

BYLAW NO. 171/90

DEVELOPMENT PLAN

RURAL MUNICIPALITY OF INDIAN HEAD NO. 156

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BYLAW NO. 171/90

DEVELOPMENT PLAN

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PART I. INTRODUCTION

1. Authority

Pursuant to Section 52 of The Planning and Development Act, 1983, the Council hereby enacts this development plan bylaw.

2. Title

This bylaw shall be known as the "Plan" of the Rural Municipality.

3. Scope

The development plan shall:

- (i) assist council, the residents and developers in making resource management, development, land use, subdivision, municipal servicing, public utility and environmental-related decisions,
- (ii) apply to the whole of the rural municipality.

4. Purpose

The purpose of the development plan shall be:

- (i) Co-ordination of Interests
  - (a) To establish a decision-making framework by which council can better co-ordinate various public and private development, social, economic municipal servicing, environmental and related interests within the rural municipality.
  - (b) In this regard, the following development plan bylaw shall be replaced by this bylaw:

<u>Title</u>	<u>Number</u>
- The Fishing Lakes Planning District District Municipal Development Plan, approved January 12, 1984	No. 5/83

(ii) Custodian

To assist council, as a custodian of the municipal public interest, to better ensure the health, safety and welfare of the residents.

(ii) Corporate Body

To assist council, as a corporate body, to better manage municipal and public programs, budgets, services, facilities and utilities.

(iv) Issues

To assist council in addressing current and potential development issues, opportunities, trends, land use changes, their timing and pattern, within the R.M.

(v) Direction

To identify beneficial municipal development goals, objectives and standards which council, the residents and developers can jointly achieve.

(vi) Critical Plan Premise

- (a) To ensure that the conversion of agricultural land to non-farm uses (e.g., residential) occurs at an acceptable rate, location, density, standard, level of service and environmental quality.
- (b) Non-farm development under these conditions is appropriate; otherwise, it is not, as undesirable municipal, inter-municipal, land use, nuisance, servicing and environmental problems can occur.



## PART II. DEVELOPMENT CONTEXT

### 1. Basic Premise

The whole rural municipality (R.M.) shall be regarded as managed:

- (i) first, as a rural agricultural municipality which involves:
  - (a) a traditional agricultural community, with agricultural development opportunities,
  - (b) a rural lifestyle,
  - (c) low density development,
  - (d) basic R.M. services; and
- (ii) second, as containing the valuable and environmentally sensitive resource, the Qu'Appelle Valley (the Valley), which involves:
  - (a) agricultural development opportunities,
  - (b) tourism, recreational and residential development opportunities,
  - (c) critical wildlife habitats and conservation opportunities, and
  - (d) environmentally sensitive lands.

### 2. Basic Goal

The basic goal of the rural municipal council shall be to keep the area strong, viable and attractive in which:

- the quality of life of the residents is enhanced,
- a choice of rural and recreational community lifestyles is available,
- a variety of employment, economic, resource, agricultural, tourism, residential, commercial, light industrial and recreational, development opportunities are accommodated,
- the human, economic and physical resources are adequately developed,
- population and development growth occur at a manageable rate,
- a choice of municipal services is provided,
- environmental protection, quality and safety is achieved,
- an efficient, financially-sound and capable municipal government continues to operate, and
- inter-municipal co-operation is achieved.

### 3. Basic Objectives

The development plan goal shall be implemented by achieving the following development objectives:

#### (1) Social and Economic Development

- (i) To encourage the creation of jobs and the diversification of the economy, within the abilities of the rural municipality, and
- (ii) To encourage and participate in a variety of social, economic and physical programs and projects, as the need arises.

#### (2) Development

##### (i) Agriculture

To protect and enhance the agricultural community, resources, lands and holdings.

##### (ii) Non-Agricultural

To identify suitable residential, commercial, light industrial, tourism and recreational development opportunities and areas.

##### (iii) Development Pattern

To avoid random, sprawled non-agricultural (e.g., residential) development so as to achieve an orderly, efficient, cost-effective development and servicing pattern.

##### (iv) Compatibility

To ensure that all development is compatible, thereby avoiding land use conflicts and nuisance.

#### (3) Financial

To continue to provide municipal services and public utilities in a financially responsible manner.

#### (4) Servicing

To ensure that developments with similar servicing requirements are suitably planned, located, phased and maintained to achieve uniform, efficient and cost-effective services.



(5) Environmental

To protect the natural environment, particularly in the Qu'Appelle Valley and to develop environmentally sensitive lands carefully, thereby avoiding excessive development and servicing costs, unnecessary maintenance, reduced public safety and needless disruptions to wildlife habitats.

(6) Assessment Base

To maintain and enhance the municipal assessment base by ensuring quality development, which will enhance property values.

### PART III. DEVELOPMENT ISSUES

#### 1. Development Issues

In addition to establishing a co-ordinated development decision-making framework, the plan is designed to address the following development issues:

(i) Development Pressure

Council requires improved policies to assist in resolving and co-ordinating increasing, varied private, agricultural and non-agricultural (e.g., residential, light industrial, commercial and recreational) development and servicing pressures and interests.

(ii) Population Growth

It is essential that the rural municipality manage development to ensure a rational and efficient use of land, municipal services, including schools, recreation facilities, viable communities and balanced municipal finances.

(iii) Resource Management

Agricultural, sand, gravel, archaeological, heritage, surface and groundwater, natural habitat and critical wildlife resources require improved management to ensure long-term, viable, economic development, conservation, minimal land-use conflict and compatibility with non-agricultural development.

(iv) Conversion

The conversion of agricultural land to non-agricultural uses, (e.g., residential), in a random, undesirable manner requires improved management to ensure long-term, viable, agricultural economic development.

(v) Residential Subdivision

Various country residential and cottage residential subdivision proposals are occurring, particularly in the Valley. If not properly managed, such proposals may conflict with viable agricultural, recreational, commercial and gravel operations, and generate excessive municipal road and servicing costs.

(vi) Public Utilities and Municipal Services

Public utilities and municipal services must be better co-ordinated with development and subdivisions to ensure efficient, responsible and equitable servicing.



(vii) Environmentally Sensitive Lands

Environmentally sensitive lands, which involve unstable Valley slopes, surface and groundwater supplies, a high water table, flooding and wind erosion, must be managed to achieve effective resource management, development suitability, low maintenance, efficient servicing and public safety.

(viii) Natural Habitat Management

Natural, critical, aquatic, wetland, vegetation and wildlife habitats require improved protection from development to ensure their long term viability.

(ix) Improved Inter-Municipal and Provincial Co-ordination

Council acknowledges that improved provincial development co-ordination and inter-municipal co-operation with adjacent municipalities is required to maintain and improve the quality of life, economic viability, development quality, and level of services for the residents.

Accordingly, council recognizes that its preferences and priorities must first be established and then communicated to the province and adjacent municipal governments.

## PART IV. DEVELOPMENT PLAN DISTRICTS AND MANAGEMENT AREAS

### 1. Introduction

To facilitate and ensure effective long-term development and land use management, lands within the municipality shall be managed as follows:

#### (i) Development Districts

- (a) Rural Development District,
- (b) Valley Development District.

#### (ii) Management Areas

- (a) Flood Hazard,
- (b) Unstable Slopes,
- (c) Heritage Resource, and
- (d) Critical Wildlife Habitat.

### 2. Purpose

#### (1) Development Districts

The purpose of the development districts shall be to assist in applying the development plan goal, objectives and policies spatially, throughout the rural municipality, by indicating the areas within the R.M., where different development and servicing opportunities will be achieved.

#### (2) Management Areas

The purpose of the management areas shall be to indicate areas where unique and special development management priorities and constraints exist, or may exist, within each development district.

#### (3) Interpretation

The meaning of each development district and management area shall be established in the following plan policy sections.

### 3. Plan Map Designation

The designation of development districts and management areas in this plan shall be shown on the map entitled "Plan Map". which forms part of this bylaw.



## PART V. RURAL DEVELOPMENT AND DISTRICT

### 1. Situation

Recent development trends in agricultural areas have taken farmland out of production and resulted in agricultural holdings being subdivided into smaller sites, usually for non-agricultural purposes. In this process, the agricultural resource base may be weakened and extra municipal servicing and public utility costs may be incurred. Unproductive remanent sites may create an inefficient land use and servicing pattern. Also, the potential for land use conflict increases and the strength of the agricultural community may be threatened.

An appropriate balance of agricultural, agriculturally supportive and non-agricultural development is required within this district.

### 2. Objectives

#### (1) Agricultural Resource Lands

To protect higher capability agricultural land for agricultural operations.

#### (2) Agricultural Diversity

To encourage and protect a wide range of viable, extensive and intensive agricultural development which will maintain and enhance agricultural resources, holdings, operations and the agricultural community.

#### (3) Agriculturally Supportive Development

To encourage agriculturally supportive developments, which improve the agricultural and economic viability of the rural municipality (e.g., agricultural service uses, such as farm equipment dealers).

#### (4) Agricultural Enhancement

To discourage developments and subdivisions which:

- remove agricultural land from agricultural production,
- require an expensive, high level of municipal services,
- inflate land assessment and taxation, and
- needlessly reduce the size and viability of agricultural holdings.

#### (5) Compatibility

To prevent land use conflicts and incompatible agricultural related developments from locating in proximity to areas designated for other development purposes (e.g., an intensive livestock operation should not be too near a residential site).

(6) Development Pattern

To develop land and physical resources at a low density, efficient and compatible development pattern.

3. Policies

(1) General

To co-operate with senior governments, adjacent municipalities, agencies, farmers and developers to continually improve the viability of agriculture within the rural municipality.

(2) Rural Development District

To regard, manage and service the non valley portion of the rural municipality as an Rural Development District.

(3) Designation

To designate a Rural Development District on the Plan Map.

(4) Intent

To encourage, within the Rural Development District, predominantly agricultural and agriculturally-supportive developments which:

- (i) require and enhance the agricultural land resource (e.g., farms),
- (ii) enhance resource development (e.g., sand and gravel),
- (iii) support the agricultural community and economy (e.g., grain elevators and machinery auction facilities),
- (iv) require minimal municipal services,
- (v) require large sites,
- (vi) may involve potential nuisance and land-use conflicts, if located elsewhere (e.g., anhydrous ammonia facilities).

(5) Resource Management

Agricultural and all other development and subdivisions shall be subject to the plan policies regarding:

- (i) environmentally sensitive lands,
- (ii) critical wildlife habitats,
- (iii) mineral resource extraction,
- (iv) heritage resource management, and
- (v) flood hazard lands.



(6) Development Priorities

Within the Rural Development District, the following lands shall be given a high priority for farming and agricultural production:

- (i) lands with a Canada Land Inventory rating of class 1, 2 and 3, and
- (ii) lands which are in active agricultural production.

(7) Types

Council may classify agricultural developments and establish specific development standards for specific agricultural uses, to ensure effective land use management and compatibility, servicing, and environmental protection. Such categories may include:

	<u>Type</u>	<u>Example</u>
(i)	Extensive agriculture	Grain farms
(ii)	Intensive agriculture	Riding stables
(iii)	Intensive livestock operations	Poultry farms

(8) I.L.O. Development Standards

Intensive livestock operations shall conform to provincial regulations, the zoning bylaw requirements and shall avoid pollution and land use conflicts.

(9) Farm Practices

Farmers shall be encouraged to follow sound farm management practices to achieve efficient operations, minimal nuisance, sound resource management and environmental quality.

(10) Non-Agricultural Development

- (i) (a) Lands within the Rural Development District may be developed for authorized non-agricultural purposes, where actual site and soil conditions limit agricultural productions and soil conditions limit agricultural production and where no conflict with agriculture occurs.

(b) Such conditions include:

- poor drainage,
- high salinity,
- excessive slopes
- stoniness
- poor farm operation accessibility, and
- similar conditions.

- (ii) Council may limit certain non-agricultural developments (e.g., residential), to certain C.L.I. agricultural land capability class rating areas.
- (iii) Non-agricultural development in the Rural Development District may include:
  - (a) recreation (e.g., campgrounds),
  - (b) low and medium density residential,
  - (c) low density agricultural commercial and service uses (e.g., livestock auction marts, animal clinics),
  - (d) low density light industrial (e.g., abattoirs, salvage yards),
  - (e) mineral extraction operations,
  - (f) heritage development, and
  - (g) other, as determined by council.

(11) Development Pattern

- (i) Generally, agricultural operations are encouraged to develop throughout the Rural Development district.
- (ii) Generally, non-agricultural developments, within the Rural Development District, shall be encouraged to locate in proximity:
  - (a) to existing urban centres and hamlets,
  - (b) to existing agricultural related commercial and industrial developments, and
  - (c) to high standard roads.
- (iii) A random non-agricultural development pattern (e.g., residential), along roads and highways and throughout the Rural Development District shall be discouraged.

(12) Residential Development on Separate Sites

- (i) Within the Rural Development District, limited low density and medium residential development may occur on separate sites.
- (ii) Such development shall also meet the following requirements:
  - (a) the residence may be used for either farmhouse or non-farm purposes, and
  - (b) the residential sites shall occur at low or medium density and in conformity with the plan policies, servicing requirements and specific zoning development standards.



(13) Zoning Implementation

- (i) Rural Development District development and standards shall be further specified in the zoning bylaw.
- (ii) Generally, land within the Rural Development District shall be zoned Agricultural Zone.

(iii) Existing Non-Agricultural Uses

Existing developed non-agricultural uses (e.g., residential, commercial, industrial) may be accommodated in either:

- (a) the Agricultural Zone, or
- (b) another more appropriate zone (e.g., R2, C1, or M1 Zone).

## PART VI. VALLEY DEVELOPMENT AND DISTRICT

### 1. Situation

#### (1) General

While the whole rural municipality is primarily regarded and managed as a farming area, the Valley Development District is also to be regarded and managed as a valuable and environmentally sensitive resource, in which a balance is to be reached among the following considerations:

#### Development Opportunities

- agriculture,
- tourism,
- recreation,
- residential,
- commercial,

#### Conservation Consideration

- wildlife conservation,
- environmentally sensitive lands (e.g., flooding; unstable slopes),
- heritage resources.

Accordingly, development in the Valley Development District may occur after it is successfully proven to be environmentally and conservationally sound.

### 2. Objectives

#### (1) Agriculture

To accommodate agricultural development in a compatible manner.

#### (2) Agriculturally Supportive Development

To rationally accommodate non-farm development so as to provide a range of commercial, light industrial, residential, retail and institutional development; employment opportunities; and community facilities for the residents of the rural municipality.

#### (3) Community Viability

To ensure that non-farm development facilitates the creation of viable communities and the integration and expansion of existing urban municipalities.

#### (4) Compatibility

(i) To minimize development, servicing, resource management and environmental conflict, particularly in areas:

- immediately adjacent to urban municipalities,
- which are environmentally sensitive,



- which are natural, wildlife, wetland and vegetation habitats, and
- which may have heritage value.

(ii) To manage land uses so as to buffer urban municipalities and non-farm communities from potentially incompatible agricultural uses (e.g., intensive livestock operations, mineral extraction development and similar uses).

(5) Development Pattern

(i) To ensure that, over the long term, non-farm development occurs in a logical, concentrated and compatible pattern, which can be efficiently serviced and which ensures wildlife habitat, heritage and environmental protection.

(ii) To avoid random non-farm development throughout the Valley Development District.

(iii) To encourage the logical development of land along Highway No. 56; around intersections; and adjacent to R.M. roads where proposals complement the function of these facilities.

3. Policies

(1) General

To co-operate with senior governments, public agencies, adjacent municipalities and developers to encourage and promote beneficial non-farm development, inter-municipal and economic development programs and municipal services.

(2) Valley Development District

To regard, manage and service the Qu'Appelle Valley portion of the R.M., as a Valley Development District.

(3) Designation

To designate a Valley Development District on the Plan Map.

(4) Intent

To accommodate, within the Valley Development District, a variety of agricultural and non-farm developments which:

- (i) create viable social and physical communities,
- (ii) create efficient development pattern,
- (iii) maximize land use compatibility,
- (iv) involve low density,

- (v) avoid nuisance,
- (vi) protect wildlife habitats, heritage resources and environmentally sensitive lands, and
- (vii) avoid flood hazard lands.

(5) Development

To accommodate and encourage the following developments within the Valley Development District:

(i) Agricultural

- (a) Agricultural uses which are compatible with non-farm development.
- (b) In the Valley Development District, intensive livestock operations shall not be encouraged and where allowed, shall be carefully sited and managed.

(ii) Recreation and Tourism

Intensive and extensive recreation and tourism development, public reserves, parks and playgrounds.

(iii) Residential

Low and medium density residential uses.

(iv) Commercial

Retail and highway commercial development.

(v) Light Industrial

Light industrial (e.g., agricultural related) and mineral resource extraction development.

(6) Non-Farm Development Policies

Non-farm development shall conform to all other policy sections in this bylaw.

(7) Resource Management

All development and subdivisions within the Valley Development District shall be subject to the plan policies regarding:

- (i) flood hazard lands,
- (ii) unstable slopes,



- (iii) environmentally sensitive lands,
- (iv) critical wildlife habitat,
- (v) mineral extraction,
- (vi) heritage resource management, and
- (vii) annexation.

(8) Development Priorities

Within the Valley Development District, the following criteria shall be a major determinant when making decisions regarding development and subdivision proposals:

(i) Community Planning

Establishing physical development, land use, road and servicing patterns which are compatible with existing urban municipalities and rural development, so as to facilitate the long term evolution of viable, integrated, convenient communities.

(ii) Conservation

Ensuring that all development and subdivisions occur in a conservationally sound and environmentally safe manner, particularly, regarding:

- flood hazard lands,
- unstable slopes,
- natural habitats (e.g., critical, wetland, wildlife and vegetation), and
- heritage resource protection.

(iii) Compatibility

Maximizing land use and servicing compatibility, and minimum nuisance (e.g., avoiding problems regarding access, servicing, noise, odor, vibration, inconvenience and property values), particularly adjacent to existing urban municipalities.

(iv) Nuisance Management

- (a) Encouraging potentially noxious, polluting and nuisance generating uses and those which involve unsightly outdoor storage, to locate away from urban municipalities, residences, public places and, particularly, highways, (e.g., salvage yards).
- (b) Farmers shall be encouraged to follow sound farm management practices to achieve efficient operations, minimum nuisance, sound resource management and environmental quality.

(v) Interchanges

Achieving an efficient land use pattern adjacent to highway interchanges and road intersections.

(iv) Traffic and Pedestrian Safety

Maximizing groundwater and air pollution.

(vi) Traffic and Pedestrian Safety

Maximizing traffic safety and pedestrian movement.

(vii) Pollution

Minimizing groundwater and air pollution.

(viii) Visual Standards

Achieving a high quality, visually attractive built environment regarding signs, landscaping, buffers, vegetation, building design, outdoor storage and parking areas.

(ix) Existing Services Priority

Maximizing the efficiency and cost effectiveness of existing municipal services and public utilities, including:

- |                             |   |
|-----------------------------|---|
| (a) water supplies,         | (l) dedicated lands,                                      |
| (b) storm drainage,         | (m) electrical services,                                  |
| (c) sewage facilities,      | (n) natural gas services,                                 |
| (d) solid waste facilities, | (o) telephone services,                                   |
| (e) roads,                  | (p) police protection,                                    |
| (f) railways,               | (q) postal services,                                      |
| (g) pipelines,              | (r) fire protection,                                      |
| (h) schools,                | (s) ambulance services,                                   |
| (i) recreation,             | (t) emergency measures,                                   |
| (j) public lands,           | (u) public safety,  |
| (k) community facilities,   | (v) other, as determined, by council (e.g., maintenance). |

(9) Development Pattern

(i) Locational Priority

Non-farm developments shall be encouraged to locate in a contiguous and phased manner, wherever feasible.



(ii) Direction

Non-farm development, (e.g., residential) may be encouraged to locate:

- (a) immediately adjacent to urban municipal boundaries,
- (b) to one side of a highway, pipeline, railway, existing urban development, service road, public facility, municipality, etc.,

so as to achieve a contiguous, efficient growth pattern, in the long run.

(iii) Alternate Sites

To avoid premature development, non-farm development proposals may not be permitted where similar vacant serviced sites, or alternative buildings, are available nearby to accommodate the proposed use.

(iv) Phasing

Proposed non-farm developments may be approved and managed in phases to avoid prematurity, ensure environmental protection and achieve efficient municipal servicing.

(v) Residential

Generally, residential buildings shall not be permitted in highway-commercial, light industrial and non-residential areas in order to achieve a pleasant living environment which maintains its value, where land use conflicts can be avoided and where efficient, cost-effective, uniform municipal services can be provided.

(10) Zoning Implementation

(i) General

Valley Development District development standards and requirements shall be further specified in the zoning bylaw. Appropriate zones may include any of the following:

- (a) Residential (low and medium density),
- (b) Commercial,
- (c) Industrial,
- (d) Critical Wildlife Habitat,
- (e) Others, as deemed appropriate by council.

(ii) Undeveloped Agricultural Land

- (a) Undeveloped land within the Valley Development District which is intended for eventual non-farm development shall, generally, be initially restrictively zoned (e.g., Agricultural Zone).
- (b) When non-farm developments are proposed on these undeveloped agricultural lands, if the proposal conforms to this plan and the zoning bylaw, the land may be rezoned to an appropriate non-agricultural development zone.

(iii) Existing Non-Agricultural uses

Existing developed non-agricultural uses (e.g., residential, commercial, industrial) may be accommodated in either:

- (a) the Agricultural Zone, or
- (b) another more appropriate zone (e.g., R1, C1 or M1).



PART VII. RESIDENTIAL DEVELOPMENT POLICIES

1. Objectives

- (1) To create viable farm and non-farm communities.
- (2) To accommodate a variety of housing types which are compatible with adjacent land uses, municipal services, groundwater capabilities, resources and the natural environment.
- (3) To minimize the negative effects of residential development, particularly on adjacent land uses, municipal services and the natural environment.
- (4) To minimize residential development on land with a Canada Land Inventory (C.L.I.) agricultural rating of Classes 1, 2 and 3.

2. Policies

The residential development policies below, address:

- accessory residences on farms (farm houses),
- low density residential development on separate sites:
  - restricted development,
  - multi site development,
- medium density residential development on separate sites, and
- mobile homes.

(1) Residences on Farms

(i) Management Criteria

Residential buildings (i.e., farm houses) shall be allowed on agricultural sites as an accessory use to a principal agricultural use, throughout the R.M.

(ii) Development Criteria

Council may establish zoning development standards to ensure that:

- (a) farm houses locate in one farm yard,
- (b) all farm houses are necessary accessory uses to the viability of the agricultural operation,
- (c) development, servicing and environmental concerns are appropriately addressed,
- (d) farmhouses meet the same development criteria as low density development (see below).

(2) Low Density Residential Development

(i) Characteristics

Low density residential development shall mean residential development which occurs:

- (a) primarily as single detached dwellings and mobile homes,
- (b) on separate sites,
- (c) on a restricted basis,
- (d) generally, with on-site services, and
- (e) on relatively large sites (e.g., 1 - 8 hectares/2.5 - 20 acres).

(ii) Management Criteria

(a) General

Low density residential development on separate sites shall be accommodated:

- in the Rural Development District,
- in the Valley Development District,

as follows:

- on a restricted individual site basis.

(b) Restricted Low Density Residential Development

Restricted density residential development may occur in:

- the Rural Development District, and
- the Valley Development District,

subject to the following criteria:

- as a discretionary use in the Agricultural Zone,
- one basic residential site (subdivision) may be authorized per primary survey system quarter section,

(iii) Development Criteria

Restricted low density residential development shall meet the following development criteria:

- (a) maximize resource management (e.g., agricultural, mineral, wildlife habitat and heritage resources),
- (b) maximize land use compatibility,



- (c) minimize groundwater and water supply pollution and overuse,
- (d) efficiently utilize R.M. roads, internal roads, on-site and municipal services and public utilities,
- (e) complement road and servicing patterns and policies,
- (f) maximize environmental quality (e.g., minimal vegetation, site feature and soil disruption; flood protection and slope stability criteria),
- (g) maximize public safety, nuisance prevention and site amenities.

(iv) Services

(a) General

Developers shall be required to provide, maintain and address, to council's satisfaction, the following services and public utilities:

Water - supplies; on site, off site,

Storm drainage - natural, ditches, culverts bridges,

Sewage - on and off site disposal, collection, central,

Solid waste - on and off site disposal, collection, central,

Road - access, graveling, dust proofing, paving, snow-ploughing, maintenance,  
- service and internal roads,  
- highway access,

Railway - services, facilities, crossings,

School - facilities, bussing,

Recreation - facilities, on site, off site,

Dedicated lands - municipal reserves, environmental reserves, buffer strips, walkways,

Electrical - services, in ground, above ground,

Natural gas - services,

Telephone - services,

Police - protection,

Postal - service,

Fire - protection,

Ambulance - service,

Emergency measures,

Other - public safety, nuisance abatement, berms,  
landscaping, security fencing, setbacks, etc.

(b) Specific

Low density residential development shall be serviced primarily with on-site water and sewage facilities, rather than central services.

(v) Information

Developers shall be required to provide, at council's discretion and request, the following types of reports and information, to assist in comprehensive proposal reviews:

- (a) Development - specifics, effects, phasing, etc.
- (b) Resource Management - heritage, critical wildlife habitat, mineral extraction, agriculture, etc.
- (c) Geotechnical - slope stability, soil characteristics, development limitations, soil permeability, erosion, etc.
- (d) Hydrological - water supplies, aquifer testing, flooding, pollution prevention, etc.,
- (e) Servicing - on site, off site, responsibilities costs, effect, central services, etc.,
- (f) Other - as required by council (e.g., landscaping monitoring programs).



BYLAW NO. 158/2012

A Bylaw to amend Bylaw No. 171/90 known as the Development Plan of the RM of Indian Head No. 156

The Council of the Rural Municipality of Indian Head No. 156, in the Province of Saskatchewan, enacts to amend Bylaw No. 171/90 as follows:

**1. PART VII 2. Policies Subsection (3) Medium Density Residential Development on Separate Sites: is amended by repealing part (c) relatively small sites and replacing it with the following:**

(c) relatively small sites, (e.g., 15,000 sq. ft. (0.3 acres) – 6 acres), and...

**2. PART VII 2. Policies (3) Medium Density Residential Development on Separate Sites Management Criteria is amended by adding the following:**

(f) In the Country Residential Zone

Medium density residential development may locate in this district, subject to the plan policies and zoning development standards.

**3. PART VII 2. Policies Subsection (3) Medium Density Residential Development on Separate Sites Zoning is amended by repealing (a) and replacing it with the following:**

(a) by establishing separate medium density residential zones (e.g., for the Valley – R1; in the Rural District – R2; and Country Residential – CR), and...

**4. This bylaw shall come into force and take effect when it has been approved by Municipal Affairs.**

Certified a true copy of  
Bylaw No. 158/2012 passed by resolution  
of Council on July 10, 2012



(vi) Zoning

Council shall manage low density residential development, as indicated above, as follows:

(a) For Both Plan Development Districts

Restricted low density residential development shall be managed as a discretionary use in the Agriculture Zone,

(3) Medium Density Residential Development on Separate Sites

(i) Characteristics

Medium density residential development shall mean residential development and subdivision proposals which involve:

- (a) primarily single detached dwellings and mobile homes,
- (b) more than one site, *relatively small sites*
- (c) ~~relatively small sites~~, (e.g., 1,394M<sup>2</sup> - .4ha/15,000 sq. ft. - 1 acre), and *as 1374 M<sup>2</sup> - .42 ha to 6 acres*
- (d) generally, on site services. *1 acre (By law # 158/2013)*

(ii) Management Criteria

Medium density residential development shall meet the following management criteria:

(a) In the Valley Development District (Plan Map)

Medium density residential development may locate in this district, in a specific zone (e.g., R1), subject to the plan policies and zoning development standards.

(b) In the Rural Development District (Plan Map)

Medium density residential development may locate in this district, in a specified zone (e.g., R2), subject to the plan policies and zoning development standards.

(c) Urban Proximity

When accommodated within the R.M., such development shall be encouraged to develop adjacent to urban municipalities:

- in a compatible manner, and
- in consultation with urban municipalities.



(d) Urban Development

Residential development shall be designed and sited to facilitate, over the long term, the creation of viable communities.

(e) Servicing Compatibility

Proposed roads and services shall complement existing R.M. and urban roads, service roads, provincial highway networks, services and public utilities.

(iii) Development Criteria

Council shall ensure that residential development meets the following criteria:

- (a) maximizes land use compatibility,
- (b) minimizes groundwater and water supply pollution and overuse,
- (c) maximizes critical wildlife, mineral extraction and heritage resource protection,
- (d) efficiently utilizes R.M. roads, municipal services, and public utilities,
- (e) maximizes roads and service patterns in adjacent developments,
- (f) preserves vegetation,
- (g) maximizes natural site features,
- (h) maximizes public safety, nuisance prevention, site amenities, and
- (i) maximizes the use of internal roads.

(iv) Services

(a) General

Developers shall be required to provide, maintain and address, to council's satisfaction, the following services and public utilities:

Water - supplies; on site, off site,

Storm drainage - natural, ditches, culverts bridges,

Sewage - on and off site disposal, collection, central,

Solid waste - on and off site disposal, collection, central,

Road - access, graveling, dust proofing, paving, snow-ploughing, maintenance,  
- service and internal roads,  
- highway access,

*f) In the Country Residential zone - medium density residential development may locate in this district, subject to the plan policies + zoning development standards (Bylaw # 158/2012)*

Railway - services, facilities, crossings,  
School - facilities, bussing,  
Recreation - facilities, on site, off site,  
Dedicated lands - municipal reserves, environmental  
reserves, buffer strips, walkways,  
Electrical - services, in ground, above ground,  
Natural gas - services,  
Telephone - services,  
Police - protection,  
Postal - service,  
Fire - protection,  
Ambulance - service,  
Emergency measures,  
Other - public safety, nuisance abatement, berms,  
landscaping, security fencing, setbacks, etc.

(b) Specific

Medium density residential development shall be serviced primarily with on-site water and sewage facilities. Central facilities may be required, at council's discretion.

(v) Information

Council may require developers to provide the following reports and information to comprehensively assess a residential proposal:

- (a) Development - descriptive, effects, phasing, specifics, etc.,
- (b) Resource management - heritage, critical wildlife, mineral extraction, agriculture, etc.
- (c) Geotechnical - slope stability, soil characteristics, development limitations, soil permeability, etc.,



- (d) Hydrological - water supplies, aquifer testing, flooding, pollution prevention, etc.,
- (e) Servicing - on site, off site, responsibilities, costs, effects, central services, etc.,
- (f) Other - as required by council.

(vi) Phasing

Council may approve and manage residential development and subdivisions in phases.

(vii) Zoning

Council may manage medium density residential development:

- (a) by establishing separate medium density residential zones, for example; - for the Valley District, a R1 Zone  
- for the Rural District, a R2 Zone, and  
- *and Country Residential - CR, and*  
(Bylaw # 158/2012)
- (b) by the re-zoning process.

(4) Mobile Homes

(i) As Buildings

(a) New

Certain types of new mobile homes shall be accommodated within the R.M., on a restricted basis.

(b) Existing

Certain existing double width and single width mobile homes shall be accommodated in the R.M.

(ii) Mobile Home Parks

(a) New

New mobile home parks shall be prohibited within the R.M.

(iii) Zoning

Council shall establish development standards regarding existing, new, double width and single width mobile homes and mobile home parks, in the zoning bylaw.

## PART VIII. TOURISM AND RECREATION DEVELOPMENT

### 1. Objectives

To accommodate a wide range of extensive and intensive tourism and recreational development (e.g., parks, sports facilities, marinas, boating facilities, golf courses, arenas, campgrounds and heritage uses).

### 2. Policies

#### (1) General

Council shall encourage a variety of tourism and recreational development within the R.M.

#### (2) Inter-Municipal Co-ordination

Council, in co-operation with adjacent municipalities, developers, Economic Diversification and Trade, Saskatchewan Parks and Renewable Resources, and Culture, Multiculturalism and Recreation shall encourage improved, co-ordinated, inter-municipal, multi-purpose tourism and recreation facility use and program development for the joint benefit of urban and rural residents.

#### (3) Municipal Reserves

##### (i) General

Council shall require subdivision developers to provide municipal reserves, or money in lieu of municipal reserves, particularly for residential subdivision proposals.

##### (ii) Conformity

Council shall manage municipal reserves in accordance with "The Planning and Development Act, 1983", and "The Dedicated Lands Regulations".

##### (iii) Transfer

Council may request the Minister of Rural Development to transfer municipal reserves to the ownership of the R.M., in accordance with "The Planning and Development Act, 1983".



(4) Priority

The acquisition of dedicated lands shall be a principal method of which council:

- establishes public and recreation land, and
- protects watercourses and shorelines.

(5) Management Criteria

Tourism and recreational uses may be accommodated:

- (i) throughout the Rural Development District,
- (ii) throughout the Valley Development District.

(6) Development Criteria

Tourism and recreation development shall meet the following criteria:

- (i) maximize resource management (e.g., agricultural, unique landforms, mineral, wildlife, habitat and heritage resources),
- (ii) maximize land use compatibility,
- (iii) minimize groundwater and water supply pollution and overuse,
- (iv) efficiently utilize R.M. roads, internal roads, municipal services and public utilities,
- (v) complement road and service patterns,
- (vi) maximize environmental quality (e.g., minimal vegetation, site feature and soil disruption; and flooding),
- (vii) maximize public safety and convenience, nuisance prevention and site amenities.

(7) Services

(i) General

Council may require developers to provide and satisfactorily address the following services and public utilities.

Water - supplies; on site, off site,

Storm drainage - natural, ditches, culverts bridges,

Sewage - on and off site disposal, collection, central,

Solid waste - on and off site disposal, collection, central,

Road - access, graveling, dust proofing, paving, snow-ploughing, maintenance,  
- service and internal roads,  
- highway access,

Railway - services, facilities, crossings,

School - facilities, bussing,

Recreation - facilities, on site, off site,

Dedicated lands - municipal reserves, environmental reserves, buffer strips, walkways,

Electrical - services, in ground, above ground,

Natural gas - services,

Telephone - services,

Police - protection,

Postal - service,

Fire - protection,

Ambulance - service,

Emergency measures,

Other - public safety, nuisance abatement, berms, landscaping, security fencing, setbacks, etc.



(8) Information

Developers shall be required to provide, at council's discretion and request, the following types of reports and information, to assist in comprehensively reviewing proposals:

- (i) Development - descriptive, effects, phasing, specifics, etc.,
- (ii) Resource management - heritage, critical wildlife, mineral extraction, agriculture, etc.
- (iii) Geotechnical - slope stability, soil characteristics, development limitations, soil permeability, etc.,
- (iv) Hydrological - water supplies, aquifer testing, flooding, pollution prevention, etc.,
- (v) Servicing - on site, off site, responsibilities, costs, effects, central services, etc.,
- (vi) Other - as required by council (e.g., landscaping monitoring programs).

(9) Zoning

Council may accommodate tourism and recreational uses, in the zoning bylaw, as follows:

(i) Use Intensity

- (a) as intensive uses (e.g., golf courses), and
- (b) as intensive uses (e.g., arenas).

(ii) Use Management

- (a) as a permitted use, and
- (b) as a discretionary use.

as the case may be, as specified in the zoning bylaw.

## PART IX. COMMERCIAL DEVELOPMENT

### 1. Objectives

- (1) To accommodate a variety of commercial development, particularly those which create jobs, diversify the economy and promote tourism and recreation.
- (2) To encourage agriculturally supportive commercial development.
- (3) To ensure that commercial development complements the function of urban centres.
- (4) To ensure that commercial development is well-planned and avoids high-quality agricultural land.
- (5) To achieve efficient municipal servicing.

### 2. Policies

#### (1) General

Council shall encourage a variety of commercial developments within the R.M., including:

- (i) retail stores, offices, institutional uses,
- (ii) agricultural service uses (e.g., farm machinery),
- (iii) general highway commercial uses (e.g., gas stations),
- (iv) tourism uses (e.g., parks, camping, etc.),
- (v) home improvement and garden supply uses, and
- (vi) home occupations and personal service shops.

#### (2) Characteristics

- (i) Commercial uses shall include developments which, essentially, involve:
  - (a) large sites (e.g., .4-8 hectares: 1-20 acres),
  - (b) on-site services, and
  - (c) a vehicular traffic orientation.

#### (3) Management Criteria

Certain types of a commercial uses may locate:

- (i) in the Rural Development District (Plan Map), and
- (ii) in the Valley Development District (Plan Map),

subject to all Plan policies and zoning standards.



(4) Commercial Development Criteria

Council shall ensure that commercial development meets the following criteria:

(i) Preference

Council shall give priority to commercial developments which locate subject to the following criteria:

- (a) so as to create viable communities and development patterns,
- (b) adjacent to urban municipalities,
- (c) adjacent to interchanges,
- (d) along existing paved roads,
- (e) along existing built roads,
- (f) so as to complement preferred traffic patterns, and
- (g) so as to maximize the use of internal roads.

(ii) Resource Management

Maximizes agricultural, critical wildlife, mineral extraction, heritage and groundwater resource protection and water supplies.

(iii) Agricultural

Minimizes negatively affecting lands with a C.L.I. agricultural capability rating of Classes 1, 2 and 3.

(iv) Environmental

Minimizes disruption to environmentally sensitive land and vegetation, and avoids pollution.

(v) Compatibility

- (a) Minimizes conflicts with urban municipalities, adjacent land uses, particularly agricultural operations and residences.
- (b) Minimizes noise, odor, vibration, dust, traffic and fumes.
- (c) Maximizes public safety, nuisance prevention and site amenities (e.g., service roads where necessary).

(5) Services

Council may require developers to provide and satisfactorily address the following services and public utilities:

Water - supplies; on site, off site,

Storm drainage - natural, ditches, culverts bridges,

Sewage - on and off site disposal, collection, central,

Solid waste - on and off site disposal, collection, central,

Road - access, graveling, dust proofing, paving, snow-ploughing,  
maintenance,  
- service and internal roads,  
- highway access,

Railway - services, facilities, crossings,

School - facilities, bussing,

Recreation - facilities, on site, off site,

Dedicated lands - municipal reserves, environmental reserves, buffer  
strips, walkways,

Electrical - services, in ground, above ground,

Natural gas - services,

Telephone - services,

Police - protection,

Postal - service,

Fire - protection,

Ambulance - service,

Emergency measures,

Other - public safety, nuisance abatement, berms, landscaping,  
security fencing, setbacks, etc.

(6) Parking/Loading Facilities

Commercial development shall be provided with sufficient on-site parking facilities and loading areas.



(7) Location

Council may require commercial development to locate and develop according to specified standards, to minimize distraction to the travelling public and adjacent residences, particularly along highways and in the Valley Development District.

(8) Information

Council may require developers to provide the following reports and information to comprehensively assess a commercial proposal:

- (i) Development - descriptive, effects, phasing, specifics, etc.,
- (ii) Resource management - heritage, critical wildlife, mineral extraction, agriculture, etc.
- (iii) Geotechnical - slope stability, soil characteristics, development limitations, soil permeability, etc.,
- (iv) Hydrological - water supplies, aquifer testing, flooding, pollution prevention, etc.,
- (v) Servicing - on site, off site, responsibilities, costs, effects, central services, etc.,
- (vi) Other - as required by council (e.g., landscaping monitoring programs).

(9) Phasing

Council may approve and manage commercial development and subdivision proposals in phases.

(10) Zoning

Commercial development may be managed as follows:

- (i) as a permitted use,
- (ii) as a discretionary use,
- (iii) in the Agricultural Zone,
- (iv) in separate other zones,
- (v) by the rezoning process,

as indicated in the zoning bylaw.

## PART X. LIGHT INDUSTRIAL DEVELOPMENT

### 1. Objectives

To encourage a variety of light industrial development within the R.M. which:

- create jobs,
- diversifies the economy,
- is resource supportive (e.g., to agriculture),
- is essentially light industrial,
- avoids high quality agricultural land,
- is efficiently serviced,
- is environmentally sound, non-polluting, and which generates minimal nuisance and incompatibility, and
- is safe to the residents, adjacent landowners, public and vehicular and pedestrian traffic.

### 2. Policies

#### (1) Co-operation

Council shall co-operate with senior governments and private developers to achieve compatible, light industrial economic development.

#### (2) Types

Council shall encourage a variety of light industrial developments within the R.M., including:

(i) light manufacturing, particularly in the:

(a) secondary sector (e.g., short-line farm equipment, food products, etc.), and

(b) tertiary sector (e.g., repairing equipment, welding), and

(ii) agricultural and mineral related industries.

#### (3) Characteristics

Light industrial development shall include development which involves:

- (i) light manufacturing and potentially low level hazardous uses,
- (ii) large sites, (e.g., minimum 1 hectare - 2.5 acres),
- (iii) on-site services; limited central services, if any,
- (iv) potential, minimal pollution, noise, odor, vibration, dust, fumes, etc.



- (v) adequate access,
- (vi) rail service (optional), and
- (vii) open space activities.

(4) Management Criteria

(i) General

Light industrial development shall be accommodated:

- (a) in the Rural Development District, and
- (b) in the Valley Development District.

(ii) Junk and Salvage Yards

The following uses shall be managed as follows:

<u>Use</u>	<u>Development District</u>	
	<u>Valley</u>	<u>Rural</u>
- Junk and salvage yards	Prohibited, to avoid	Accommodated, subject to all
- Similar uses specified in the zoning bylaw	potential pollution	requirements

(5) Industrial Development Criteria

Council shall ensure that light industrial development meets the following criteria:

(i) Preference

- (a) Light industrial developments shall be encouraged to locate:
  - adjacent to existing developed roads,
  - where compatible, so as to create an integrated efficient land use pattern, and
  - to complement:
    - preferred traffic patterns, and
    - road design capabilities.

(b) Council may require that potentially nuisance generating light industrial development:

- locate away from urban municipalities, residential and other non-compatible uses,
- develop according to standards which minimize distraction and unsightliness to the travelling public and adjacent residences, particularly along highways and in the Valley Development district. (e.g., buffers, set backs, landscaping, etc.).

(ii) Resource Management

Maximizes agricultural, critical wildlife, mineral extraction, heritage and groundwater resource protection and water supplies.

(iii) Environmental

Minimizes disruption to environmentally sensitive lands and vegetation, and avoids pollution.

(iv) Compatibility

Minimizes conflicts with adjacent land uses, particularly agricultural operations and residences.

(v) Other

- (a) Minimizes potential nuisance, noise, odor, vibration, dust, fumes.
- (b) Maximizes public safety, nuisance prevention, and site amenities.

(6) Services

Council may require developers to provide and satisfactorily address the following services and public utilities:

Water - supplies; on site, off site,

Storm drainage - natural, ditches, culverts bridges,

Sewage - on and off site disposal, collection, central,

Solid waste - on and off site disposal, collection, central,



- Road - access, graveling, dust proofing, paving, snow-ploughing, maintenance,
  - service and internal roads,
  - highway access,
- Railway - services, facilities, crossings,
- School - facilities, bussing,
- Recreation - facilities, on site, off site,
- Dedicated lands - municipal reserves, environmental reserves, buffer strips, walkways,
- Electrical - services, in ground, above ground,
- Natural gas - services,
- Telephone - services,
- Police - protection,
- Postal - service,
- Fire - protection,
- Ambulance - service,
- Emergency measures,
- Other - public safety, nuisance abatement, berms, landscaping, security fencing, setbacks, etc.

(7) Regulations

Light industrial development shall meeting all federal and provincial regulations.

(8) Information

Council may require developers to provide the following reports and information to comprehensively assess a light industrial proposal:

- (i) Development - descriptive, effects, phasing, specifics, etc.,
- (ii) Resource management - heritage, critical wildlife, mineral extraction, agriculture, etc.
- (iii) Geotechnical - slope stability, soil characteristics, development limitations, soil permeability, etc.,

(iv) Hydrological - water supplies, aquifer testing, flooding, pollution prevention, etc.,

(v) Servicing - on site, off site, responsibilities, costs, effects, central services, etc.,

(vi) Other - as required by council (e.g., monitoring programs).

(9) Phasing

Council may approve and manage light industrial development in phases.

(10) Zoning

Light industrial development may be managed as:

- (i) a permitted use,
- (ii) a discretionary use,
- (iii) in the Agricultural Zone,
- (iv) in other zones, and
- (v) by the rezoning process.



PART XI. MINERAL EXTRACTION DEVELOPMENT

1. Objectives

- (1) To encourage the proper management and development of mineral resources, particularly sand and gravel resources.
- (2) To protect high potential sand and gravel resource lands.
- (3) To ensure the effective reclamation of future and, where possible, existing and abandoned sand and gravel pits.
- (4) To minimize development incompatibility.

2. Policies

(1) General

Council shall accommodate the proper development of existing and new mineral extraction operations.

(2) Management Criteria

Mineral extraction developments may occur in:

- (i) the Rural Development District,
- (ii) the Valley Development District.

(3) Development Criteria

Council shall accommodate mineral resource extraction development, particularly sand and gravel developments, subject to the following development criteria:

- (i) Minimal disruption shall occur to:
  - (a) critical wildlife habitats,
  - (b) water resources,
  - (c) heritage resources,
  - (d) the natural environment,
  - (e) existing residences.
- (ii) Land use compatibility shall be maximized.
- (iii) R.M. services, roads and public utilities shall not be negatively affected.
- (iv) Public safety shall be achieved.

(4) Services

Council may require developers to provide and satisfactorily address the following services and public utilities:

Water - supplies; on site, off site,

Storm drainage - natural, ditches, culverts bridges,

Sewage - on and off site disposal, collection, central,

Solid waste - on and off site disposal, collection, central,

Road - access, graveling, dust proofing, paving, snow-ploughing,  
maintenance,

- service and internal roads,

- highway access,

Railway - services, facilities, crossings,

School - facilities, bussing,

Recreation - facilities, on site, off site,

Dedicated lands - municipal reserves, environmental reserves, buffer  
strips, walkways,

Electrical - services, in ground, above ground,

Natural gas - services,

Telephone - services,

Police - protection,

Postal - service,

Fire - protection,

Ambulance - service,

Emergency measures,

Other - public safety, nuisance abatement, berms, landscaping,  
security fencing, setbacks, etc.



(5) Information

(i) General

Council may require developers to provide the following reports and information to properly assess a mineral extraction development proposal:

- (a) Development - descriptive, effects, phasing, specifics, etc.,
- (b) Resource management - heritage, critical wildlife, mineral extraction, agriculture, etc.
- (c) Geotechnical - slope stability, soil characteristics, development limitations, soil permeability, etc.,
- (d) Hydrological - water supplies, aquifer testing, flooding, pollution prevention, etc.,
- (e) Servicing - on site, off site, responsibilities, costs, effects, central services, etc.,
- (f) Other - as required by council (e.g., monitoring programs, landscaping).

(ii) Specific

Information and reports shall also address environmental, operational and reclamation concerns, including:

- (a) the proposed development effects on existing and new roads,
- (b) on and off site services,
- (c) groundwater, water supplies and wells,
- (d) public safety and nuisance,
- (e) on site facilities,
- (f) road haul routes and frequencies,
- (g) proposals and programs to mitigate negative impacts,
- (h) progressive decommissioning and after pit use plans and programs,
- (i) other, as required by council.

(6) Provincial Requirements

Mineral extraction developments shall meet all senior government requirements, as may respectively apply, including:

- (i) the National Energy Board,
- (ii) Saskatchewan Energy and Mines,
- (iii) Saskatchewan Environment and Public Safety, and
- (iv) "Guidelines for Environmental Protection During Development and Restoration of Sand and Gravel Pits, Saskatchewan Environment and Public Safety, 1986"
- (v) other, as may apply.

(7) Phasing

Council may manage mineral resource extraction development, in a phased manner, to achieve effective long-term resource management, efficient municipal servicing and public safety.

(8) Sand and Gravel Development

(i) Number

Council may limit the number of sand and gravel extraction operations being developed, at any one time, to ensure:

- (a) efficient resource management,
- (b) effective municipal service management,
- (c) minimal R.M. road deterioration,
- (d) public safety,
- (e) land use compatibility, and
- (f) environmental protection.

(ii) Sand Haul Traffic

Sand haul traffic shall be subject to council requirements regarding:

- (a) public safety,
- (b) road design, capability and maintenance standards,
- (c) nuisance control (e.g., dust, noise, hours of operation, etc.), and
- (d) other, as necessary.

(iii) Sand and Gravel License Arrangements

Council shall annually review sand and gravel arrangements, with the private sector, to ensure that adequate private contributions are available to maintain haul roads.



(9) Petroleum Development

Petroleum development shall be accommodated throughout the R.M.

(10) Non-Mineral Extraction Development (e.g., residential, commercial, industrial)

(i) Studies

Council may require developers of non-mineral extraction uses (e.g., residential), who develop, particularly on mineral resource lands (e.g., sand and gravel), to provide reports and studies indicating how the mineral resources can be preserved.

(ii) Protection

Council may refuse non-mineral extraction developments on mineral resource lands, when in council's opinion, the mineral resources would be either negatively affected, or precluded from development.

(11) Zoning

(i) Petroleum

Petroleum extraction development shall be a permitted use in all zones.

(ii) Non-Petroleum Mineral Development

Non-petroleum mineral extraction development may be managed:

- (a) a permitted use,
- (b) a discretionary use, and
- (c) by the rezoning process.

(iii) Special Development Standards

Mineral extraction development standards shall be stated in the zoning bylaw, to ensure public safety, nuisance abatement and environmental protection, including set-backs, landscaping, berms, buffers and reclamation measures.

## PART XII. CRITICAL WILDLIFE RESOURCE MANAGEMENT

### 1. Objectives

- (1) To protect and carefully manage the critical wildlife resources:
  - (i) from negative development effects,
  - (ii) from intensive and potentially non-compatible development and subdivision.
- (2) To encourage the study of wildlife habitat resources.
- (3) To identify and preserve additional wildlife habitat resources.

### 2. Policies

#### (1) Research

Council shall encourage the study of wildlife habitats and environments in the R.M., by qualified, provincial, public and private agencies.

#### (2) Acquisition by Crown

Council acknowledges that the province may acquire (e.g., purchase), from time to time, private lands for critical wildlife management purposes.

#### (3) Crown Lands

##### (i) Critical Wildlife Habitat Designation

Council also acknowledges that existing crown lands may be and already are, formally designated and managed as critical wildlife habitat, under "The Critical Wildlife Habitat Protection Act, 1984".

##### (ii) Affected Lessees

When crown lands are proposed to be formally designated as critical wildlife habitat, under "The Critical Wildlife Habitat Protection Act, 1984", council shall encourage Parks and Renewable Resources and Rural Development, to fully consult with affected lessees, to ensure that his/her interest is recognized.

##### (iii) Management

Council shall encourage the province to manage development activities on critical wildlife crown lands in accordance with The Critical Wildlife Habitat Protection Act, 1984.



(4) Management Criteria

Critical Wildlife Habitat Management Area designation and development may occur:

- (i) in the Rural Development District,
- (ii) in the Valley Development District.

(5) Critical Wildlife Habitat (CWH) Management Areas

(i) Designation

Council shall designate, under this bylaw, on the Plan Map Critical Wildlife Habitat Management Areas.

(ii) Intent

- (a) Designated C.W.H. Management Areas indicate areas of both potential and actual critical wildlife habitat.
- (b) In designated Critical Wildlife Habitat Management Areas, council shall encourage and may require the protection of critical wildlife resources.
- (c) Agricultural uses shall be deemed to be generally compatible uses in designated C.W.H. Management Areas.

(iii) Development Priority

Within Critical Wildlife Habitat Management Areas:

(a) Crown Lands

Crown lands, formally designated Critical Wildlife Habitat Management Areas, shall be given a high priority, by the R.M., for critical wildlife habitat preservation.

(b) Private Lands

Private lands, within designated Critical Wildlife Habitat Management Areas, shall be developed in consideration of their critical wildlife management potential and may be restrictively developed.

(iv) Development Requirements

- (a) Council may require developers, especially for developments within designated Critical Wildlife Habitat Management Areas, to undertake, prior to development, a Critical Wildlife Habitat assessment study.

(b) The study shall address the following:

- the presence, extent and potential of critical wildlife habitat, and
- proposed measures to protect, manage and preserve critical wildlife and habitats.

(v) Development Management

Council shall not be required to rezone land, issue development permits, or recommend subdivision approval on any lands, especially within the designated Critical Wildlife Habitat Management Areas, unless council is satisfied that:

- (a) no critical wildlife habitat exists, or
- (b) an acceptable critical wildlife habitat management protection plan or program is prepared to protect the heritage resources, and
- (c) provincial requirements and standards are achieved.

(6) Adjacent Lands

Lands adjacent to designated Critical Wildlife Habitat Management Areas (e.g., within .8 km: 1/2 mile), may be subject to development standards, to encourage compatible development and subdivision, which minimizes negative development effects on critical wildlife habitats.

(7) Information

(i) General

In designated Critical Wildlife Habitat Management areas, both critical wildlife habitat and non-critical wildlife habitat developers may be required by council, to provide the following information and reports, to assist in comprehensively reviewing proposals:

- (a) Development - descriptive, effects, phasing, specifics, wildlife protection and mitigation, etc.,
- (b) Resource management - heritage, critical wildlife, mineral extraction, agriculture, etc.
- (c) Geotechnical - slope stability, soil characteristics, development limitations, soil permeability, etc.,
- (d) Hydrological - water supplies, aquifer testing, flooding, pollution prevention, etc.,



(e) Servicing - on site, off site, responsibilities, costs, effects, central services, etc.,

(f) Other - as required by council.

(ii) Specific

Critical wildlife studies involving the following may be required:

- (a) critical wildlife inventories, protection and mitigation programs,
- (b) habitat susceptibility to disruption,
- (c) the identification of suitable development, protection and reclamation measures,
- (d) other, as required by council.

(8) Zoning

Council may manage by zoning, critical wildlife habitats in two basic ways, by establishing:

- (i) a separate critical wildlife habitat zone, (e.g., C.W.H. Zone) for crown lands formally designated under "The Critical Wildlife Habitat Protection Act, 1984", when such is deemed by council to be a high priority, and
- (ii) general development standards to protect wildlife habitats on private lands, in other zones.

PART XIII. HERITAGE RESOURCE MANAGEMENT

1. Objectives

- (1) To protect and carefully manage heritage (e.g., archaeological, historic, vertebrate paleontological) resource sites, structures and locales from destruction and negative development effects.
- (2) To encourage heritage research.
- (3) To identify additional and specific heritage resources.

2. Policies

(1) Research

Council shall encourage the study and research of heritage resources by qualified provincial (e.g., Culture, Multiculturalism and Recreation), public and private agencies.

(2) Discovery Reporting

All heritage discoveries shall be reported immediately to both the council and the Heritage Resources Section of Saskatchewan Culture, Multiculturalism and Recreation.

(3) R.M. Co-operation

Prior to undertaking R.M. development and servicing projects, council shall notify Culture, Multiculturalism and Recreation of its intent, in order to achieve effective heritage resource management (e.g., prior to road construction).

(4) Voluntary Designation

Council shall encourage private landowners and crown agencies to voluntarily conserve and to initiate formal procedures to designate heritage property under the Heritage Property Act.

(5) R.M. Heritage

Council may consider for heritage designation, all property which has heritage significance.



(6) R.M. Program

Council may establish a program:

- (i) to monitor and inventory heritage resources, and
- (ii) to designate suitable heritage property as "Municipal" under the Heritage Property Act.

This program shall be subject to R.M. resources, development priorities and financial capability.

(7) Management Criteria

Heritage development conservation and management area designation may occur:

- (i) in the Rural Development District,
- (ii) in the Valley Development District.

(8) Heritage Resource Management Areas

(i) Designation

Heritage Resource Management Areas, on the Plan Map, may be modified by council by amendment, based on additional heritage information.

(ii) Intent

- (a) Designated Heritage Resource Management Areas indicate areas of both potential and actual heritage.
- (b) Council shall carefully protect and manage heritage resources, especially for developments within the designated management areas.
- (c) Agricultural uses shall be deemed to be generally compatible uses in designated Heritage Resource Management Areas.

(iii) Development Requirement

- (a) Council may require developers, especially for developments within designated Heritage Resource Management Areas, to undertake, prior to development, a heritage resource assessment study.

(b) The study shall address the following:

- the presence, extent and potential of heritage resources, and
- proposed measures to protect, manage and preserve heritage resources.

(iv) Development Management

Council shall not be required to rezone land, issue development permits, or recommend subdivision approval on any lands, especially within the designated Heritage Resource Management Areas, unless council is satisfied that:

- (a) no heritage resources exist, or
- (b) an acceptable heritage resource management protection plan or program is prepared to protect the heritage resources, and
- (c) provincial requirements and standards are achieved.

(9) Adjacent Lands

Council may regulate lands adjacent to heritage resources, to achieve maximum heritage resource protection.

(10) Zoning

Council may establish heritage resource development standards in the zoning bylaw.



## PART XIV. ENVIRONMENTAL MANAGEMENT

### 1. Objectives

- (1) To encourage environmentally compatible development and subdivision proposals, which minimize environmental disruption and pollution.
- (2) To minimize environmental and natural habitat disruptions.
- (3) To avoid and minimize flooding and flood damage.
- (4) To protect groundwater supplies from overuse and pollution.
- (5) To identify new groundwater reserves.

### 2. Policies

#### (1) Environmentally Sensitive Lands

##### (i) Definition

Environmentally sensitive lands shall include lands with the following characteristics:

- (a) steep and unstable slopes (see Unstable Slopes Management Area: Plan Map)
- (b) flood prone (see Flood Hazard Management Area: Plan Map)
- (c) groundwater supplies,
- (d) high water tables,
- (e) marshes,
- (f) areas adjacent to water courses,
- (g) water erosion,
- (h) aquifer recharge capability,
- (i) wind erosion,
- (j) slope instability,
- (k) slumping,
- (l) expansive soils which may shrink, swell, have structural stress and frost heave damage potential etc.,
- (m) lands sensitive to aquifer pollution and rapid vegetative destruction.
- (n) fish spawning and rearing areas.

(2) Management Priority

Environmentally sensitive lands shall be protected and carefully managed:

- (i) in recognition of their respective limitations and opportunities,
- (ii) to achieve resource protection,
- (iii) to avoid excessive development and maintenance costs,
- (iv) to minimize environmental disruption and pollution.

(3) Development Priority

- (i) Council shall ensure that the type, form, scale and density of development and subdivision is compatible with the physical opportunities and limitations of the site.
- (ii) Council shall not be required to rezone land, permit development, or to recommend subdivision approval for environmentally sensitive lands, where plan and zoning bylaw requirements are not met.

(4) Technical Reports

- (i) (a) Council may require developers to provide professional, certified, resource management, environmental, geo-technical, flooding, and hydrological reports for lands which are deemed by council to be environmentally sensitive.

- (b) Geotechnical reports shall be required for lands with unstable slopes, (see Unstable Slopes, Management Area, Plan Map).

- (ii) Such reports shall address, at council's discretion, any of the following requirements:

(a) Constraints

Identify on and off site:

- all environmentally sensitive lands, and
- environmental development and servicing constraints and hazards.

(b) Alternatives

Identify the safest and most cost-effective alternatives and methods by which the site can be developed, serviced, maintained and environmentally protected.



(c) Development Standards

Identify suitable design, type and degree of development, construction, servicing, environmental and other standards to achieve safe, cost-efficient development.

~~for example, suitable~~  
(d) Certification

Certify that the proposed development (e.g., location, siting, servicing) is designed and constructed to the identified and council accepted development standards; and either:

- that no negative development effects will occur, or
- that any negative effects can be safely mitigated.

(e) Referrals

Council may require that technical reports be referred to professional consultants and provincial agencies for evaluation, prior to acceptance.

(5) Surface Water

(i) General

- (a) The R.M. council shall encourage and require adequate surface water drainage throughout the R.M. and that new and existing development sites avoid flooding, erosion and pollution.
- (b) Consideration shall be given to the ecological, wildlife habitat and drainage effects of development, including the upstream and downstream implications, when evaluating proposals.

(ii) Alteration

- (a) Water courses shall not be filled, dredged or altered without the prior approval of Saskatchewan Water Corporation, Saskatchewan Environment and Public Safety and the R.M. council.
- (b) Developers may be required to undertake, at council's discretion, technical studies to address the effects of proposed watercourse alterations.

(iii) Management

Water courses shall be managed as follows:

- (a) Natural channels shall be left in their natural state, as much as possible.
- (b) Natural vegetation shall be preserved to prevent bank erosion and to protect wildlife and habitats.
- (c) The periodic cleaning of debris shall be encouraged.
- (d) Channel improvements shall be carefully designed, to achieve sound hydraulic flows and to protect wildlife habitats.
- (e) Algae reduction programs may be undertaken.

(iv) Runoff

New developments and subdivisions which are adjacent to water courses shall be developed:

- (a) to minimize erosion,
- (b) to maximize water quality.

(6) Shoreline Management

(i) General

All shoreline development and subdivision shall:

- ensure shoreline protection from erosion (e.g., flooding, wave, ice, development),
- not activate shoreline soil movement,
- not negatively affect adjacent property,
- not negatively affect fish spawning and rearing areas,
- not lower water quality,
- not increase flooding, and
- not restrict public and private access to the shoreline.

(ii) Protection Measures

Shoreline protection measures shall include:

- leaving the shoreline in a natural state,
  - designating the shoreline as dedicated lands,
  - undertaking approved shoreland enhancement activities, and
  - other measures,
- as determined by council.



(7) Groundwater

(i) General

- (a) Development shall not deplete or pollute groundwater resources within the rural municipality.
- (b) Council shall co-operate with the Saskatchewan Water Corporation, Agriculture and Food, Environment and Public Safety, Health, and adjacent municipalities in this regard.

(ii) Groundwater Supplies

Groundwater supplies and aquifer recharge areas shall be managed to avoid overuse and pollution. Council may prohibit development in such areas.

(iii) Programs

Council may establish appropriate water supply, sewage, solid waste, chemical can and related disposal programs.

(8) Flooding

(i) General

Council shall co-operate with Saskatchewan Water Corporation:

- to minimize and prevent flooding within the rural municipality.
- to identify floodprone lands, and
- to ensure that buildings and structures are not placed on such lands, unless the buildings and structures are flood proofed to the satisfaction of the R.M. council.

(ii) Development and Subdivision Standards

- (a) Intensive and structural (e.g., residential) development and the subdivision of land in identified flood hazard areas and within the 1:500 design flood freeboard elevation level shall be prohibited.
- (b) Exceptions to, and development and subdivision standards for this flood management requirement may be specified in the zoning bylaw and by council, in consultation with the Saskatchewan Water Corporation and Environment and Public Safety.

(iii) Flood Proofing

Development and subdivision proposals shall meet Saskatchewan Water Corporation, Saskatchewan Environment and Public Safety, and R.M. council approved flood hazard prevention recommendations.

(9) Soil Disruption

(i) General

Developments shall minimize and manage soil erosion and topsoil disruption in order to avoid pollution, flooding, slope instability, silting and the undesirable alteration of surface drainage and groundwater.

(ii) Programs

Council may establish programs and development standards to ensure that the following activities are properly conducted:

- (a) soil conservation,
- (b) the alteration of land levels for development, where surface drainage or land stability may be affected,
- (c) the excavation and filling-in of land, water courses and bodies, and
- (d) the removal of soil and other materials from land.

(iii) Soil Construction Suitability

Council shall encourage development and subdivision proposals to locate in areas where the soil suitability for the construction of light foundation structures and sewage disposal facilities is adequate and may require technical reports to be prepared by a developer in this regard.

(10) Vegetation

(i) Protection

Development shall not needlessly destroy existing trees, vegetation and unique flora, particularly in and adjacent to critical wildlife habitats.

(ii) Planting

The planting of new vegetation and the implementation of protective vegetation measures shall be encouraged in conjunction with new development and throughout the rural municipality, particularly adjacent to water courses.



(11) Natural Habitats

- (i) Council shall encourage critical wildlife, vegetation and unique ecological habitats to be preserved,
- (ii) Development in habitats may be subject to council specified protective development standards.

(12) Environmental and Public Safety

- (i) Development and environmental modifications shall be designed, constructed and maintained to achieve public, pedestrian, vehicular, occupant and employee safety.
- (ii) Council may implement safety programs and zoning development standards in this regard (e.g., for development adjacent to power lines and pipelines).
- (iii) Council may:
  - (a) prohibit developments (e.g., refuse to rezone land, refuse development permits), and
  - (b) recommend subdivision refusal,for development and subdivision proposals which may, in council's opinion, pollute or excessively pollute and disrupt the environment.

PART XV. MUNICIPAL SERVICES AND PUBLIC UTILITY MANAGEMENT

1. Objective

To provide an adequate level of public utilities (includes municipal services) and programs to meet the development and domestic needs of the residents of the rural municipality.

2. Policy

(1) Co-operation

To co-operate with the Saskatchewan Water Corporation, Saskatchewan Health, Saskatchewan Environment and Public Safety, Rural Development, senior governments, crown agencies, adjacent municipalities, organized hamlet boards, community groups and private interests, to improve and maintain a satisfactory level of public utilities and programs within the rural municipality.

(2) Management

To encourage, develop, protect and maintain, as the case may be, the following public utilities:

(i) Public Facilities

Public utility facilities such as schools, hospitals, municipal buildings, recreational facilities, heritage sites and similar uses.

(ii) Linear Facilities

Linear public utilities such as roads, communication, rail, power and natural gas lines and similar uses.

(iii) Potentially Hazardous Facilities

Potentially harmful public utilities such as airports, water reservoirs, sewage lagoons, solid waste and chemical can disposal facilities and similar uses.

(3) Priority

Existing public utilities shall be utilized to maximize their capacity, cost effectiveness and benefit.

For example, council may rezone land and recommend subdivision approval for lands, which abut existing public roads, prior to lands which involve new road construction.



(4) Development Determinant

The protection, efficiency and cost-effectiveness of existing public utilities and municipal public utility priorities shall be major determinants of development and subdivision locations and patterns (e.g., development adjacent to highways and pipelines).

Public utilities shall include the following facilities and concerns:

- (i) water supplies,
- (ii) storm drainage,
- (iii) sewage facilities,
- (iv) solid waste facilities,
- (v) dedicated lands,
- (vi) electrical,
- (vii) natural gas,
- (viii) telephone,
- (ix) roads,
- (x) railways,
- (xi) pipelines,
- (xii) schools,
- (xiii) recreation,
- (xiv) public lands,
- (xv) community facilities,
- (xvi) police service,
- (xvii) postal service,
- (xviii) fire protection,
- (xix) ambulance,
- (xx) emergency measures,
- (xxi) public safety measures,
- (xxii) other, as determined by council (e.g., maintenance).

(5) Location

New public utility facilities and linear works shall be located, in consultation with council, so as to achieve the following:

- (i) maximum public benefit,
- (ii) minimum municipal construction and maintenance costs,
- (iii) minimal disruption to existing and proposed developments, and public utilities, properties and the natural environment, and
- (iv) the plan policies and zoning development standards.

(6) Municipal Financing

- (i) Council shall provide municipal public utilities in accordance with its financial capability, priorities and sound municipal financing practices.
- (ii) Council shall give preference to developments and public utilities which maximize service and efficiency, and minimize costs and maintenance.

(7) Developer Cost-Sharing

- (i) Council shall ensure that the cost of providing and maintaining public utilities is, in council's opinion, appropriately shared with developers.
- (ii) Where the cost of providing public utilities is, in council's opinion, prohibitively expensive to construct or maintain, council may, to protect its interests:
  - (a) request a developer to enter into a development agreement,
  - (b) require a developer to enter into a subdivision servicing agreement,
  - (c) require a developer to pay for a portion (e.g., up to 75%) of existing municipal services and improvements:
    - where the improvements have been made by council, within a ten year period, prior to the development or subdivision proposal, and
    - where the improvements directly benefit the proposed development or subdivision (e.g., a constructed or upgraded road),
    - overtime, council shall not charge affected developers, more than is necessary to recover a portion of the R.M.'s cost (e.g., no double billing; no profit-making).
  - (d) request proposal modifications,
  - (e) refuse to rezone land, issue development permits, and recommend subdivision approval, and/or
  - (f) specify appropriate development permit standards, conditions and requirements.

(8) Timing of Public Utilities

Developers may be required to provide public utilities, either prior to, or within a defined period after, development or subdivision is authorized.

(9) Assurances

Council may require performance bonds, caveats and liability insurance from a developer, as part of a servicing or development agreement, or as a development permit requirement, to avoid unnecessary municipal administration, inconvenience and expenditures, and to protect the public interest.



(10) Water Supplies and Services

(i) Co-operation

- (a) Council shall co-operate with the Saskatchewan Water Corporation, Saskatchewan Environment and Public Safety, Saskatchewan Health and adjacent municipalities, to ensure that domestic, commercial and industrial water supplies are properly managed and do not become polluted or depleted.
- (b) Council shall encourage the public and may require developers to further study and identify R.M. groundwater resources.

(ii) Water Required

- (a) All developments which require water shall be adequately serviced with a potable and sufficient water supply, either on-site or by a central water system, as determined by council.
- (b) Developments which involve water haulage shall not be encouraged.

(iii) On-site Water

On-site water supplies (e.g., groundwater or dugout), shall be encouraged within the rural municipality.

(iv) Central Water

Private small central water systems within the rural municipality shall be discouraged.

(v) Proof

Council shall require developers to provide professional, certified technical hydrological and servicing reports regarding:

- (a) the availability of a potable, sufficient and regular water supply to service development,
- (b) how the water (including options) is to be made available to service the development,
- (c) evidence that the proposed water service and development will not deplete or pollute existing water supplies and the groundwater,
- (d) evidence that no adverse effects will occur regarding adjacent land uses,

- (e) the net effect of increasing or decreasing groundwater and seepage pressures,
- (f) the mitigation of any adverse effects by special construction techniques,
- (g) conformity with Saskatchewan Health, Saskatchewan Environment and Public Safety and Saskatchewan Water Corporation regulations and guidelines, and
- (h) the proposal's effect on R.M. finances.

(vi) Exemption

Developments, which involve minimal water consumption, may be exempted from all or part of the application requirements of subsection (v) above, at council's discretion.

(11) Sewage Services

- (i) (a) All development involving sewage shall be adequately serviced with an approved, either on - site (e.g., contained septic tank, sewage lagoons, spray (jet) disposal), or central sewage system, in accordance with provincial (e.g., Department of Health, Environment and Public Safety) and municipal requirements.
- (b) Sewage facilities shall be floodproofed where required by council and provincial agencies.
- (ii) Generally, on-site sewage facilities shall be preferred within the rural municipality.

(12) Solid Waste Disposal Services

- (i) All development involving solid waste shall be adequately serviced by approved solid waste disposal facilities, in accordance with provincial (e.g., Environment and Public Safety and Saskatchewan Water Corporation) and municipal requirements.
- (ii) All domestic, industrial and toxic wastes shall be collected and disposed by public or private arrangements, according to federal, provincial and municipal requirements and guidelines.
- (iii) Council shall consult with adjacent municipalities, Saskatchewan Environment and Public Safety and the Saskatchewan Water Corporation, regarding proposed solid waste disposal facilities.
- (iv) Council shall encourage the continued use of solid waste collection by private contractors, individuals and arrangements.



(13) Nuclear Free Policy

Council shall not encourage or support the following nuclear and nuclear related developments and activities within the municipality:

- (i) waste disposal facilities,
- (ii) weapons testing,
- (iii) power generation.

(14) Roads

- (i) All development and subdivisions shall occur in conformity with the requirements of Saskatchewan Highways and Transportation, Saskatchewan Rural Development and the rural municipality.
- (ii) All development and proposed subdivision sites shall abut a public road allowance, which shall provide legal, convenient and physical access to the development and subdivision site.
- (iii) Service roads may be required to ensure functional and safe vehicular access, particularly along highways, near interchanges and along high traffic volume roads.
- (iv) Council shall carefully manage development and access proposals surrounding interchanges, in consultation with Saskatchewan Highways and Transportation.
- (v) Where council authorizes a person to cultivate within a road right-of-way, the cultivation of the road side slope shall be prohibited.

(15) Dedicated Lands (also see the Tourism and Recreation Policies)

(i) General

- (a) Dedicated lands (e.g., municipal and environmental reserves, buffer strips, roads, lanes and walkways) shall be managed in accordance with The Planning and Development Act, 1983.
- (b) Unauthorized development encroachment on dedicated lands shall be prohibited.

(ii) Dedicated Lands Account

A separate municipal Dedicated Lands Account shall be established to manage money received in lieu of dedicated land.

(iii) Sale and Lease of Dedicated Lands

Council may sell and lease dedicated lands, where council determines that it is in the public interest, in conformity with The Planning and Development Act, 1983, and the Dedicated Lands Regulations.

(16) Other Services

- (i) Council may require developers to provide an appropriate level of public utilities for development and subdivisions, particularly for urban developments.
- (ii) Such public utilities may include at council's discretion, roads, culverts, ditches, sewers, sidewalks, street lighting and signs; recreational, parking and unloading facilities; and similar amenities and services.

(17) Education

- (i) Council shall continue consultations with the school division authority to improve the joint planning and financing of school facilities, programs and school bussing.
- (ii) Council may refer development and subdivision proposals to the school division authority for comment, to assist in proposal evaluation and public utility management.

(18) Bylaw Enforcement

- (i) Council shall continue to enforce its bylaws as necessary.
- (ii) Council shall continue to encourage the Rural Crime Watch program.

(19) Emergency Services

(i) Fire Prevention

Council shall continue to provide fire fighting equipment and facilities. Actual fire fighting protection services shall be charged to the landowner/recipient on a custom user-pay basis.

(ii) Ambulance Services

Council shall continue to co-operate in providing inter-municipal ambulance services.



(iii) Emergency Measures

Council may, at its discretion, co-operate in an emergency measures area or program with adjacent municipalities and the province.

(20) R.M. Electoral Representation

Council shall monitor R.M. population distribution and R.M. electoral representation, and may initiate appropriate R.M. division boundary changes which are deemed to be in the public interest.

(21) R.M. Administration

- (i) Council shall continue to maintain an efficient administrative and public works staff and procedures.
- (ii) Council shall continue to monitor and improve R.M. administrative programs and services to R.M. residents.
- (iii) Council shall continue to efficiently manage R.M. revenues and budgets, and to apply cost-effective management procedures.

## PART XVI. IMPLEMENTATION

The development plan goal, objectives and policies shall be implemented in the following manner:

### 1. Provincial Land Use Policies

This bylaw shall be administered and implemented in conformity with applicable provincial land use policies, statutes and regulations and in co-operation with provincial agencies.

### 2. Co-operation

Council shall co-operate with senior governments, adjacent urban and rural municipalities, and public and private agencies, to implement the plan, particularly the annexation and servicing policies.

### 3. Bylaw Distribution

Council shall forward, as necessary, copies of the plan and zoning bylaw to adjacent urban and rural municipalities, and the provincial government, to encourage co-ordinated development planning.

### 4. Planning Co-ordination

- (1) Council shall initiate informal discussions with adjacent municipalities to improve development planning co-ordination and to avoid development, servicing and environmental policy conflicts.
- (2) Council shall request the assistance of other municipalities to implement the bylaw (e.g., when development in another municipality has implications for the R.M.).

### 5. Annexation

#### (1) General

Council shall support, in principle, the annexation of R.M. lands by Indian Head, Sintaluta and the Resort Village of Katepwa South subject to the following requirements:

#### (i) Proposal Requirements

Prior to the annexation of R.M. lands, urban municipalities shall be encouraged to prepare, for R.M. council and public review and consultation, specific, comprehensive annexation proposals, which shall address:

- (a) the concerns, benefits and costs of annexation, to the R.M. and affected landowners,
- (b) provincial legislation effecting municipal boundaries,



- (c) the proposal's compatibility with approved development plan bylaws,
- (d) the necessity of urban annexation,
- (e) the effect on existing and proposed R.M.:
  - natural resources,
  - agricultural operations,
  - adjacent land uses,
  - groundwater,
  - environmental quality,
  - tax base,
  - ratepayers taxes,
  - revenues/expenditures,
  - solid waste disposal,
  - road services,
  - traffic,
  - municipal services,
  - public utilities,
  - recreation,
  - other concerns, as requested by council.

(ii) Contiguity

Annexation proposals shall extend urban municipal boundaries in a contiguous, uniform and rational manner.

(2) Urban Development and Annexation Co-ordination

(i) Preference

Generally, intensive urban development proposals in the R.M. shall be encouraged to first be annexed into the nearby urban municipality.

(ii) Development Decision Deferral

Council may defer a decision regarding a development proposal or recommend deferral of a subdivision proposal, which is also affected by a proposed annexation, until the annexation proposal is first satisfactorily resolved.

(iii) Urban Compatibility

Council may accommodate urban development in the R.M., subject to the following requirements:

- (a) there shall be a comprehensive concept, development and layout plan,
- (b) the proposal shall complement existing R.M. and urban municipal road patterns, services and development, as required by the plan policies.

6. Programs

(1) General

Council shall participate in senior and municipal government economic development, public utility, resource enhancement, housing, social and environmental protection programs and projects, where such assist in achieving the plan goal and objectives.

(2) Future Development Planning Programs

Council may undertake and implement in co-operation with adjacent municipalities, the province and other agencies, the following development planning programs to better achieve the plan goals, objectives and policies:

(i) urban fringe planning programs around:

- Indian Head,
- Sintaluta, and
- the Resort Village of Katepwa South.

(ii) inter-municipal servicing programs,

(iii) other, as determined by council.

7. Public Consultation

Council shall implement the objectives and policies of this bylaw in consultation with residents of the rural municipality and the requirements of "The Planning and Development Act, 1983", particularly Part IX - Public Participation in Bylaws.

8. Zoning Bylaw

(1) Adoption

Pursuant to Section 45 of The Planning and Development Act, 1983, council shall prepare and adopt, in conjunction with this bylaw, a zoning bylaw for the R.M.

(2) Purpose

The zoning bylaw shall implement the goals, objectives and policies of this development plan bylaw, as per The Planning and Development Act, 1983.



(3) Specifics

The zoning bylaw shall provide for development zones, permitted and discretionary uses and general and specific development and subdivision standards, as council deems appropriate, to carry out the intent of this plan.

(4) Prematurity

Generally, the zoning of land shall reflect its existing use, and the premature zoning of land for development shall not be practiced.

(5) Rezoning

Council shall consider zoning bylaw amendments (e.g., rezoning land) to accommodate proposals, only when specific development proposals, subdivision applications, servicing agreements, and information, as the case may be, have been presented to and reviewed by council.

9. Capital Works Program

Council may establish municipal five-year capital works program to facilitate municipal public utility management.

10. Municipal Servicing Standards

Council may establish municipal public utility servicing standards and specifications.

11. Subdivision

Council shall review subdivision proposals and negotiate servicing agreements as per the goal, objectives and policies of this bylaw and The Planning and Development Act, 1983.

12. Servicing Agreement

An applicant requiring subdivision approval may be required by council to enter into a servicing agreement with the rural municipality, pursuant to Section 143 of The Planning and Development Act, 1983.

13. Development Agreements

Pursuant to Section 215 of The Planning and Development Act, 1983, council may enter into development agreements with developers and persons, for purposes not inconsistent with the Act, this bylaw or the zoning bylaw.

14. Caveats

Where council deems necessary, servicing and development agreements may be caveated on land titles, to protect the public interests.

PART XVII. DEVELOPMENT REVIEW COMMITTEE

1. Application Review

When considering applications to rezone, subdivide and develop land, council shall have regard to the following concerns:

- (i) conformity with the plan goal, objectives and policies and the zoning bylaw development standards.
- (ii) the viability and necessity of the proposed use.
- (iii) the degree of prematurity (e.g., timing, location, servicing, costs, municipal capabilities).
- (iv) the availability of alternative sites and buildings to accommodate the proposed development to achieve the intent of this development plan and the zoning bylaw.
- (v) the benefits, costs and cost effectiveness of the proposed development with respect to municipal finances and expenditures.
- (vi) the suitability of the proposed development with respect to established and preferred development patterns, phasing and sites in the area.
- (vii) the ability of the rural municipality to provide the required municipal services and public utilities, and to enter into suitable servicing and development agreements.
- (viii) the compatibility of the proposed use with nearby land uses, existing and preferred public utilities, the character of the area, and the environmental protection goals, objectives and policies.
- (ix) the effect of the proposed development on proposed municipal projects identified in this bylaw, including public reserve and recreational policies.
- (x) any additional reports, studies, development issues, resident concerns, provincial comments and public hearing submissions.



2. Approval Criteria

Subdivision and development proposals shall not be approved where, in council's opinion, the proposal:

- (i) is detrimental to the health, safety, convenience or general welfare of the persons residing or working in the area.
- (ii) is injurious to, or incompatible with, existing or proposed developments or public utilities in the vicinity.
- (iii) involves, in council's opinion, prohibitively expensive servicing, construction or maintenance costs.
- (iv) involves the refusal of a developer:
  - (a) to enter into a servicing agreement, or
  - (b) to provide a requested, environmental, geo-technical, development, heritage, critical wildlife, mineral extraction, servicing, or comprehensive development or subdivision proposal reports and information.
- (v) is not located, appropriately arranged or serviced on an environmentally protected site, or in an environmentally suitable manner.

PART XVIII. ADMINISTRATION

1. Binding

- (1) The development plan bylaw shall be binding on the rural municipality, the crown, all persons, associations and other organizations.
- (2) No development or subdivision shall be carried out that is contrary to this plan.

2. Documents

(1) Text and Maps

This bylaw shall consist of this text, appendices, the Plan Map and, where council deems appropriate, other background reports, maps, tables and charts.

(2) Map Designations

- (i) The purpose of the Plan Map and its accompanying symbols, district boundaries and other notations shall be to spatially indicate the long-term development objectives of the rural municipality.
- (ii) All map notations shall indicate general locations, unless otherwise specified.
- (iii) Council shall make the final decision, at its discretion, regarding any unclear map notation or development district boundary location.

3. Definitions

The zoning bylaw definitions shall apply to this bylaw.

4. Amendment of Bylaw

Council may amend this bylaw, at any time, upon its own initiative, or upon request, in order to improve the plan goal, objectives and policies.

5. Bylaw Review

Council may review and consolidate this bylaw:

- (i) when the council considers it necessary, or,
- (ii) five years from the effective date of this bylaw, or from the last bylaw consolidation, as the case may be.



6. Flood Hazard Liability Disclaimer

- (1) The plan and zoning bylaw provide a reasonable degree of flood protection which is based on historical, engineering and scientific data and assumptions.
- (2) Council assumes that larger floods than the 1:500-year flood freeboard elevation may occur due to man-made and natural causes (e.g., excessive precipitation, ice jams).
- (3) The reliance on this bylaw or the zoning bylaw shall not:
  - (i) create a liability for, or
  - (ii) cause an action against,council, the development officer or any municipal employee, as a result of any flood damages.

7. Interim Development Control

Pursuant to Section 107 of The Planning and Development Act, 1983, council may pass an interim development control bylaw, where council considers that special conditions exist and that such will be beneficial to the rural municipality.

8. Severability

If any clause of this bylaw is deemed, by an appropriate authority, to be invalid, the remainder of the bylaw shall continue in full legal force.

9. Offences and Penalties

Contraventions of, prosecutions under and penalties regarding this bylaw shall be in accordance with The Planning and Development Act, 1983, and amendments thereto, which currently provide for the following penalty:

"(1) Every person who:

- (a) contravenes or refuses or neglects to comply with, fails to do any act or thing required to be done or suffers or permits any act or thing to be done in contravention of:
  - (i) any provision of this Act or the regulations or any provision of any other Act, by this Act, is made applicable to proceedings under this Act; or
  - (ii) any provision of any development plan, basic planning statement or zoning bylaw or any other bylaws, permit or regulation, enacted or made by the council, any approving authority or the Minister, pursuant to this Act or pursuant to powers delegated by the Minister; or

- (b) obstructs or hinders any person in the exercise or performance of his powers or duties under this Act or under any order, regulation or bylaw in force pursuant to this Act;

is guilty of an offence and liable on summary conviction:

- (c) in the case of an individual, to a fine of not more than \$2,000. and, in the case of a continuing offence, to an additional fine of not more than \$500. for each day during which the offence continues;
  - (d) in the case of a corporation, to a fine of not more than \$5,000. and, in the case of a continuing offence, to an additional fine of not more than \$1,000. for each day during which the offence continues.
- (2) Where a corporation fails to promptly pay any fine imposed on it pursuant to this Act, the prosecutor may, by filing the conviction, enter as a judgement the amounts of the fine and costs, if any, in Her Majesty's Court of Queen's Bench for Saskatchewan, whether or not the trial was held in that court, and that judgement is enforceable against the corporation in the same manner as if it were a judgement rendered against the corporation in that court of civil proceedings.
  - (3) A court imposing a penalty on any person under subsection (1) may, in addition to imposing the penalty, order the person to observe, perform or carry out any matter or thing that may be necessary to remedy the contravention for which the penalty was imposed."

10. Repeal

The following development plan bylaw shall be repealed:

<u>Title</u>	<u>Number</u>
The Fishing Lakes Planning District District Municipal Development Plan, Approved January 12, 1984	5/83



PART XIX. BYLAW APPROVALS

1. Effective Date

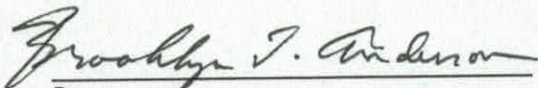
This bylaw shall come into force on the date of final approval of the Minister of Rural Development.

2. Council Readings and Adoption

Read a first time this 6th day of March, 1990.

Read a second time this 6th day of March, 1990.

Adopted this 12th day of June, 1990.

  
Reeve



  
Rural Municipal Administrator

3. Provincial Approval

(SEAL)

**APPROVED**  
REGINA, SASK.  
OCT 09 1990  
  
Deputy Minister of  
Saskatchewan Rural Development

