise, the proponent shall provide a suitable amount of fill at the building site to provide a satisfactory level of protection for the buildings.

3.11.7 Multi-parcel Residential development shall not be permitted on Natural Hazard lands.

3.11.8 Non-Agricultural 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 the aforementioned hazards.

3.12 TRANSPORTATION NETWORKS

There are several major provincial highway corridors within the region that service the local population and carry large volumes of commuter, recreational and truck traffic. Development is drawn by the improvement and “dividing” of Highway 11 and as this investment in infrastructure connects Saskatoon to the northern regions of the Province. The nature and degree of access to public roads plays an important role in determining the use of land which will influence the nature of the road system. Proper land use and road planning are essential for the development of efficient, safe and convenient movement of people, goods and services. The Transportation Network for the district is illustrated in Reference Map #7.



Objectives

- ✿ 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 region and provide an effective linkage to the Provincial highway system.

Policies

- 3.12.1 New developments 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 Rural Municipality. The proponent shall be solely responsible for all of the costs of the new or up-graded roadway construction.
- 3.12.2 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.
- 3.12.3 Where there are existing or anticipated high volumes of truck traffic, the 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.
- 3.12.4 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.
- 3.12.5 Building setback standards shall be applied to new development along municipal roads, in order to provide 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 drifting problems along rural roads.
- 3.12.6 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 Municipal Council.
- 3.12.7 Where an area of development is bordered on one side by a major transportation corridor, such as a highway or rail line, new development shall, where appropriate, be directed to the same side to avoid the need for local traffic to cross the corridor.
- 3.12.8 Proposed developments which may be adversely affected by noise, dust and fumes from roadways and railways shall 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.



3.12.9 Development along Provincial highways shall:

- a) Be encouraged to consolidate access at major points in order to provide a high standard of safety;
- b) Require access permits from the Saskatchewan Ministry of Highways and Infrastructure;
- c) Provide road systems where possible which integrate with existing road networks and which satisfy current and future needs; and
- d) Not be permitted where strip development is created with frontage less than 150 m (492 feet) per lot and with individual direct access to the highway. Exceptions will be considered where adjacent development has already occurred.

3.12.10 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.

3.13 AGGREGATE RESOURCES

Aggregate resource activities which traditionally included sand and gravel operations, today include the processing and storage of materials such as concrete, brick or asphalt used in the construction industry. Aggregate resource extraction is valued by the RM as an important natural resource. These activities have high potential for conflicts with adjacent land uses and are dependent on access to established transportation networks.

Objectives

- ✦ To encourage aggregate resource development for the benefit of the RM.
- ✦ To minimize community and environmental disruption from extraction and aggregate related activities.

Policies

3.13.1 Resource development that benefits the RM and surrounding region will be supported in locations which are sufficiently separated from incompatible activities, well-removed from residential areas, and present minimal disruption to the community and the environment. Proposals for these activities shall be referred to the appropriate government agencies for their review.

3.13.2 Existing extraction operations and lands containing a valid mineral disposition shall be protected from incompatible and potentially incompatible land uses, in nearby areas. In areas with known aggregate resources, or areas having high discovery potential for these resources, uses shall be limited to non-intensive agriculture (e.g. livestock grazing, cropping, forestry), temporary uses or other uses that will permit continued access to the resource.

3.13.3 Extraction operations and petroleum resource operations shall be protected from incompatible and potentially incompatible development and related 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.

- 3.13.4 The exploration, development, production and termination of all aggregate resources shall be undertaken in a manner that is environmentally safe, stable and compatible with adjoining lands.
- 3.13.5 Buffer strips shall 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 shall be determined in consultation with the Saskatchewan Ministry of Energy and Resources.
- 3.13.6 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. Consideration shall be given to the ability of natural landscapes to sustainably support reclamation efforts.
- 3.13.7 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.

3.14 RURAL RESIDENTIAL DEVELOPMENT

Country residential development is a lifestyle that is attractive to a large segment of the population. The proximity to Saskatoon, highway connections, and attractive landscape makes the RM particularly appealing to urban people seeking rural properties. Incrementally, rural residential development can complement and preserve the rural character where it is located and designed in a planned manner based upon well-defined municipal expectations. Uncontrolled, it can have widespread negative effects ranging from inflated land prices and environmental stress to the creation of urban-like service expectations resulting from an inflow of urban people into rural areas.

Non-farm country residential development influences the settlement pattern within the RM. Rural residential development contributes to increases in local population and RM revenues and the local economy through taxation and the consumption of local goods and services. Diligent planning, in both the short and long term, must be emphasized to ensure all aspects of growth are sustainable and to minimize municipal cost for service provision.

Objectives

- ✦ To locate country residential development in areas where the future or continued operation of the agriculture industry will be least affected or restricted.
- ✦ To provide a planned location for residences which do not require a full range of municipal services and which are suited to rural locations.
- ✦ To reduce or eliminate land use conflicts between residential and other land uses.
- ✦ To provide an adequate supply of land suitable for residential development in appropriate locations.



Policies

3.14.1 The subdivision of land for country residential purposes shall meet all requisite government department requirements including but not limited to Saskatchewan Ministry of Environment and the Saskatoon District Health Region.

3.14.2 Residential subdivisions shall have access to an existing all-weather road unless the proponent enters into an agreement with the Municipality to upgrade an existing road or develop a new road access to a standard agreed upon by the Municipality. The proponent shall be solely responsible for all of the costs of the new or upgraded roadway construction.



3.14.3 Residential subdivisions shall be required to provide adequate physical separation through the implementation of design buffering techniques such as shelterbelts or landscape buffering from adjacent agricultural operations. Residential subdivisions shall seek to minimize the loss of habitat and wildlife corridors by retaining and incorporating natural vegetation and watercourses within their location and design.

3.14.4 Residential subdivision or development proposed along the South Saskatchewan River Valley shall comply with the Natural Hazard Lands policies contained in Section 3.11 of this Plan.

3.14.5 Where subdivision is proposed adjacent to a watercourse Council shall request the approving authority for subdivision to identify and designate the channel, adjacent floodplain, and significant natural habitat as Environmental Reserve to protect sensitive areas and preserve the potential for public access.

3.14.6 Residential subdivision shall not be permitted:

- a) Within 500m (0.3 mile) of a hazardous industry;
- b) Within 1 km (0.6 mile) of a rural industrial site;
- c) Within 305 m (1000 ft.) of a sewage lagoon site for a single isolated residence and 600 m (2000 ft.) for a multi-parcel residential development;
- d) Within the required separation distances from intensive livestock operations as provided within the Zoning Bylaw, or
- e) Within 457 m (1500 ft.) of a solid waste disposal site.

Council may require a greater setback if it is deemed that the use may substantially interfere with the safety and amenity of adjacent sites.

3.14.7 Rural 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 the aforementioned hazards.



3.15 SINGLE PARCEL COUNTRY RESIDENTIAL

Policies

- 3.15.1 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 to the creation of two building sites per quarter section (64.8 ha) subject to rezoning to an appropriate district.
- 3.15.2 Notwithstanding Section 3.15.1, where the quarter section has been fragmented by original township survey, road widening, road right-of-way, drainage ditch, pipeline or transmission line development or government action, natural features such as water courses or water bodies, or because of subdivision; council may consider an exemption to the maximum number of building sites that may be accommodated on the quarter section where the following conditions are met:
- a) the applicant can demonstrate to the satisfaction of Council that each parcel proposed for residential development contains at least 1 ha (2.47 acres) of contiguously developable land for a building site;
 - b) the site can accommodate potable water service and an on-site wastewater/sewage disposal system;
 - c) the proposed use of the parcel does not negatively impact adjacent agricultural uses; and
 - d) the fragmented parcel has legal and year-round, all weather physical access to a municipally maintained roadway and, if not, the expansion or upgrade of the roadway to the R.M.'s standard shall be at the applicant's expense.
- 3.15.3 With exception to the exemption defined in 3.15.2, where an agricultural holding has been subdivided to its full potential under these policies, 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.
- 3.15.4 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 Municipality involved.
 - b) Increased assessments associated with residential development are confined and upward pressure on taxation and limitation of uses of agricultural land is minimized.
 - c) Normal agricultural activities will least interfere with the quiet enjoyment of the non-farm residential area.
- 3.15.5 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.
- 3.15.6 Residential subdivisions shall be required to locate where there is evidence of a long term supply of potable water.
- 3.15.7 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.



- 3.15.8 Rural residential development along provincial highways shall meet all requisite highway regulations pertaining to access and location of structures.
- 3.15.9 Residential developments that propose on-site wastewater disposal systems must receive approval from Saskatchewan Health prior to installation.
- 3.15.10 The location and size of building lots shall reflect the capability of local soils to adequately support an approved on-site wastewater management system.

3.16 HAMLET AREAS

This section of the OCP outlines additional objectives and policies for the existing hamlets within the RM. These “urban-like” areas are differentiated from rural areas by more dense development and smaller lots. These communities are separate and distinct from the surrounding rural area and have lot sizes more representative of urban areas primarily serviced with private wells and septic holding tanks. The hamlets offer a diverse range of residential holdings.

The population has remained relatively stable in these communities; however, in the event of development proposals in these areas, there should be a level of awareness on the ability for these hamlets to sustainably accommodate growth. The degree of change will vary among the hamlets because some areas will have greater or lesser potential to attract or accommodate development.

Neuanlage: was established in 1895 as a new colony. Today there are a number of second and third generation families, a mix of local workers and City commuters, and residents of all ages. Many of the new homes in the Hamlet are owned by children of residents of the area. There are also two Mennonite Churches. Neuanlage has organized status and the residents are active in local politics and supportive of the local communities.

Gruenthal: is home to many former urban residents who commute to work, a fairly young community with parcels opening up to new development. The holding of livestock is permitted. The community has some commercial activities: two wood working shops, a butcher shop, and two churches. Gruenthal does not have organized status.

Blumenthal: is an old Mennonite settlement dispersed over a quarter section. Parcels range in size from 2 to 5 acres. The Hamlet is located on well-drained sandy soil. The holding of livestock is permitted in accordance with the Zoning Bylaw.

Carlton: is laid out in lots and blocks with 50’X100’ lots. Currently there are very few residents.

Objectives

- ✦ To promote and strengthen each hamlet as an asset and as an alternative residential lifestyle option to the existing urban and rural residential areas.
- ✦ To provide opportunity areas for non-residential development that serves the hamlet residents and the surrounding area.

Hamlet Policies

- 3.16.1 Growth of the existing hamlets will be encouraged All developments shall be required to comply with the Multi-Parcel Residential policies provided in Section 3.17.



- 3.16.2 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.
- 3.16.3 The infilling of vacant lots within the hamlets shall be encouraged in order to promote efficient use of space within the community, to revitalize existing areas, to accommodate new development and to establish a greater sense of a community.
- 3.16.4 Where suitable vacant land is not available, new development shall be encouraged to locate adjacent to built-up areas where public services, including roads, water and sewer services, power lines and other services can be efficiently and economically expanded.

3.17 MULTI-PARCEL COUNTRY RESIDENTIAL

Policies

- 3.17.1 A Comprehensive Development Review (CDR) shall be completed by any person proposing to rezone, subdivide, or re-subdivide land for multi-parcel country residential or hamlet development prior to consideration of an application by Council. The review shall be undertaken according to the standards provided in the Zoning Bylaw and shall address all matters of land use integration, potential conflict mitigation and the provision of services to the development.
- 3.17.2 The Future Land Use Map “Appendix A” indicates areas designated for future multi-parcel country residential subdivision.
- 3.17.3 Multi-parcel country residential subdivisions shall not impede the future growth of the adjacent urban area. Proposed subdivisions shall take into account the health, safety and general welfare of the residents, the viability, and character of the urban area.
- 3.17.4 Where a multi-parcel country residential subdivision is proposed on lands abutting an existing urban area or multi-parcel country residential development, Council shall require the proposed development to be designed to complement the existing development including measures such as visual buffering, lot site separation, complementary lot sizing or any other measures necessary to achieve compatible land use and development.
- 
- 3.17.5 Infilling of vacant lots within existing multi-parcel country residential subdivisions will be encouraged in order to promote efficient use of space within the community, to revitalize existing areas, to accommodate new development and establish a greater sense of community.
- 3.17.6 Council shall determine the number and arrangement of approved lots within a subdivision application on a case by case basis upon review of a CDR and having consideration for:



- a) The carrying capacity of the lands proposed for development and the surrounding area based on site conditions, environmental considerations and potential impacts, and other factors that may warrant consideration in the design of the proposal;
 - b) The suitability and availability of municipal and other services and infrastructure necessary to support the proposal; and
 - c) The compatibility of the proposed subdivision design with that of the surrounding area.
- 3.17.7 Multi-parcel country residential subdivisions shall, when deemed necessary by the Municipality, enter into servicing agreements as provided in Section 6.10 of this plan, including any considerations the Municipality deems necessary in accordance with *The Planning and Development Act, 2007*.
- 3.17.8 No new rural residential development shall 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 the aforementioned hazards.
- 3.17.9 Appropriate development standards for residential subdivision including site area, frontage, boundary and roadway setbacks, and all other relevant standards shall be applied through the Zoning Bylaw as prescribed by Council from time to time.
- 3.17.10 The developer shall ensure, to the satisfaction of the Municipality that alteration to drainage, landscape, or other natural conditions occurs in a way that avoids or mitigates on and off site impacts.
- 3.17.11 Multi-parcel country residential subdivisions shall be encouraged to investigate the potential to be serviced by a centralized potable water system in a legal form that is acceptable to the Municipality.
- 3.17.12 All multi-parcel country residential subdivisions shall be required as a condition of approval, to create and administrate a septic system utility in a legal form that is acceptable to the Municipality and the Saskatoon District Health Region to monitor the ongoing operation and maintenance of onsite wastewater systems within the proposed development.
- 3.17.13 The septic system utility shall provide the Municipality with regular qualified reports at intervals determined by Council on a case by case basis confirming that all onsite wastewater systems are being adequately maintained, or identifying necessary remedial works to be undertaken by the property owner and confirming that the required remedial works have been completed.
- 3.17.14 Non-residential developments that are intended to provide the basic services to the community and the surrounding population shall be permitted. Those uses or activities shall be located so as to be compatible with other existing or proposed uses subject to compliance with commercial policies contained herein.



4: IMPLEMENTATION AND ACTION PLANS

Plans are only as good as their implementation. These Action Plans provide guidance and a framework for ongoing dedication through municipal influence and community engagement to fulfill this Plan's objectives.



4.1 MAKING THINGS HAPPEN

Successful implementation of this Plan depends to a large degree on whether its policies can guide local development and action in a variety of contexts over the next twenty-five years. This Section contains policies to ensure that planning is sensitive to local conditions while at the same time advancing the Plan's core principles and building on its broad objectives.

To achieve the goals set out in this OCP, a clear plan of action or implementation strategy is required. The following tables have been included to provide a checklist of the key action items that will need to be completed to help the RM achieve its goals as outlined in the OCP. Each action item relates to policy statements included in the OCP and will require an Implementation Committee to be established to prioritize the action items. The action items should be reviewed regularly to monitor progress and to determine if changes are required.

4.2 THE PLAN GUIDES ACTION

As a statutory document for guiding development and land use in the RM, the OCP gives direction to Council on its day-to-day decision making. The land use policy areas illustrated in the Future Land Use Concept Plan "Appendix A" provides geographic references for the OCP policies. If the RM is to move closer to the future envisioned by the OCP, it must guide other related decisions of Council. *The Planning and Development Act, 2007* requires that all Bylaws enacted conform to this OCP:

- Municipal bylaws and public works will conform to this OCP.
- The decisions and actions of Council and staff, including public investment in services, service delivery and infrastructure, will be guided by this OCP.
- Implementation plans, strategies and guidelines, consistent with this OCP will be adopted, identifying priorities, detailed strategies, guidelines and actions, to advance the plan vision, goals and objectives.

4.3 THE FUTURE IS A SHARED RESPONSIBILITY

A community is successful when all sectors cooperate with their time, effort and resources to enhance the quality of life. Municipalities can lead by example with engaged and informed residents to successfully guide the future, measured by the accomplishments made in managing agricultural diversification, environmental stewardship, economic development, community service provision, population growth, and the overall lifestyle available. To achieve the goals and objectives of this OCP, the RM will lead by example and advocate for provincial partnerships and technical assistance to deliver services and programs for sustainable agricultural economic and community development.



4.4 MONITORING PERFORMANCE

Review

The OCP is a document intended to guide decision making over the long term and is not a static document that commits the Municipality to an inflexible development policy. As new issues and concerns arise, or old one's change, the OCP shall be revised to meet these changes. The OCP shall be reviewed after five years and before ten years from the date of its adoption to evaluate the stated goals, objectives and policies as to their relevancies.

The OCP must be kept up-to-date to ensure that it effectively responds with the real development issues facing the RM. New implementation initiatives will be needed and priorities will require adjustment in response to the varied and changing local and regional conditions. The periodical review and amendment of the OCP should serve as an effective guide for the Council to make decisions on the future development of the Municipality.

Amendment

On occasion land uses or developments may be proposed that do not conform to the OCP. The OCP 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 balance of the OCP shall be examined. Any changes to the OCP or the Zoning Bylaw shall be considered with the public interest in mind.

Community Development

IMPLEMENTATION	
Action Item	Policy Reference
Develop an Action plan to organize community development initiatives	Section 2 and 3.9
Coordinate Economic Development initiatives	Section 3.10
Prepare a Fire Master Plan and Emergency Response Plan	Section 3.9
Research a Cost Sharing Strategy for Community Services to increase equity between urban and rural residents	Section 3.9 and 5.4
Provide support for a regional tourism strategy	Section 3.7, 3.8 and 3.9



Land Use Planning

IMPLEMENTATION	
Action Item	Policy Reference
Set up administrative procedures for review and amendment of the OCP.	Section 1.2 and 6.3
Integrated Road Network/Infrastructure Planning including Highway access roads, and Clearing the Path designation	Section 3.12
Review Subdivision/Development Fees and Servicing Agreements	Section 6.9 and 6.10
Explore Regional Waste Management opportunities	Section 3.4
Prepare a Municipal Boundary Adjustment Policy	Section 5.5
Prepare a Flood Management Plan	Section 3.5 and 3.11
Research Revenue/Tax Sharing and opportunities for collective service provision	Section 3.9 and 5.4
Explore the opportunity for regional Development Appeals Board	Section 5.2



5: INTER-JURISDICTIONAL COOPERATION

5.1 INTRODUCTION

Development pressures exist on lands adjacent to urban municipalities. While these developments have potential benefit for the Towns and Villages, there is concern that servicing and development standards be applied consistently. There is need to encourage orderly and timely development on the fringe areas to ensure that future urban development potential or servicing needs are not compromised and that boundaries can be altered.

5.2 INTER-MUNICIPAL COOPERATION

5.2.1 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 municipalities, or which cross municipal boundaries, including:

- a) Managing and/or promoting growth and development;
- b) Managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;
- c) Infrastructure, public service facilities and waste management systems;
- d) Ecosystem, shoreline and watershed related issues;
- e) Natural and human-made hazards; and
- f) Population, housing and employment projections, based on regional market areas.

5.2.2 The RM shall support inter-municipal partnerships established such as the Twin Rivers Planning District to minimize potential land use conflicts for existing and proposed uses on the undeveloped lands adjacent to surrounding RMs, Towns and Villages.

5.2.3 The RM will cooperate to ensure that development and land use patterns adjacent or in proximity to urban areas that may hinder urban expansion will be discouraged, or mitigated. This does not apply to such effects that arise during normal, non-intensive farm operations.



5.2.4 Inter-municipal cooperation and public/private sector initiatives that focus on a cooperative approach to providing cost efficient services that optimize the RM's financial and infrastructure resources shall be encouraged. The capital works program and public improvements are an important implementation tool since the RM may influence the location of future development and growth through the provision of municipal services to land.

5.3 REVENUE SHARING

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



5.3.2 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. 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.

5.4 ANNEXATION

5.4.1 The periodic need for urban expansion through the annexation process should be a logical and consistent with the policies of this Plan. Annexation shall be undertaken in a positive, orderly, timely and agreed-upon process where there is a clear and present need and development is expected to occur within a five (5) year period. Municipalities should avoid a large and complex annexation in favour of annexations involving smaller amounts of land occurring on an as-needed basis.

5.4.2 Where it is necessary to expand the boundaries of an existing urban municipality, community expansion should occur on a logical basis and should be well-integrated with the existing community structure and directed away from large acreages of prime farmland and livestock operations. Where the growth warrants the expansion onto adjacent agricultural lands, the land requirement of these communities will take precedence over any existing agricultural use of these lands.

5.4.3 The need for community expansion should address the timely conversion of rural land for urban expansion in areas adjacent to urban municipalities in order to protect existing rural land uses from premature conversion to urban forms of development where the timing of urban expansion is uncertain. Annexation shall follow legal boundaries or natural features to avoid creating a fragmented pattern of land ownership and should, as much as possible, have support from the current landowners involved.

5.4.4 The RM will develop a coordinated approach for future boundary expansions to ensure consistent planning, cost effective and efficient service delivery and good governance for residents on the municipal fringe. Development and land use patterns which are adjacent or in proximity to urban areas that would hinder the expansion of these areas, or which may have negative effects on future urban design and/ or densities, will be discouraged. This does not apply to such effects that arise during normal, non-intensive farm operations.

5.4.5 In the event of annexation where land is not currently serviced, the Town or Village may enter into an agreement to compensate the Rural Municipality for the existing municipal portion of property taxes on a descending scale. The annexation should not dramatically alter the taxes collected from agricultural lands in the annexation area simply because of annexation. The two municipalities may look at harmonizing their agricultural mill rates.



6: ADMINISTRATION

6.1 PLANNING TOOLS

This Section outlines the variety of traditional tools Municipalities have 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.

6.2 DEFINITIONS

The definitions contained in the RM of Rosthern Zoning Bylaw shall apply to this OCP.

6.3 ADOPTION OF THE OCP

Adoption of this OCP 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 OCP that is inconsistent or at variance with the proposals or policies set out herein.

By setting out goals, objectives, and policies, the OCP will provide guidance for the RM 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 RM will be achieved.

The application of the OCP policies is illustrated in the Future Land Use Concept Plan contained in "Appendix A." The Future Land Use Concept Plan is intended to illustrate the locations of the major land use designations within the RM. This "map" should not be interpreted in isolation without consideration of the balance of the OCP. The Land use designations have been determined by several factors including existing patterns of land use, projected land needs, resource areas, natural attributes and man-made features.

The OCP 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.

6.4 ADOPTION OF A ZONING BYLAW

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

- a) The Zoning Bylaw must generally conform to the OCP and future land use and development shall be consistent with the goals and objectives of this Plan;
- b) Future development will avoid land use conflict and meet minimum standards to maintain the amenities of the RM;
- c) Zoning Bylaws designate areas for certain types of development. Permitted and discretionary uses and development standards are prescribed for each zone.
- d) Development will be consistent with the physical opportunities of the land and of reasonable engineering solutions;
- e) Undue demand shall not be placed on the RM for municipal services, such as roads, parking, water, sewers, waste disposal, and open space;
- f) The objectives and policies in the OCP 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 RM to adopt a Zoning Bylaw in conjunction with the OCP. The Zoning Bylaw will be used to implement the policies and achieve the objectives of this OCP by prescribing the uses of land, buildings or other improvements that will be allowed in the different zoning districts established in the RM. 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 RM 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 prescribed by the RM from time to time.

To ensure that these regulations work to help achieve the stated goals and objectives, the Zoning Bylaw itself must be consistent with the policies and the intent of this OCP. In considering a Zoning Bylaw or an amendment, the RM should refer to the policies contained in the Plan and the “Future Land Use Concept Plan” (Appendix A), to ensure that the development objectives of the Municipality are met.

6.5 CONTRACT ZONING

For purposes of accommodating a rezoning for unique development situations, Council may consider entering into rezoning agreements, pursuant to contract zoning 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.

6.6 CONCEPT PLANS

Concept plans represent design layout concepts 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.

In accordance with Section 44 of *The Planning and Development Act, 2007*, a Council may, as part of the official community plan, adopt a concept plan for the purpose of providing a framework for subsequent subdivision and development of an area of land. The Council shall ensure that any concept plan is consistent with its official community plan, and any part of a concept plan that is inconsistent with the official community plan has no effect insofar as it is inconsistent.



6.7 SPECIAL STUDIES

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 district'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.

6.8 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 in accordance with Sections 88-93 *The Planning and Development Act, 2007*. 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 particular Zoning Bylaw.

6.9 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.

6.10 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 unless there are no direct or indirect services required for a subdivision.

Where a subdivision of land requires the installation or improvement of municipal services such as sewer lines, streets or sidewalks within the subdivision, the developer will be required to enter into a Servicing Agreement with the Rural Municipality to cover the installation or improvements including, where necessary, charges to cover the costs of



improvement or upgrading of off-site services. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

6.11 SUBDIVISION PROCESS

The Director of Community Planning for the Ministry of Government Relations is currently the approving authority for subdivisions in the RMs of Laird and Rosthern and the Twin Rivers Planning District. The Municipalities have input into the subdivision procedure:

1. The Municipality provides comments on all subdivision applications within the Municipality.
2. As per the Twin Rivers District Planning Commission Agreement, the Commission may provide recommendations and comments to The Director of Community Planning for the Ministry of Government Relations is currently the approving authority for s the Municipality on any major subdivision application.
3. 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 and District's development policies, and to ensure that subdivisions contribute to achieve the long term goals of the Municipality.
4. In order for the subdivision to be completed in a timely manner, it is advisable to consult with the planning staff of the Municipality before submitting a subdivision proposal to Government Relations.



7: REPEAL AND EFFECTIVE DATE OF BYLAW

REPEAL

Bylaw No 4.2008 as amended shall be repealed upon Bylaw 4.2013, the Inter-Municipal 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 Municipal Affairs.

COUNCIL READINGS AND ADOPTION

Introduction this

Read a first time this

Read a second time this

Read a third time this

Adoption of Bylaw this

REEVE

ADMINISTRATOR

Ministerial Approval Date _____

