


OFFICIAL COMMUNITY PLAN

R.M. OF LOON LAKE NO. 561

MINISTRY OF
GOVERNMENT RELATIONS
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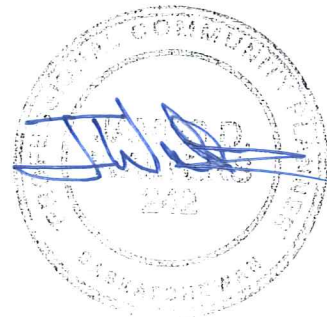
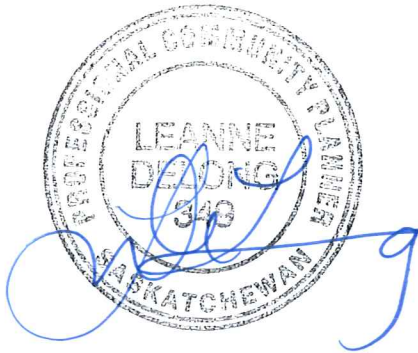
LANDSCAPE ARCHITECTURE AND PLANNING

AUGUST 2011

OFFICIAL COMMUNITY PLAN

FOR THE

R.M. OF LOON LAKE NO. 561



PREPARED FOR:

THE R.M. OF LOON LAKE NO. 561

PREPARED BY:

CROSBY HANNA & ASSOCIATES
LANDSCAPE ARCHITECTURE AND PLANNING
SASKATOON, SK

JUNE 2012

The Rural Municipality of Loon Lake No. 561

Bylaw No. 1/2013

A Bylaw of the Rural Municipality of Loon Lake to adopt the Official Community Plan.

The Council of the Rural Municipality of Loon Lake in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- (1) Pursuant to Section 29 and 102 of *The Planning and Development Act, 2007* the Council of the Rural Municipality of Loon Lake hereby adopts the Official Community Plan, identified as Schedule "A" to this bylaw.
- (2) The Reeve and Municipal Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
- (3) Bylaw No. 4/94, being the Basic Planning Statement and all amendments thereto are hereby repealed.
- (4) This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the 9 day of January, 2013

Read a Second Time the 18 day of March, 2013

Read a Third Time the 18 day of March, 2013

Adoption of this Bylaw this 18 day of March, 2013



(Reeve/Mayor)



(Municipal Administrator)



Certified a True Copy of the Bylaw adopted by Resolution of Council
On the 18 day of March, of the year 2013



THE RURAL MUNICIPALITY OF LOON LAKE NO. 561

OFFICIAL COMMUNITY PLAN

Being Schedule "A" to Bylaw No. 1/2013
of the _____ of _____
in the Rural Municipality of Loon Lake No. 561

Robert Gustavson
(Reeve)



Laurie Lehouy
(Municipal Administrator)

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1 INTRODUCTION

1.1 AUTHORITY

In accordance with Sections 29, 32 and 102 of *The Planning and Development Act, 2007 (The Act)*, the Rural Municipality of Loon Lake No. 561 has prepared this document for adoption as the Rural Municipality of Loon Lake No. 561 Official Community Plan. The Official Community Plan will provide the Council with goals, objectives and policies relating to approximately 20 years of future growth and development within the Rural Municipality.

Section 32 of *The Act* provides that the Official Community Plan is required to contain statements of policy with respect to:

- (1) sustainable current and future land use and development in the municipality;
- (2) current and future economic development;
- (3) the general provision of public work;
- (4) the management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
- (5) the management of environmentally sensitive lands;
- (6) source water protection; and,
- (7) the means of implementing the Official Community Plan.

1.2 SCOPE

The policies in this Official Community Plan shall apply to all land within the Rural Municipality. All development within the incorporated boundaries of the Rural Municipality shall conform to the objectives and policies contained in this Official Community Plan.

1.3 PURPOSE

The Official Community Plan is intended to serve as a statement of the goals, objectives and policies of the Rural Municipality of Loon Lake No. 561 for its future growth and development. The policies are intended to provide the Council with direction and guidelines for establishing bylaws, programs and decision making on future land use and development proposals.

2 GOALS

2.1 NATURAL AND HERITAGE RESOURCE BASE

- (1) To conserve the aquatic and terrestrial ecological resources of the municipality.
- (2) To utilize the natural resources of the municipality in a manner that is economically, socially and environmentally sustainable.
- (3) To provide ongoing opportunities for residents and non-residents of the municipality to enjoy and appreciate the water and land resources of the municipality.

2.2 PHYSICAL AND ECONOMIC DEVELOPMENT

- (1) To ensure sustainable physical development that reflects both market conditions and public needs, and which is compatible with municipal financial capabilities and the need for resource conservation.
- (2) To strengthen the economic base of the municipality by creating a positive environment for sustainable business development.

2.3 SENIOR GOVERNMENT INTERESTS AND INVOLVEMENT

- (1) To obtain the support and assistance of senior governments in the realization of the goals and objectives of this plan where such realization is consistent with the protection and maintenance of federal and provincial interests.
- (2) To support and complement statements of provincial interest in land use planning and development.
- (3) To pursue consultation and cooperation with neighbouring municipalities to identify issues and common interests in planning, assess inter-municipal priorities and lead to a better understanding of the challenges, resource constraints and opportunities for collaboration in dispute resolution and joint planning initiatives. This may be pursued through organizations such as the North of Divide Community Association or other groups.

3 OBJECTIVES AND POLICIES

3.1 NATURAL AND HERITAGE RESOURCES

3.1.1 *Findings*

- (1) Stakeholder representatives have expressed concern about the protection of ground water within the R.M.
- (2) Due to the presence of waterbodies and wetlands in the R.M., certain areas may potentially be subject to periodic flooding. Policies are needed to address development on and near flood prone lands.
- (3) The soil survey report for the R.M. of Loon Lake indicates that the municipality has a significant amount of moderate farm land totalling 225,728 ha (520,693 acres). There is only a small portion of land (6,343 ha) in the south of the R.M. that is rated as prime farm land (rated as class 1 & 2). Land use policy is required to protect prime farm land from being unnecessarily taken out of production for residential or other non-agricultural use.
- (4) A total of approximately 44,358 ha (109,608 acres) of wetlands have been identified in the municipality. In addition to providing often important wildlife habitat, wetlands are generally unsuitable for most forms of development and land use and may also present a flood hazard to many forms of development. Land use policy is needed to ensure that land use and development in wetlands exhibit a high degree of fit with the opportunities and constraints presented by wetland systems.
- (5) Business stakeholders, resident stakeholders, and surveyed stakeholders agree that lakeshores and forests are valuable recreational and environmental resources and are important to the identity of the area. However, while business stakeholders generally agreed that there is still potential for lakeshore development, resident stakeholders - particularly those with property near lake shores - tended to suggest that lakeshore development is at or near capacity.
- (6) The Ministry of Agriculture has facilitated the preparation of two integrated resource management plans (The Murphy/Fowler Lakes Integrated Resource Management Plan and Whitehood Integrated Resource Management Plan) applicable to Crown agricultural land in the R.M. to provide policy direction for decision making by the Government of Saskatchewan and the Rural Municipality in crown land management and land use planning. Both plans were prepared in consultation with local area interest groups, petroleum industry representatives, agricultural lease holders as well as First Nations, local municipal governments and provincial departments. The plans will provide a sound basis for the management of Crown land in an environmentally sustainable manner.

- (7) The Murphy / Fowler Lakes Integrated Resource Management Plan was completed in 1997 and provides policies for three designated land use management areas. The Resource Protection Area is intended to maintain an area for public use and access to Murphy and Fowler lakes. The Resource Conservation Area is intended to conserve archeological sites and wildlife habitat land and to maintain land in a natural state. The Multiple Use Area encompasses most of the planning area and is intended to accommodate continued traditional land uses and activities and new ventures, both of which are environmentally and economically sound.
- (8) The Whitehood Integrated Resource Management Plan applies to parts of the R.M. of Loon Lake No. 561 and the adjoining R.M. of Beaver River No.622. It was completed in 2001 and provides policies for three designated land use management areas. The Recreation and Public Use Area is intended to provide a high level of environmental protection and limits on public access and development so as to maintain the area in its native state. The Riparian Management Area is intended to protect plants, wildlife, soil and water within identified riparian areas. The Multiple Use Area encompasses most of the planning area and is intended to accommodate the greatest range of development and activities with the least restrictive management policies.
- (9) Official Community Plans and Zoning Bylaws adopted under the authority of *The Act* do not apply to the harvesting of forest products or to forest management activities on Crown forest land. However, the R.M. has an important role to play in crown agriculture and forest lands management with regard to access management involving recreation and economic development initiatives on proposed lease sites.
- (10) The Steele Narrows Battlefield, the scene of the final battle of the Riel Rebellion of 1885, which is designated as a Provincial Historic Site under the *Parks Act*, is located in the R.M. of Loon Lake.
- (11) There are two Designated Municipal Heritage Properties including the Bielby Residence and the St. Joseph Roman Catholic Church.
- (12) In addition to the Designated Municipal Heritage Properties, there are a total of 34 other archaeological sites that have been identified in the R.M. of Loon Lake to date.
- (13) A Saskatchewan Municipal Government study of Archeological Heritage Sites in the Fowler and Murphy Lakes area recognised the importance of the Steele Narrows Battlefield, the scene of the final battle of the Riel Rebellion of 1885, which is designated as a Provincial Historic Site under the *Parks Act*.
- (14) Policy is required to help ensure that development is consistent with the protection of natural and cultural resources in the municipality for both human enjoyment and for the maintenance of natural features and locations.

- (15) Survey respondents felt that protection of fishing quality is a priority.
- (16) Survey respondents felt that protection of the natural vegetation and animals is one of the most important issues identified in the survey.
- (17) The R.M. is located within the Beaver River Watershed of the Churchill River Basin.

3.1.2 Objectives

- (1) To encourage the subdivision and development of land in the municipality in an environmentally sustainable manner.
- (2) To protect resources, communities, ecosystems, and other natural and ecological features.
- (3) To protect ground water resources from contamination to ensure a safe supply of drinking water.
- (4) To keep incompatible forms of development from locating in proximity to known aggregate (gravel) sources.
- (5) To protect historic, archaeological and other features, resources or sites of cultural heritage significance from incompatible development and, where such protection cannot be achieved, to ensure appropriate mitigation of impacts.
- (6) To encourage the preservation of natural wildlife habitat areas and other significant areas of natural vegetation in the municipality.
- (7) To discourage development on potentially hazardous land and ensure that appropriate development standards are met when development is feasible.
- (8) To ensure that future development does not compromise identified cultural and heritage resources in the municipality.
- (9) To ensure that the Official Community Plan supports and is consistent with Integrated Resource Management Plans that apply to Crown land in the Rural Municipality.

3.1.3 Policies

- (1) Development shall avoid depleting or polluting ground water in the municipality.
- (2) Agricultural practices, particularly with regard to manure management and chemical application, shall be encouraged to minimise risks to groundwater and surface water.

- (3) Chemicals and other products shall be stored, handled, manufactured, managed and used with methods which prevent and avoid contamination with aquifers and well heads.
- (4) Council will work with agencies of the provincial government to protect any significant heritage resources, critical wildlife habitat, fish habitat, and/or rare or endangered species as well as any wetland areas along a lake, slough or creek. These resources will be protected and, where appropriate, integrated with recreational use and development (by interpretive the addition of approved structures such as: walkways, pedestrian bridges, boardwalks and media). Where significant potential for the occurrence of such features or resources has been identified to Council, Council may delay development until such time as the requirements of the relevant provincial agencies to protect such resources (such as the undertaking of mitigative measures) have been obtained. The developer may be required to contract a qualified professional to assess potential impact(s) to the development area. Any costs associated with meeting such requirements will be the responsibility of the applicant.
- (5) The R.M. shall work in partnership with the Saskatchewan Watershed Authority to maintain and conserve the Beaver River Watershed of the Churchill River Basin and its source water resources.
- (6) Development shall not damage or destroy any building or site identified by the Heritage Conservation Branch to be of cultural or heritage significance.
- (7) The Council will recognize and support the provisions of the Murphy / Fowler Lakes and Whitehood Integrated Resource Management Plans by establishing land use policies and zoning controls that are consistent with those plans.
- (8) Development should avoid land that is hazardous due to flooding, erosion, slumping or slope instability. The flood hazard area shall be defined as the 1:100 year flood elevation plus wave and wind run-up or the 1:500 year flood elevation, whichever is greater.
- (9) Where a subdivision is proposed for land that is identified as being potentially hazardous, the applicant shall submit a report prepared by a qualified professional that assesses the risk associated with the proposed development and any necessary mitigation measures for development.
- (10) Council may require applicants to consult with the Saskatchewan Watershed Authority to assess potential hazards due to flooding.
- (11) Council may refuse to authorize the subdivision of land or development of structures on land determined to be hazard land or may permit development only in accordance with specified mitigation measures. The costs associated with identifying the risk of proceeding with a proposed development on potentially hazardous land or recommending specified measures to mitigate the risk of development of potentially hazardous land will be the responsibility of the proponent of the proposed development.

3.2 MUNICIPAL INFRASTRUCTURE AND SERVICES

3.2.1 Findings

- (1) The R.M. is currently responsible for the maintenance of approximately 340 km of gravel roads in the Municipality. Policy is required to ensure that future development does not place additional unnecessary pressure on existing road maintenance obligations of the Municipality.
- (2) The R.M. of Loon Lake cost shares with the Village of Loon Lake for a landfill and for recycling services. Policy is needed with respect to future management and disposal of solid waste and sewage generated in the Municipality.
- (3) The Village of Loon Lake and the Makwa Sahgaiehcan First Nation have collaborated in the development of a sewage lagoon to serve both communities.
- (4) The R.M. does not operate any raw water or water treatment facilities. Policy is needed to ensure that future development in the Municipality can be adequately serviced by municipal infrastructure systems.
- (5) Survey respondents indicated that roads have been affected negatively by sewer trucks.
- (6) Campsites in the R.M. have not been counted, and may be illegal and unregistered.
- (7) Stakeholders have expressed interest in the Rural Municipality taking a proactive stance on illegal and unregistered campsites. Campers can use resources and infrastructure heavily and bring ATVs, boats, and other equipment that can affect the land and water in many ways.
- (8) Residents have expressed a desire for ATV trails according to survey results.
- (9) To ensure that future development does not place additional unnecessary pressure on the existing road maintenance obligations of the municipality, consideration should be given to the development of appropriate servicing policies.
- (10) With respect to future management and disposal of solid waste and sewage generated in the municipality, consideration should be given to the development of appropriate policies.
- (11) Policy is needed requiring that, as a condition of subdivision approval, applicants shall enter into a servicing agreement with the Municipality, as provided in Section 172 of *The Act*.

3.2.2 Objectives

- (1) To ensure that any new development can reasonably be accommodated by existing municipal services.

- (2) To ensure that the road maintenance obligations created by any future residential development can be fulfilled.
- (3) To ensure that development does not create any traffic safety issues.
- (4) To ensure that future development does not exceed capacities of municipal solid waste management and sewage disposal facilities.

3.2.3 Policies

- (1) All developments shall provide for:
 - (a) individual on-site water supply appropriate to the proposed use; or,
 - (b) water supply from a regional water distribution system; or,
 - (c) an independent communal water supply system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.
- (2) All developments shall provide for:
 - (a) on-site liquid waste treatment and disposal approved pursuant to *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority; or,
 - (b) an independent communal sewage collection, treatment and disposal system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.
- (3) The R.M. will not be responsible for costs associated with the provision of municipal services to new subdivisions, except for developments owned by the Municipality. Where a private development requires municipal services, the proponent will be responsible for all costs associated with providing the services.
- (4) Council will consider proposed developments on the basis that a licenced solid waste management facility, licensed sewage disposal system and potable water supply, each with sufficient capacity, are available for use by a new development, if such services are required.
- (5) Council will approve all new developments containing communal water and sewer systems on the basis that the users of these systems will be responsible for the costs of their construction, management and operation through the auspices of a public or private utility (a non profit corporation such as the North Cormon Park water utility).

- (6) When reviewing development proposals, Council may request utility companies to indicate their existing and future services in and around the area of the development proposal. The availability of such services will be a consideration in Council's position with respect to development proposals.
- (7) Council will consider any proposals by residents of a hamlet, lakeshore residential or multiple lot country residential area for the development of a communal water distribution system. Proposals must be based on a preliminary engineering report outlining design requirements and cost estimates for the proposed system and be accompanied by evidence of resident support for the proposal. Council will encourage regional scale proposals to include both farm and non farm residents for a designated area and will require in its approval of any system that residents assume responsibility for its ongoing operation and maintenance through the auspices of a public or private utility. Alternately, financing for any approved system may be derived pursuant to *The Local Improvement Act*.
- (8) Where a subdivision of land will require the installation or improvement of municipal services such as roads or streets, utilities, water supply systems, sewage disposal facilities, and fire protection facilities the developer will be required to enter into a servicing agreement with the municipality to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of services that directly or indirectly serve the proposed subdivision. These charges may differ from one proposed subdivision to another based on the particular needs of each development. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.
- (9) Public works in the form of solid and liquid waste management or disposal facilities will be allowed at the discretion of Council subject to locational and development standards as specified in the Zoning Bylaw and subject to the following locational policies:
 - (a) It is Council's view that public works in the form of solid and liquid waste management or disposal facilities have the potential to negatively affect the general welfare of nearby residents and the quality of recreation opportunity, relating to such factors as odours, blowing debris, decreased land values and perceived hazards. Therefore, in order to minimize conflict between such public works and other development, policies for separation between public works in the form of solid and liquid waste management or disposal facilities and other principal land uses are listed in Section 6; Table 6-1.
 - (b) Council may approve a lesser separation than set out in (a) above where the applicant submits a copy of an agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an applicant and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands.

- (c) Council may require a separation 20% greater than set out in (a) above. This would only apply where an unacceptable land use conflict would result with existing developments. (e.g. in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).
 - (d) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice of a proposal for the development, expansion or alteration of a solid or liquid waste management or disposal facility and shall hold a public hearing on the proposal.
- (10) Council may establish, by separate bylaw, policies respecting garbage pickup and solid waste disposal in country residential subdivisions and other areas of the Municipality.
- (11) Council may, subject to a request by the majority of residents of a lakeshore or multi parcel country residential area, agree to the provision of an extended service such as dust control or greater than normal snow clearing service. The financing of such service will be arranged through enactment of a special tax bylaw pursuant to the provisions of Section 312 of *The Municipalities Act*.
- (12) Transportation Policies
- (a) The Municipality will cooperate with the Ministry of Government Relations, the Ministry of Highways and Transportation, adjacent municipalities and other adjacent jurisdictions in long-term planning that addresses its transportation needs.
 - (b) Council will endeavour to upgrade the major access roads in the Municipality, within the Municipality's ability to pay for such upgrades, and with the support of senior government funding wherever possible.
 - (c) Development shall not create any potentially unsafe traffic conditions. Council will ensure that appropriate road designs, speed limits and traffic control devices are used to help ensure traffic and road safety.
 - (d) Development along provincial highways shall be consistent with the safety standards and access policies established by the Ministry of Highways and Transportation.
 - (e) The Municipality will not be responsible for the paving of roads in country residential and lakeshore subdivisions.
 - (f) Subdivision applications requiring a permanent street or road closure, intended to correct encroachments by development on municipal road right-of-ways, will only be supported after a review by Council, to ensure that:
 - (i) the permanent street or road closure will not restrict or compromise access to other sites / areas in the Municipality; and

- (ii) the street closure will not have an adverse affect on the Municipality's ability to maintain or repair municipal streets and roads.

3.3 INTERMUNICIPAL AND JURISDICTIONAL COOPERATION

3.3.1 Findings

- (1) The Villages of Loon Lake and Makwa are situated within the Rural Municipality of Loon Lake.
- (2) First Nation communities in the region include Makwa Sahgaiehcan First Nation, Onion Lake First Nation, Ministikwan First Nation, Red Pheasant First Nation, and Thunderchild First Nation.
- (3) The Organised Hamlet of Little Fishing Lake is part of the Municipality, located entirely within the Bronson Lake Provincial Recreation Site.
- (4) The R.M. surrounds the Village of Makwa and in a broad sense, the Village of Loon Lake. Surveyed respondents felt that improved communication between the Villages and the Municipality is important.
- (5) The R.M. is bordered by 4 rural municipalities: Beaver River, Frenchman Butte, Meadow Lake, and Mervin.
- (6) With respect to inter-municipal / jurisdictional cooperation and the joint delivery of services, consideration should be given to the pursuit of inter-municipal agreements with the interest of improving municipal services and providing them on a more cost-effective basis with neighbouring municipalities and First Nations.
- (7) Communities in the region have initiated a regional planning process through the North of Divide Community Association.

3.3.2 Objectives

- (1) To facilitate inter-municipal / jurisdictional cooperation in providing municipal services that are more cost-effective and efficiently delivered on a regional basis.
- (2) To pursue agreements, with neighbouring urban municipalities, that will address future growth directions and joint delivery of services, based on the planning needs of the overall community.
- (3) To pursue and participate in regional planning initiatives.

3.3.3 Policies

- (1) Council will pursue inter-municipal cooperation, with neighbouring municipalities and First Nations, in the provision of municipal services with the interest of improving municipal services and providing them on a more cost-effective basis.

- (2) Council will facilitate cooperation with neighbouring urban municipalities and First Nations with respect to the impact of existing and future urban development on the services, facilities, residents and / or natural resources.
- (3) Future growth of the Village of Loon Lake is constrained since it is entirely surrounded by the Makwa First Nation Reserve. Future growth and development of the Village of Makwa is contingent on expansion to its sewage lagoon. Council shall restrict development within the designated Urban Future Growth Area for the Village of Makwa to agriculture.
- (4) In all cases that subdivision or Zoning Bylaw map amendments are proposed within a Rural-Urban Fringe Area, Council shall notify the Village of Makwa.
- (5) Council will evaluate annexation proposals by the Village of Makwa with consideration of their impact:
 - (a) on adjacent rural land uses;
 - (b) on the agricultural productivity of the area;
 - (c) on the relationship of annexed lands to the particular community's growth strategy as defined within its Official Community Plan; and,
 - (d) on the financial implications of the annexation to the Municipality.
- (6) Council will favourably consider boundary alteration proposals where the boundary alteration proposal is intended to accommodate community growth and development sufficient to accommodate up to twenty (20) years projected growth providing that this growth / need is demonstrated to the satisfaction of Council.
- (7) Council will participate in regional planning initiatives that deal with such issues as the environment, source water protection, economic development, solid and liquid waste disposal, future growth planning and others, as resources permit.

3.4 AGRICULTURE LAND USE AND DEVELOPMENT

3.4.1 Findings

- (1) Agricultural activity in the Municipality is dominated by the dryland cultivation of grains and oilseeds, followed by the cattle and hog industries.
- (2) Responses to the community survey indicate that residents are generally in support of minimizing non-agricultural development at the cost of farm land.
- (3) Survey respondents indicated that protection of prime farmland is an important issue. Due to the limited amount of prime farm land located in the Municipality, protecting it from being unnecessarily taken out of production for non-agricultural use is an important consideration.
- (4) Policy is needed to ensure adequate site size for agricultural holdings while maintaining flexibility to accommodate intensive agriculture, small-scale farms and farm diversification / agricultural innovation.
- (5) To accommodate farm land subdivision to reflect realities of farm debt settlement, farmland consolidation, estate settlement and the existence of natural and human-created barriers and obstructions, consideration should be given to the development of appropriate land use policies.
- (6) Policy is needed to deal with the location and development of Intensive Livestock Operations. Such policy must reflect the role(s) and responsibility(ies) of both the province and the Municipality in controlling I.L.O. development.
- (7) Consideration should be given to the development of policy to provide for the orderly development of farm-based businesses in the Municipality (e.g. seed-cleaning plants).

3.4.2 Objectives

- (1) To recognize the value of high quality agricultural land for continuing productive agricultural use.
- (2) To protect agricultural land use from the negative impacts of non-agricultural use and development.
- (3) To ensure that buildings and lots are constructed and maintained to acceptable standards.
- (4) To accommodate intensive agricultural uses in the Municipality provided they observe development standards and do not override environmental concerns.
- (5) To promote and encourage agricultural land use practices and development that promotes soil conservation.

- (6) To encourage agricultural and natural resource development that will improve the economic health of the Municipality.
- (7) To encourage, and provide opportunity for, further development and land uses that will result in increased economic diversification, agricultural innovation and agriculture-related value-added activity in the Municipality.
- (8) To accommodate agroforestry as an agricultural use.
- (9) To provide opportunity for farm-based business opportunities.
- (10) To accommodate farm residential needs.

3.4.3 Policies

- (1) The primary agricultural uses include grain farming, mixed grain/livestock operations, farm operations and farm residences, intensive agricultural uses, agricultural related commercial and industrial developments, and farm or home-based businesses. The Zoning Bylaw will contain an Agriculture District to provide for these uses and compatible development.
- (2) Intensive Agriculture Uses:
 - (a) Intensive Livestock Operations (ILO's)
 - (i) It is Council's view that development of ILO's is appropriate, provided that unacceptable land use conflicts are not created as a result of such development. In general, Council will support the development of intensive agricultural and livestock operations (ILO's) unless specific locational conflicts would be created.
 - (ii) Intensive livestock operations involving 300 animal units or more will be permitted subject to the discretion of Council in accordance with specific policies contained herein. An expansion of an operation to provide for a greater number of animal units than the maximum number specified in the initial discretionary use approval, or any change in an operation which alters the species of animal reared, confined or fed in the operation, shall require a new discretionary approval.
 - (iii) The Zoning Bylaw may provide for the temporary confinement of cattle on a farm operation during winter months as part of a permitted use general mixed farm operation.
 - (iv) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice advertisement of a proposal that will result in development of an intensive livestock operation, or in the expansion or alteration of an intensive livestock operation requiring a new discretionary use

approval, and shall hold a public hearing on the proposal.

- (v) Council shall require an applicant to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.
- (vi) Council may require an applicant to utilize manure management practices or other technology than conventional stockpiling and spreading.
- (vii) As a condition of approval, Council may impose standards to reduce the potential for conflict with neighbouring uses which specify:
 - 1. the location of holding areas, buildings or manure storage facilities on the site.
 - 2. manure management practices of the operation.
 - 3. use of synthetic or other covers for liquid manure storage lagoons or earthen manure storage facilities.
 - 4. use of ventilation measures in buildings to control odours.
 - 5. requirements for monitoring wells for water quality and quantity purposes.
 - 6. annual confirmation of the availability of sufficient suitable lands for the disposal of manure.
- (viii) For applications for wild boar operations, Council shall require that a containment plan be submitted, setting out in detail the techniques and methods to be used to keep the wild boars contained.

(b) Locational Policies

- (i) In order to minimize conflicts between intensive livestock operations and other development, policies for minimum separation between land uses are set out in Section 6; Table 6-1. These minimum separation distance policies shall apply both to development, alteration or expansion of intensive livestock operations and to other development proposed in the vicinity of existing intensive livestock operations.
- (ii) Council may approve a lesser separation than set out in (i) above where the applicant submits a copy of an agreement between the operator of the ILO and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an operator and an owner (owners) of another development (other developments)

must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands.

- (iii) Council may require a separation that is up to twenty per cent (20%) greater than set out in (i) above where an unacceptable land use conflict would result with existing development. (e.g. in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).
- (iv) Council may require a greater separation than set out in Table 6-1 from any liquid manure storage lagoon or earthen manure storage facility involved in the operation to residential and other developments. A separation distance to the lagoon or storage facility from a residence of 1.5 times the distance required as per (i) above will be considered adequate.

(c) Other Intensive Agricultural Uses

- (i) Intensive agricultural uses, such as nurseries, market gardens and other forms of intensive agriculture aimed at diversification of the farm economy, will be encouraged and permitted subject to the discretion of Council. Council may require the proponents of such developments to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation, as a basis for approval.
- (ii) The Zoning Bylaw will contain minimum site size standards for intensive agricultural uses. Smaller sites will be permitted for intensive agricultural uses, excluding intensive livestock operations, to facilitate their development.
- (iii) New intensive agriculture development in the form of market gardens shall maintain minimum separation distances from existing industrial and hazardous industrial uses as shown in Section 6; Table 6-1.

(3) Agricultural Related Commercial and Industrial Uses:

- (a) The Zoning Bylaw will list principal agricultural related commercial and industrial uses as discretionary uses.
- (b) Approval for such commercial or industrial developments may be granted if their function is related to agriculture and only after a review by Council, to ensure that:
 - (i) incompatibility with other land uses will be avoided, including consideration

of proximity to urban centres, hamlets and multiple-parcel country residential subdivisions.

- (ii) policies for environmental quality control will not be jeopardized, including water and waste disposal servicing.
- (iii) the design and development of the use will conform to high standards of safety, visual quality and convenience.
- (iv) the development will be situated along an all-weather municipal road.
- (v) all relevant approvals are obtained from government agencies for uses such as anhydrous ammonia fertilizer facilities.

(4) Farm Dwellings:

- (a) One farm dwelling will be permitted for farm operations. Additional dwelling units may be permitted, by a resolution of Council, if accessory to a legitimate farm in operation and if it is intended to accommodate farm workers. The granting of a development permit by Council for such additional dwelling(s) shall not be construed, in any way, as consent or approval for future subdivision.

(5) Agricultural Subdivision Policy:

(a) Agricultural Land

Except as otherwise provided, for intensive agricultural operations, the fragmentation of agricultural holdings is not encouraged. However, subdivision of land into parcels smaller than a quarter section for legitimate agricultural purposes will be permitted where:

- (i) the severity of a financial crisis for a particular agricultural operation is demonstrated, in Council's opinion, to warrant the subdivision of a smaller site to assist debt restructuring or settlement.
- (ii) it is fragmented from the balance of the quarter section by either natural (river, creek, coulee, etc.) or man made (roadway, railway, etc.) barriers.
- (iii) it is intended to be consolidated under one title with adjacent land, in accordance with *The Land Titles Act, 2000*, to create a more viable agricultural unit.
- (iv) the agricultural parcel created results from the subdivision of land for purposes consistent with the objectives and policies in this plan.
- (v) it is intended to accommodate estate planning or settlement.

(vi) it will accommodate the purchase or lease of Crown land.

(6) Farm Based Businesses:

- (a) It is recognized that farm based businesses and on-farm employment opportunities, such as, but not limited to: bed and breakfast establishments and vacation farms, can provide a valuable contribution to the diversified economic base of the municipality. Farm based businesses shall be listed as discretionary uses in the Zoning Bylaw. Approvals will be based on the evaluation of individual operations relative to specific Zoning Bylaw criteria to ensure that the agricultural character or land value is not diminished.
- (b) Farm based businesses that include the provision of commercial accommodation, including but not limited to bed and breakfast establishments and vacation farms, shall maintain minimum separation distances from existing industrial and hazardous industrial uses as shown in Section 6; Table 6-1.
- (c) Farm based businesses shall be restricted to a maximum of five (5) on-site, non-seasonal employees. Any business with more than five (5) on-site, non-seasonal employees shall be required to seek commercial and industrial zoning designation.

3.5 RESIDENTIAL LAND USE AND DEVELOPMENT

3.5.1 Findings

- (1) Most existing country residential development occurs in the southeast quarter of the Municipality. This is largely due to the fact that so much of the land in the Municipality is reserve land, crown land, forest, and lakes.
- (2) Pressure from developers and other business interests to develop country residential subdivisions in the Municipality has been growing in recent years. The Municipality is interested in exploring alternative approaches to managing country residential development. Policies are required to contend with future applications for country residential subdivision and development, including locational guidelines and other conditions under which it may be permitted.
- (3) While business stakeholders generally agreed that more residential development (particularly country residential development) should be encouraged, residential stakeholders had mixed feelings about, or did not support more residential development. Some residents plainly argued that more residential development should be discouraged.
- (4) The Murphy Fowler Lakes Integrated Resource Management Plan reports that there are two lakeshore residential developments in the Plan area consisting of the Christie Brothers subdivision with 28 sites; and, a subdivision on the north east side of Murphy Lake with 26 sites. Other facilities supporting tourism and recreation accommodation outside the Murphy Fowler Lakes area include lakeshore residential development on Makwa Lake and within the Makwa Provincial Park. The Steel Narrows Historic Park also attracts tourists to the Municipality.
- (5) Business stakeholders have generally agreed that more lakeshore residential development would benefit the Municipality. However, resident stakeholders, particularly those with lakeshore property, argued that the intensity of recreational uses is already high, and that more development would not help to mitigate noise, the number of ATVs on trails, and boats in the lakes, overfishing and other perceived detriments to natural or recreational resources.
- (6) There is limited capacity for additional lakeshore residential development in the Municipality since most land with development potential is located on reserve land, crown land or other protected areas. The Whitehood Integrated Resource Management Plan reports that, with the exception of Upper and Lower Makwa Lakes, the majority of lakes (in the Plan area) are shallow and do not possess the shoreline necessary for water based recreation.
- (7) Residents of country residential subdivisions typically request more municipal services than that which is traditionally delivered by a Rural Municipality. Consideration should be given to the development of policies to clarify the level and type of services the R.M. is capable of delivering to country residential developments.

- (8) Consideration should be given to the development of land use policy in order to manage costs and maximize net benefits associated with new country residential and lakeshore development to the Municipality and to ensure that it is undertaken in an orderly, well-planned manner.
- (9) Policies are required to clarify the level and types of services the Municipality is capable of delivering to country residential and lakeshore development residences.
- (10) The Organised Hamlet of Little Fishing Lake is the only organised hamlet within the Municipality. Little Fishing Lake is a lakeshore residential development situated within the Bronson Lake Provincial Recreation Site. Policy is needed with respect to future development within the Organised Hamlet of Little Fishing Lake.
- (11) First Nations communities may pursue resort development on their lands.

3.5.2 Objectives

- (1) To ensure that country residential land uses do not jeopardize essential agricultural, recreational, or other natural resource activities.
- (2) To identify potential areas suitable for country residential development to provide a growth stimulus to the community and choice of lifestyles for residents.
- (3) To maximize net benefits of country residential development to the Municipality.
- (4) To ensure that new country residential development is created at a scale and density to discourage the formation of new organized hamlets within the Municipality.
- (5) To minimize negative impacts of country residential development on the environment and on surrounding land uses.
- (6) To ensure that buildings and lots are constructed and developed so as to minimize conflict with adjoining land-owners and development.
- (7) To accommodate future development in hamlets that will minimize conflict with other land users.
- (8) To minimize the risk and adverse impacts of wildfire on residential property and residents.

3.5.3 Policies

- (1) The Zoning Bylaw will provide for low and medium density country residential and lakeshore development zoning districts to accommodate the range of existing legally established residential uses, forms and densities.

- (2) The Zoning Bylaw will provide for other forms of development, facilities and recreational uses in residential districts that are consistent with and complementary to the overall residential and recreational uses of the district.
- (3) The Zoning Bylaw will regulate the distances of residential buildings or structures from the property line, the minimum space to be allowed between buildings, the maximum height of buildings or structures and the maximum coverage of a site by buildings or structures.
- (4) The Zoning Bylaw will require the submission of a site grading plan for development of sites in country residential and lakeshore development districts to ensure that there is adequate drainage from a site and that neighbouring properties and municipal infrastructure will not be adversely affected by potential runoff from the development.
- (5) Residential building construction shall be regulated by the Municipality's Building Bylaw.
- (6) Subject to all other policies in this document, Council will consider bare-land condominium development as an alternative to conventional subdivision, to achieve the goals and residential objectives set out in this document.
- (7) Single Parcel Country Residential Policy
 - (a) Locational Policies
 - (i) To retain the agricultural character of the Municipality, a maximum of two (2) single-parcel country residential subdivisions per quarter section (0.65 square kilometres) will be allowed at the discretion of Council. In order to minimize conflict between single-parcel country residential subdivisions and other development, subdivision and subsequent development will be allowed, subject to locating in accordance with the recommended separation distances from adjoining land use as provided in Section 6; Table 6-1 of this document. At Council's discretion, additional subdivisions may be allowed to be subdivided from a quarter section for:
 1. Any site fragmented from the balance of a quarter section by either natural (river, creek, coulee, etc.), or man-made (developed road, railway, etc.) barriers.
 - (ii) Council may, in following the above, establish minimum separation requirements that are up to twenty per cent (20%) greater than noted above. Such increases shall be dependent upon the degree of conflict resulting between land uses, in terms of such factors as (but not necessarily limited to): noise, dust, odours or other emissions, site lighting or traffic.
 - (iii) Single parcel country residential subdivision and development will be permitted only where direct all-weather public road access has been provided to the satisfaction of Council.

(b) Development Standards

The Zoning Bylaw will prescribe maximum and minimum site sizes and other appropriate development standards for single parcel country residential development, with the aim of limiting the amount of productive agricultural land taken out of production and ensuring that such development does not result in increased road hazards related to obstruction of sight lines, etc.

(8) Multiple-Lot Country Residential Policy

(a) The Zoning Bylaw will contain a series of country residential zoning districts to accommodate multiple-lot country residential subdivisions at various densities. These will include:

(i) Low Density Country Residential District (CR1) with site sizes ranging from 4.05 ha (10.01 acres) to 8.08 ha (19.97 acres). The intent of this district will be to accommodate low density multiple lot country residential development together with compatible uses. This density of development is sufficiently low to be approved subject to the provision of on site source water and sewage disposal systems.

(ii) Medium Density Country Residential District (CR2) with site sizes ranging from 2.03 ha (5.01 acres) to 4.04 ha. (9.98 acres). The intent of this district will be to accommodate medium density multiple lot country residential development together with compatible uses. Development at this density may be approved subject to the provision of communal water and sewage disposal systems.

(b) Subdivision for non farm residential development at a density greater than two residential sites per quarter section but not exceeding twenty seven sites per quarter will be considered for multiple-lot developments, on the basis of project merits relative to the policies in this section. Such subdivision shall be implemented in association with a rezoning to a country residential zoning district.

(c) Locational Guidelines for Multiple Lot Country Residential Development

In order to provide for effective and efficient municipal and other services, and to protect prime agricultural land and important wildlife habitat in the municipality, multiple-lot country residential subdivisions should be located:

(i) Near a school of sufficient capacity to handle the increase in enrolment or on an existing school bus route.

(ii) Near power, natural gas and telephone lines of sufficient capacity to handle such development.

- (iii) So that adequate police and fire protection can be conveniently provided.
 - (iv) In order to protect existing treed areas and/or critical wildlife habitat.
 - (v) Only where direct all-weather public road access has been provided to the satisfaction of Council.
- (d) Locational Requirements for Multiple Lot Country Residential Development:
- (i) In order to minimize conflict between multiple lot country residential subdivisions and other development, multiple-lot country residential subdivisions shall be located in accordance with the recommended separation distances from adjoining land use as provided in Section 6; Table 6-1 of this document.
 - (ii) Multiple lot country residential subdivisions shall not be located:
 - 1. Where direct all-weather public road access has not been developed, except where arrangements have been made, to the satisfaction of Council, for the development of such access.
 - 2. On land subject to flooding, or land where there is a high water table or potential for soil slumping or subsidence unless it can be demonstrated, in accordance with Section 3.1.3(9), that the land is safe for development or that recommended mitigation measures will assure the necessary level of safety.
 - 3. In a linear fashion stretched along municipal roads.
- (9) Lakeshore Development Policy
- (a) Lakeshore residential development shall be defined as any existing or proposed residential development located within the Lakeshore Development Policy Area defined on Map 1 - Future Land Use Concept, which forms part of this plan.
 - (b) Council may consider additional lakeshore development under the following conditions:
 - (i) If the development proposal is of high quality, as can be demonstrated by the developer completing the Lakeshore Development and Country Residential Proposal Workbook, contained in Appendix B of this Plan; and
 - (ii) if formal arrangements have been made for the disposal and treatment of sewage pursuant to Section 3.5.3 (10)(d)(ii) of this Plan.

- (c) The Zoning Bylaw will contain a series of lakeshore development zoning districts to accommodate existing and proposed lakeshore subdivisions at various densities as follows:
- (i) Low Density Lakeshore Development District (LD1) with minimum site sizes of 1,000 m² (10,764 ft²). The intent of this district will be to accommodate low density lakeshore residential development together with compatible uses
 - (ii) Medium Density Lakeshore Development District (LD2) with minimum site size of 750 m² (8073 ft²). The intent of this district will be to accommodate medium density lakeshore residential development together with compatible uses. The purpose of this zoning district is to accommodate the pattern and density of subdivided lakeshore residential development that currently exists in much of the Municipality.
- (d) Subject to all the other policies in this Plan, any rezoning of land to accommodate new lakeshore subdivisions shall generally be to the Low Density Lakeshore Residential (LD1) District.
- (e) All development, buildings and structures including accessory buildings and structures (including but not limited to decks, patios and fences) shall be entirely contained within the boundaries of the site on which they are proposed to be located.
- (f) No building development of any kind (including but not limited to boathouses, fishing shacks, storage sheds and desks) will be permitted in foreshore areas.
- (g) Docks shall not require a development permit but must conform to all provisions of the Official Community Plan and Zoning Bylaw, and all other relevant municipal, provincial and federal regulations. Docks also require prior approval from the Saskatchewan Ministry of Environment and Fisheries and Oceans Canada.
- (h) Locational Guidelines for Lakeshore Residential Development

In order to provide for effective and efficient municipal and other services, and to protect prime farm land and important wildlife habitat in the Municipality lakeshore subdivisions should be located:

- (i) Near a school of sufficient capacity to handle the increase in enrollment or on an existing school bus route.
- (ii) Near power, natural gas and telephone lines of sufficient capacity to handle such development.
- (iii) So that adequate police and fire protection can be conveniently provided.

- (iv) In order to protect or enhance existing treed areas and/or critical wildlife habitat.
 - (v) Only where direct all-weather public road access has been provided to the satisfaction of Council.
- (i) Locational Requirements for Lakeshore Residential Development
- (i) In order to minimize conflict between lakeshore residential development and other development, subdivisions shall be located in accordance with the recommended separation distances from adjoining land use as provided in Section 6; Table 6-1 of this document.
 - (ii) Lakeshore subdivisions shall not be located:
 1. Where direct all-weather public road access has not been developed, except where arrangements have been made, to the satisfaction of Council, for the development of such access.
 2. On land subject to flooding, or land where there is a high water table or potential for soil slumping or subsidence unless it can be demonstrated, in accordance with Section 3.1.3 (15), that the land is safe for development or that recommended mitigation measures will assure the necessary level of safety.
- (10) Development and Design for Lakeshore and Multiple Lot Country Residential
- (a) Phasing

Council may consider new proposals for lakeshore and multiple lot country residential subdivisions with preference being given to those proposals based on their contribution to the development of new or enhanced recreation facilities, public open spaces, municipal services and infrastructure, and added attractions which may be located within or outside of the proposed development area.
 - (b) Scale & Density

Each residential subdivision development shall be limited to a maximum area of 64.8 hectares (160 acres).
 - (c) Concept Plan

Council will require, in the interests of ensuring a comprehensive and planned approach to development, the preparation of a concept plan for the entire area that will ultimately be developed and submission of supporting documentation, where appropriate, as follows:

- (i) Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other environmental hazards, together with any required mitigation measures. These measures may be attached as a condition for a development permit approval.
- (ii) Engineering reports to address concerns such as availability of water supply, surface water drainage, and sewage treatment and disposal.
- (iii) The initial concept plan shall provide an integrated layout for the total residential subdivision development envisioned, showing road layout and access to external public road, phasing of development, and dedicated lands. Once the initial concept plan has been accepted by Council, and subdivision and development commences, no subsequent subdivision that is inconsistent with the approved concept plan and all policies in this document will be permitted without acceptance of a revised concept plan by Council.

(d) Services

Based on the recommendations of engineering reports as per Section (c), above:

- (i) Water
 1. each site in the proposed development area shall have its own independent water system; or
 2. each site in the proposed development area will be connected to a Regional Water Distribution system; or
 3. each site in the proposed development area will be serviced with an independent communal water supply system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.
- (ii) Sewer
 1. each site in the proposed development area shall have its own

independent sewage disposal system approved by the Regional Health Authority; or

2. each site in the proposed development area will be serviced with an independent communal sewage collection, treatment and disposal system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.

(iii) Solid Waste

1. Council will approve new development subject to the availability of facilities for the disposal of solid waste by future residents in a licensed solid waste management facility.

(e) Development Standards

The Zoning Bylaw will prescribe maximum and minimum lot sizes and other appropriate development standards for multiple lot country residential development, and lakeshore residential development with the aim of preserving productive agricultural land and ensuring that such development does not result in increased road hazards related to obstruction of sight lines, etc.

(11) Protection from Wildfire

Minimizing the risk of wildfire in area in proximity to Provincial Forest land will be addressed in this Official Community Plan and the Zoning Bylaw.

- (a) Development and subdivision of land for lakeshore and country residential use within 0.8 km (½ mile) of Provincial Forest land or grass lands that pose a potential fire risk, will be subject to land use policy, subdivision design and development standards, landscaping and building construction standards as follows, to ensure that potential and existing fire dangers do not threaten public safety.
 - (i) Land use policy which controls the location of residential development relative to adjoining land use that reduces fire risk by providing for water supply, access for evacuation and a reduced fuel source for wildfire will be identified.
 - (ii) Subdivision design and development standards that minimize fire risk through the selective placement of perimeter fire buffers, access roads and trail development, parks and open space areas will be a consideration in evaluating new proposals. Development standards will be incorporated in the Zoning Bylaw to administer recommended Fire Smart standards for building

separation and for achieving fuel modified building site, including provisions for landscaping.

- (iii) Fire Smart building construction and design techniques can be implemented through the use of restrictive covenants on titles to land agree to by developers at the time of subdivision approval.

(12) Home Based Business

It is recognized that home based businesses can provide a valuable contribution to the diversified economic base of the Municipality. Approvals will be based on the evaluation of individual operations relative to specific Zoning Bylaw criteria to ensure that the residential character or land value is not diminished.

- (13) To facilitate the resolution of encroachment issues, Council will, in general, support applications for the subdivision of two or more residential sites that will result in a realignment of residential property lines intended to correct an encroachment.

3.6 COMMERCIAL / INDUSTRIAL LAND USE AND DEVELOPMENT

3.6.1 Findings

- (1) There is limited commercial and industrial development in the Municipality.
- (2) Survey results suggest that if commercial development is permitted at all, it should be concentrated near the highways.
- (3) Survey results show that no more commercial development is desired in the Municipality, however, meetings with the steering committee and other stakeholders suggest that this response may reflect confusion by survey respondent's regarding the survey question.
- (4) Surveyed residents do not support additional industrial or value-added processing within the Municipality. This may reflect a high number of respondents from the Resort Areas.
- (5) To avoid conflict with other land uses / development, policies are required to set locational guidelines and other conditions under which industrial and commercial development may be permitted.

3.6.2 Objectives

- (1) To ensure that buildings and lots are constructed and maintained to acceptable standards.
- (2) To maintain and enhance the existing nodes of commercial and industrial development in the Municipality.
- (3) To facilitate new commercial and industrial development that would avoid land use conflicts.
- (4) To protect existing and future agricultural-oriented industrial land uses in the Municipality from incompatible forms of development.
- (5) To ensure that future agricultural-oriented industrial land uses do not conflict with other land uses and development within the Municipality.

3.6.3 Policies

- (1) The Zoning Bylaw will contain a Commercial / Industrial Zoning District that will accommodate existing legally established and future commercial and industrial development.
- (2) Generally speaking, commercial uses with low potential to have conflict with other uses in the R.M., such as retail, will be accommodated as permitted uses within the Commercial / Industrial Zoning District.

- (3) Industrial uses will be accommodated as discretionary uses within the Commercial / Industrial Zoning District.
- (4) Commercial and industrial building construction will be regulated by the Municipality's Building Bylaw.
- (5) In association with an application for a development permit, Council shall require submission of a site grading plan demonstrating that there is adequate drainage from a site and that neighbouring properties and municipal infrastructure will not be adversely affected by potential runoff from the development.
- (6) Future commercial or industrial subdivisions or rezoning for commercial or industrial development shall avoid conflict with existing land uses and development. Conflict with existing land uses and development will be demonstrated by, but such demonstration will not necessarily be limited to, the following:
 - (a) if anticipated levels of noise, odour, smoke, fumes, dust, night lighting, glare, vibration or other emissions emanating from the operation will be sufficient to affect the residential character of existing residential areas; or
 - (b) if anticipated increased levels or types of vehicle traffic may create unsafe conditions or situations for vehicles, cyclists or pedestrians within or adjacent to existing residential areas.
- (7) Highway commercial uses should maintain the functional integrity of the highway, through the use of service road systems, or controlled highway access points, which are approved by Saskatchewan Highways and Transportation.
- (8) Industrial uses shall maintain a minimum separation distance from existing development as shown in Section 6; Table 6-1. Council may require a separation twenty per cent (20%) greater than that shown in Table 6-1, based on the specific nature of the proposed development and the potential for conflict with other uses.
 - (a) Council may approve a lesser separation than set out in Section 6; Table 6-1 where the applicant submits a copy of an agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an applicant and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands.

- (9) Before considering an industrial or commercial development, subdivision or rezoning application, Council may require that the development application contain information with respect to:
- (a) the types of industry or commercial use to be contained on the site.
 - (b) the size and number of parcels proposed.
 - (c) the installation and construction of roads, services, and utilities.
 - (d) the potential impacts on adjacent land uses, and proposed measures to mitigate any negative impacts.
 - (e) the environmental suitability of the site and other potentially affected lands with particular consideration to the soils, topography, drainage and availability of services, proximity to public recreation and wildlife management areas and hazard land.
 - (f) the access, egress, and the potential impacts of the proposed development on the highway system and traffic safety.
 - (g) development standards or design criteria that include such aspects as parking for large trucks, landscaping, screening, storage, and signage.
 - (h) any other matters that Council considers necessary.
- (10) Commercial and industrial development is encouraged to locate along existing primary transportation corridors.
- (11) Where Council is of the belief that a proposed commercial or industrial development may require large volumes of water, Council may require the applicant to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.
- (12) Hazardous Industries

Industrial uses involving hazardous materials or chemicals will be permitted only at the discretion of Council, subject to approval required by any government regulatory agency, and subject to the following locational policies:

- (a) It is Council's view that hazardous industries have the potential to negatively affect the general welfare of nearby residents and farm operations, relating to such factors as decreased land values and perceived hazards. Therefore, in order to minimize conflict between hazardous industrial uses and other development, policies for minimum separation distances between hazardous industrial uses and other principal land uses are listed in Section 6; Table 6-1. These minimum separation distance policies shall apply both to development, alteration or expansion of hazardous

industries and to other development proposed in the vicinity of existing hazardous industries.

- (b) Council may approve a lesser separation than set out in (a) above where the applicant submits a copy of an agreement between the operator of the hazardous industry and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an operator and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands.
- (c) Council may require a separation twenty per cent (20%) greater than set out in (a) above where an unacceptable land use conflict would result with existing developments. (e.g. in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).
- (d) Separation from permanent surface water bodies or water courses of at least 1.6 km (1 mile).
- (e) Buildings or yards used for the storage, handling or processing of hazardous materials shall be located at least 75 m (250 feet) from any road or railway right-of-way.
- (f) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice of a proposal that will result in development, expansion or alteration of a hazardous industrial use and shall hold a public hearing on the proposal.

4 FUTURE LAND USE CONCEPT

The Future Land Use Concept for the Rural Municipality of Loon Lake No. 561 reflects the present land use patterns as well as identified opportunities for, and constraints on, future land use and development within the municipality. The concept identifies five "Policy Areas," to be referred to as:

- (1) Agricultural Policy Area
- (2) Highway Corridor Development Policy Area
- (3) Lakeshore Development Policy Area
- (4) Forest Policy Area
- (5) Conservation Policy Area

The purpose of these Policy Areas shall be to help in applying the general goals, objectives and policies of the Official Community Plan, as well as objectives and policies relating more specifically to the spatial distribution of land use and development opportunities and constraints.

The designation of these Policy Areas in the Official Community Plan is shown on the map entitled "Map 1 Future Land Use Concept", which forms part of the policies set out in this Plan.

4.1 AGRICULTURAL POLICY AREA

4.1.1 *Intent*

The intent of the Agricultural Policy Area is to encourage agriculture, agricultural related commercial and other natural resource-oriented developments and uses.

4.1.2 *Separate Residential Sites*

Within the Agricultural Policy Area, single parcel residential development may occur in a limited fashion on separate sites, subject to the general and residential development policies in the Official Community Plan and to the development standards set out in the Zoning Bylaw.

4.1.3 *Implementation*

- (1) Agricultural Policy Area development requirements, limitations and standards shall be further specified in the Zoning Bylaw. Generally, land within the Agricultural Policy Area will be zoned as Agriculture District for agriculture development, farm-based businesses, single parcel country residential development and other compatible uses.
- (2) Lands within the Agricultural Development Policy Area occupied by existing commercial, industrial or multiple parcel residential development will be zoned for such purposes in the Zoning Bylaw.
- (3) Where applications for commercial, industrial or multiple parcel residential development or subdivisions are made in the Agricultural Policy Area, Council may consider amending the Future Land Use Concept and Zoning Bylaw to accommodate such development where it is demonstrated that:
 - (a) site conditions are suitable for the type of development;
 - (b) negative environmental impacts of such development are avoided or suitably mitigated;
 - (c) the proposed development will not conflict with surrounding land uses and development; and,
 - (d) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.

4.2 HIGHWAY CORRIDOR DEVELOPMENT POLICY AREA

4.2.1 Intent

The intent of the Highway Corridor Development Policy Area is to accommodate a diverse range of commercial, industrial and residential development. A broad range of service commercial and industrial uses that require large land areas and minimal services will be encouraged to locate in the municipality, preferably in industrial park settings. Highway commercial development intended to serve the needs of the travelling public will be considered appropriate in this area. Single and multiple lot residential development will be allowed in accordance with appropriate zoning and development standards.

4.2.2 Implementation

- (1) Lands within the Highway Corridor Development Policy Area occupied by existing commercial or industrial development will be zoned for such purposes in the Zoning Bylaw.
- (2) Elsewhere within the Highway Corridor Development Policy Area, until and unless applications for commercial or industrial development are approved, land will be zoned generally as Agriculture District.
- (3) Where applications for commercial or industrial development or subdivisions are made in the Highway Corridor Development Policy Area, Council will consider such applications favourably and make required amendments to the Zoning Bylaw to accommodate such development where it is demonstrated that:
 - (a) site conditions are suitable for commercial or industrial development;
 - (b) negative environmental impacts of such development are avoided or suitably mitigated; and,
 - (c) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.
- (4) Where applications for single or multiple lot residential development or subdivisions are made in the Highway Corridor Development Policy Area, Council will only consider amending the Zoning Bylaw (if required) to accommodate such development where it is demonstrated that:
 - (a) site conditions are suitable for the type of development;
 - (b) negative environmental impacts of such development are avoided or suitably mitigated;
 - (c) the proposed development would not conflict with surrounding land uses and development;

- (d) the proposed development would not compromise or restrict future long-term commercial and industrial development in the broader Highway Corridor Development Policy Area; and,
 - (e) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.
- (5) Where applications for subdivision and development are made in the Highway Corridor Development Policy Area within a Rural Urban Fringe Area as designated on Map 1 Future Land Use Concept, Council will only consider amending the Zoning Bylaw (if required) to accommodate such development provided:
- (a) the proposed development is situated outside the Urban Future Growth Area within the designated Rural Urban Fringe;
 - (b) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.

4.3 LAKESHORE DEVELOPMENT POLICY AREA

4.3.1 Intent

The intent of the Lakeshore Development Policy Area is to potentially accommodate lakeshore development, particularly residential development, and to protect lakeshore features and landscapes.

4.3.2 Implementation

- (1) Lands within the Lakeshore Development Policy Area occupied by existing lakeshore residential development will be zoned for such purposes in the Zoning Bylaw.
- (2) Elsewhere within the Lakeshore Development Policy Area land will be zoned restrictively (such as generally for agriculture, forestry, or passive recreational uses) until and unless applications for lakeshore development are approved by Council.
- (3) Where applications for new lakeshore residential development or subdivisions are made in the Lakeshore Development Policy Area, Council will consider such applications and accommodate such development only where it is demonstrated to the satisfaction of Council that:
 - (a) site conditions are suitable for multiple parcel lakeshore development;
 - (b) environmental impacts of such development are avoided or suitably mitigated;
 - (c) The development is of high quality, as demonstrated by the developer in the R.M. of Loon Lake Lakeshore Development and Country Residential Development Proposal Workbook.
 - (d) The municipality has access to a suitable method of sewage disposal as outlined in Section 3.5.3 (9) of this Plan; and,
 - (e) the development conforms to relevant provisions of *The Act*, the Official Community Plan, the Zoning Bylaw, and other relevant municipal, provincial, and federal laws.
- (4) Where applications for commercial development or subdivisions are made in the Lakeshore Development Policy Area, Council will consider such applications and accommodate such development only where it is demonstrated to the satisfaction of Council that:
 - (a) site conditions are suitable for the type of development proposed;
 - (b) environmental impacts of such development are avoided or suitably mitigated;
 - (c) the proposed development would not conflict with existing land uses or development;
 - (d) the proposed development would not compromise or restrict future long-term

residential development in the broader Lakeshore Development Policy Area; and,

- (e) the development conforms to relevant provisions of *The Act*, the Official Community Plan, the Zoning Bylaw, and other relevant municipal, provincial, and federal laws.
- (5) Intensive Livestock Operations (ILOs) shall not be permitted in the Lakeshore Development Policy Area.

4.4 FOREST POLICY AREA

4.4.1 *Intent*

The intent of the Forest Policy Area is to encourage forestry and other natural resource-oriented development and activity on Provincial Forest land.

4.4.2 *Implementation*

- (1) The disposition and use of crown provincial forest land is under the direction of the Ministry of Environment pursuant to its policies and discretion.
- (2) All Provincial Forest land in the Municipality shall be designated as Forest Policy Area.
- (3) Forest Policy Area development requirements, limitations and standards shall be specified in the Zoning Bylaw. Generally, land within the Forest Policy Area will be zoned for forestry development, natural resource harvesting activities, outdoor recreation activities, traditional resource uses (trapping, hunting and fishing) and other compatible uses.
- (4) Lands within the Forest Policy Area occupied by existing commercial, industrial or multiple parcel country residential development will be zoned for such purposes in the Zoning Bylaw.
- (5) Where applications for commercial, industrial or residential development or subdivisions are made in the Forest Policy Area, Council may consider amending the Future Land Use Concept Map and Zoning Bylaw to accommodate such development (if required) where it is demonstrated that:
 - (a) prior consultation has been undertaken with the Ministry of Environment in the identification and approval of the specific development opportunity.
 - (b) site conditions are suitable for the type of development;
 - (c) negative environmental impacts of such development are avoided or can be suitably mitigated;
 - (d) the proposed development would not conflict with surrounding land uses and development;
 - (e) a full consideration of developer servicing responsibilities for the development of leased parcels has been considered which will result in a minimal level of services and municipal responsibility for roads and solid and liquid waste management; and
 - (f) the development conforms to all other relevant provisions of this Plan and the Zoning Bylaw.

4.5 CONSERVATION POLICY AREA

4.5.1 *Intent*

The intent of the Conservation Policy Area is to encourage the continued use of Crown agricultural land for a broad range of traditional and contemporary activities and development. Traditional resource uses include animal grazing, hunting, fishing, trapping, firewood harvesting and berry picking. More contemporary uses include oil and gas exploration and development, agroforestry, sand and gravel extraction ecotourism and outfitting. Where applicable, new development and activities will be accommodated consistent with the policies of the Whitehood and Murphy / Fowler Lakes Integrated Resource Management Plans.

4.5.2 *Implementation*

- (1) All Crown land administered by the Ministry of Agriculture and are not designated Provincial Forest Land in the Municipality shall be designated as Conservation Policy Area.
- (2) Conservation Policy Area development requirements, limitations and standards shall be specified in the Zoning Bylaw. Generally, land within the Conservation Policy Area will be zoned to accommodate traditional resource uses and activities such as grazing, forestry, woodlot development and other existing compatible uses and, where applicable, shall be consistent with the policies contained in the Whitehood and Murphy / Fowler Lakes Integrated Resource Management Plans. The CON Zoning District will be applied throughout this policy area.
- (3) Where applications for commercial, industrial or residential development or subdivisions are made in the Conservation Policy Area, Council may consider amending the Future Land Use Concept and Zoning Bylaw to accommodate such development (if required) where it is demonstrated that:
 - (a) the proposed development, if located within the Whitehood or Murphy / Fowler Lakes planning areas, is consistent with the policies contained in those plans;
 - (b) prior consultation has been undertaken with the Ministry of Agriculture in the identification and approval of development opportunities in the Forest Policy Area;
 - (c) site conditions are suitable for the type of development;
 - (d) negative environmental impacts of such development are avoided or can be suitably mitigated;
 - (e) the proposed development would not conflict with surrounding land uses and development;

- (f) any required improvements for improved municipal road access are accommodated through a servicing agreement with the proponent of the development; and
- (g) the development conforms to all other relevant provisions of this Plan and the Zoning Bylaw.

5 IMPLEMENTATION

5.1 ZONING BYLAW

The Zoning Bylaw will be the principal method of implementing the objectives and policies contained in this Official Community Plan, and will be adopted in conjunction herewith by the R.M. of Loon Lake No. 561.

5.1.1 *Purpose*

The purpose of the Zoning Bylaw is to control the use of land providing for the amenity of the area within the jurisdiction of the Rural Municipality for the health, safety and general welfare of its inhabitants.

5.1.2 *Content and Objectives*

The Zoning Bylaw will implement the land use policies contained in this Official Community Plan by prescribing and establishing zoning districts for residential uses, mobile homes, community service uses, retail commercial uses, highway commercial uses, industrial uses, future urban development lands and restricted development lands. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations, off-street parking, landscaping and so forth.

(1) **A - AGRICULTURE DISTRICT**

The objective of the **A - Agriculture District** is to provide for the primary use of land in the form of agricultural development, associated residences, limited single-parcel country residential development, location-dependent natural resource development other uses compatible with agricultural development.

(2) **CR1 - LOW DENSITY COUNTRY RESIDENTIAL DISTRICT**

The objective of the **CR1 - Low Density Country Residential District** is to provide for low density multiple lot country residential development and other compatible development in specific areas with standards for such development which does not directly support agriculture.

(3) **CR2 - MEDIUM DENSITY COUNTRY RESIDENTIAL DISTRICT**

The objective of the **CR2 - Medium Density Country Residential District** is to provide for medium density, multiple lot country residential development and other compatible development in specific areas with standards for such development which does not directly support agriculture.

(4) **LD1 - LOW DENSITY LAKESHORE DEVELOPMENT DISTRICT**

The objective of the **LD1** - Low Density Lakeshore Development District is to provide for low density lake oriented residential development and other compatible development in specific areas with standards for such development.

(5) **LD2 - MEDIUM DENSITY LAKESHORE DEVELOPMENT DISTRICT**

The objective of the **LD2** -Medium Density Lakeshore Development District is to provide for medium density lake oriented residential development and other compatible development in specific areas with standards for such development.

(6) **C - COMMERCIAL / INDUSTRIAL DISTRICT**

The objective of the **C** - Commercial / Industrial District is to provide for general commercial, light industrial and other compatible development in specific areas, with standards for such development.

(7) **FOR - PROVINCIAL FOREST DISTRICT**

The objective of the **FOR** - Conservation and Active Recreation District is to provide for Crown Provincial Forest disposition and use as provided for under the direction of Saskatchewan Environment. Subdivision and private development will be considered through the process of rezoning land to another district.

(8) **CON - CONSERVATION AND RECREATION DISTRICT**

The objective of the **CON** - Conservation and Recreation District is to provide for Crown land disposition and use as provided for under the direction of Saskatchewan Agriculture. Subdivision and private development will be considered through the process of rezoning land to another district.

5.1.3 Amending the Zoning Bylaw

When considering applications to amend zoning regulations or standards, or requests for the rezoning of land, Council shall consider such proposals within the context of:

- (1) the nature of the proposal and its conformance with all relevant provisions of this Official Community Plan.
- (2) the need to foster a rational pattern of relationships among all forms of land use and to protect all forms of land use from harmful encroachments by incompatible uses.

- (3) the need for the form of land use proposed and the supply of land currently available in the general area capable of meeting that need.
- (4) the capability of the existing road system to service the proposed use and the adequacy of the proposed supply of off-street parking.
- (5) the capability of existing community infrastructure to service the proposal, including water and sewer services, parks, schools and other utilities and community services.

5.1.4 Zoning by Agreement

- (1) Where an application is made to rezone land to permit the carrying out of a specified proposal, the Rural Municipality may, for the purpose of accommodating the request, enter into an Agreement with the Applicant pursuant to Section 69 of *The Act*.
- (2) Section 5.1.3 of this Official Community Plan shall apply in the review of applications for rezoning by agreement.
- (3) The Rural Municipality may enter into an agreement with the applicant setting out a description of the proposal and reasonable terms and conditions with respect to:
 - (a) the uses of the land and buildings and the forms of development.
 - (b) the site layout and external design, including parking areas, landscaping and entry and exit ways.
 - (c) any other development standards considered necessary to implement the proposal, provided that the development standards shall be no less stringent than those set out in the requested underlying zoning district.
- (4) Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.

5.2 OTHER IMPLEMENTATION TOOLS

5.2.1 Subdivision Application Review

In reviewing any application for subdivision, Council shall indicate support for such application to the Approving Authority only when it has:

- (1) Ensured that all policies and guidelines established regarding occupancy levels, development standards and design of the subdivision, as set out in this Official Community Plan, have been satisfied.
- (2) Ensured that the application is in conformity with the Zoning Bylaw.
- (3) Negotiated the terms of a servicing agreement, if required, with the applicant.
- (4) Determined its wishes with respect to the dedication of lands.

5.2.2 Dedicated Lands

- (1) When reviewing any application for subdivision, the Rural Municipality may indicate to the Approving Authority, its desire to have unstable or flood-prone areas set aside as environmental reserve and/or municipal reserve, as a condition of subdivision approval, pursuant to Section 185 of *The Act*.
- (2) Pursuant to *The Act*, the Rural Municipality may elect to request that the Approving Authority require the owner of land that is the subject of a proposed subdivision to provide money in place of all or a portion of land that would otherwise be required to be dedicated as municipal reserve.

5.2.3 Building Bylaw

The Rural Municipality will use its building bylaw to provide standards for the construction, repair and maintenance of buildings in the community as well as ensuring acceptable physical conditions. Provisions for occupancy permits and inspections can be included in the bylaw.

5.2.4 Development Levies and Servicing Fees

- (1) In accordance with Section 169 of *The Act*, Council may establish, by separate bylaw, development levies for the purpose of recovering all or a part of the capital cost of providing, altering, expanding or upgrading services and facilities associated with a proposed development within existing subdivided areas. Such bylaw must be based on studies to establish the cost of municipal servicing and recreational needs and on a consideration of future land use and development and the phasing of associated public works.

- (2) In accordance with Section 172 of *The Act*, Council may establish, by resolution, a schedule of servicing specifications and servicing fees to be used by the municipality as the basis for the negotiation of servicing agreements with proponents of new subdivision developments. Servicing specifications will provide a consistent set of standards for provision of direct services by developers in new subdivision developments. Servicing fees will be based on the identification of overall services and public works that the municipality anticipates will be needed as a result of new subdivision development for a specified term. Offsite service fees for individual subdivision developments will be established based on a calculation of the servicing needs being created by that individual subdivision development, as a part of the municipalities overall servicing needs and servicing plans.

5.3 OTHER

5.3.1 Updating the Official Community Plan

Plans and projections for future development shall be monitored on an ongoing basis. Policies contained in this Official Community Plan, including the Future Land Use Concept, shall be reviewed and updated within five years of adoption.

5.3.2 Further Studies

As necessary, the Council may undertake such studies or programs required to facilitate and encourage positive development or change in the Rural Municipality.

5.3.3 Cooperation and Inter-Jurisdictional Consideration

The Rural Municipality shall cooperate with senior governments, other municipalities, and public and private agencies to implement this Official Community Plan.

5.3.4 Programs

The Rural Municipality shall participate in senior government economic development, public utility, resource enhancement, housing, social and environmental protection programs and projects, where such will help in achieving its goals and objectives.

5.3.5 Provincial Land Use Policies and Interests

This bylaw shall be administered and implemented in conformity with applicable provincial land use policies, statements of provincial interest for land use and development, statutes and regulations and in cooperation with provincial agencies.

5.3.6 *Binding*

Subject to Section 40 of *The Act*, the Official Community Plan shall be binding on the Rural Municipality, the Crown, and all other persons, associations and other organizations, and no development shall be carried out that is contrary to this Official Community Plan.

5.3.7 *Definitions*

Zoning Bylaw definitions shall apply to this Official Community Plan.

6 MINIMUM SEPARATION DISTANCE REQUIREMENTS

Table 6-1 R.M. of Loon Lake Required Separation Distances Between Uses (in Metres)		Wells	Residential				Urban Municipality	Intensive Agriculture	Intensive Livestock Operation		Airport / Airstrip	Commercial (Agriculture)	Gravel Pit	Waste Management		Anhydrous		Industrial	Hazard Industrial
			Single	MCR and MHC *	Hamlet	Tourist Accommodation			301 - 1,000	1,001 +				Solid	Liquid	Non-Refrigerated	Refrigerated		
Residential	Single ⁽¹⁾	--	--	--	--	--	--	800	1,600	--	200	200	457	600	305	600	300	1,600	
	Lakeshore Res/MCR ⁽²⁾	--	--	--	--	--	--	1,600	3,200	800	200	600	457	600	305	600	800	2,400	
	Tourist Accommodation ⁽³⁾	--	--	--	--	--	--	1,600	3,200	--	200	200	457	600	305	600	800	1,600	
Intensive Agriculture ⁽⁴⁾		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	800	1,600	
Intensive Livestock Operation	301 - 1,000	1,600	800	2,400	2,400	2,400	2,400	--	--	--	300	--	--	--	--	--	300	600	
	1,001 +	3,200	1,200	3,200	3,200	3,200	3,200	--	--	--	300	--	--	--	--	--	300	600	
Airport / Airstrip ⁽⁶⁾		--	--	800	800	--	800	--	--	--	--	--	--	--	--	--	--	--	
Commercial (Agriculture) ⁽⁷⁾		--	300	800	--	800	1,600	800	800	1,600	--	--	--	457	300	--	--	--	
Waste Management ⁽⁸⁾	Solid	1600	457	457	457	457	457	457	--	--	--	457	--	--	--	--	457	--	
	Liquid	1600	600	600	600	600	600	300	--	--	--	300	--	--	--	--	300	--	
Anhydrous ⁽⁹⁾	Non-Refrigerated	--	305	305	305	305	305	--	--	--	--	--	--	--	--	--	--	--	
	Refrigerated	--	600	600	600	600	600	--	--	--	--	--	--	--	--	--	--	--	
Industrial ⁽¹⁰⁾		800	300	800	--	800	1,600	800	800	1,600	--	--	--	457	300	--	--	--	
Hazardous Industrial ⁽¹¹⁾		1,600	1,600	2,400	2,400	1,600	2,400	1,600	--	--	--	--	--	--	--	--	--	--	

* Respectively: Multilot Country Residential (MCR)

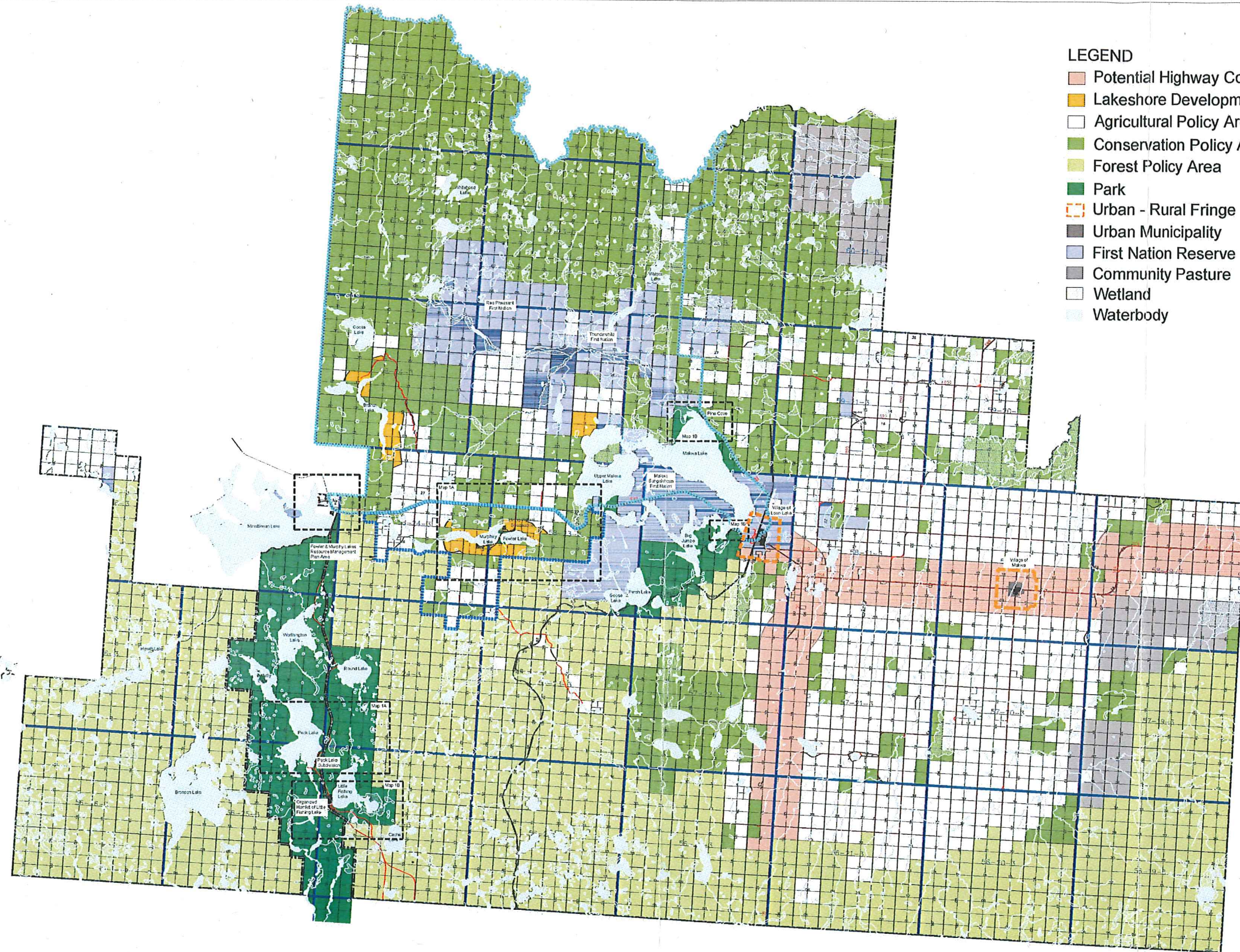
Distances are measured as follows - Between closest point of nearest:

- (1) Single Residential Building...
- (2) Multilot or Mobile Home Residential Building Site...
- (3) Tourist Accommodation Facility...
- (4) Intensive Agricultural Site...
- (5) ILO Facility...
- (6) Airport / Airstrip Facility...
- (7) Commercial Site...
- (8) Waste Management Facility or Lagoon...
- (9) Anhydrous Ammonia Storage Facility...
- (10) Industrial Site...
- (11) Hazardous Industrial Site...

... and the nearest residential building, corporate limit, ILO, airport or airstrip, gravel pit, anhydrous ammonia storage, or waste management facility, and the site lines of other uses.

APPENDICES

APPENDIX A MAPS

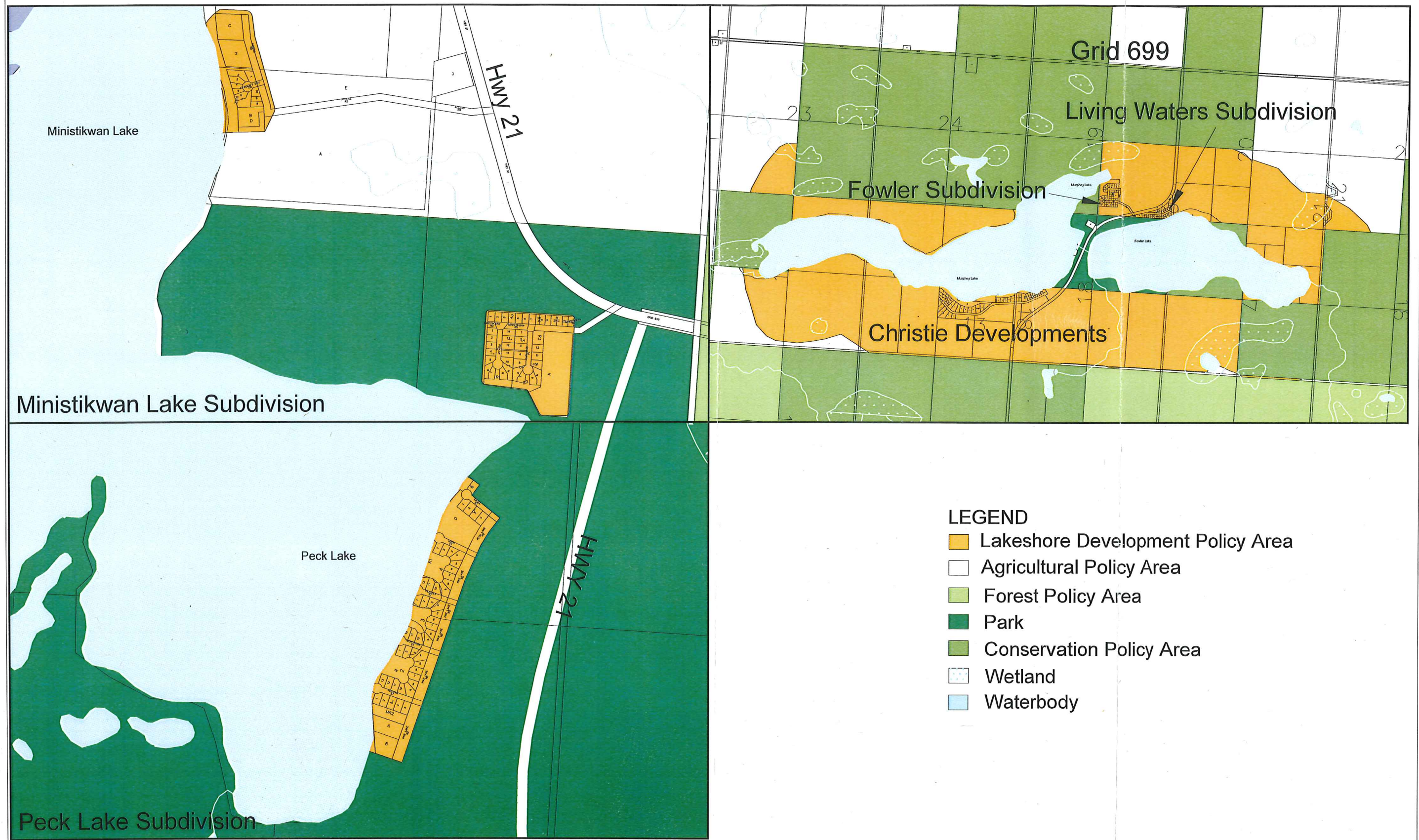


- LEGEND**
- Potential Highway Corridor Development Policy Area
 - Lakeshore Development Policy Area
 - Agricultural Policy Area
 - Conservation Policy Area
 - Forest Policy Area
 - Park
 - Urban - Rural Fringe
 - Urban Municipality
 - First Nation Reserve
 - Community Pasture
 - Wetland
 - Waterbody

R.M. of Loon Lake No. 561 Official Community Plan
Map 1 - Future Land Use Concept
 CROSBY HANNA & ASSOCIATES - LANDSCAPE ARCHITECTURE AND PLANNING -

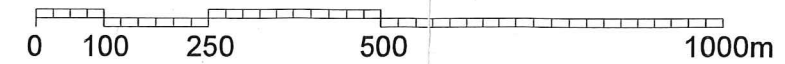


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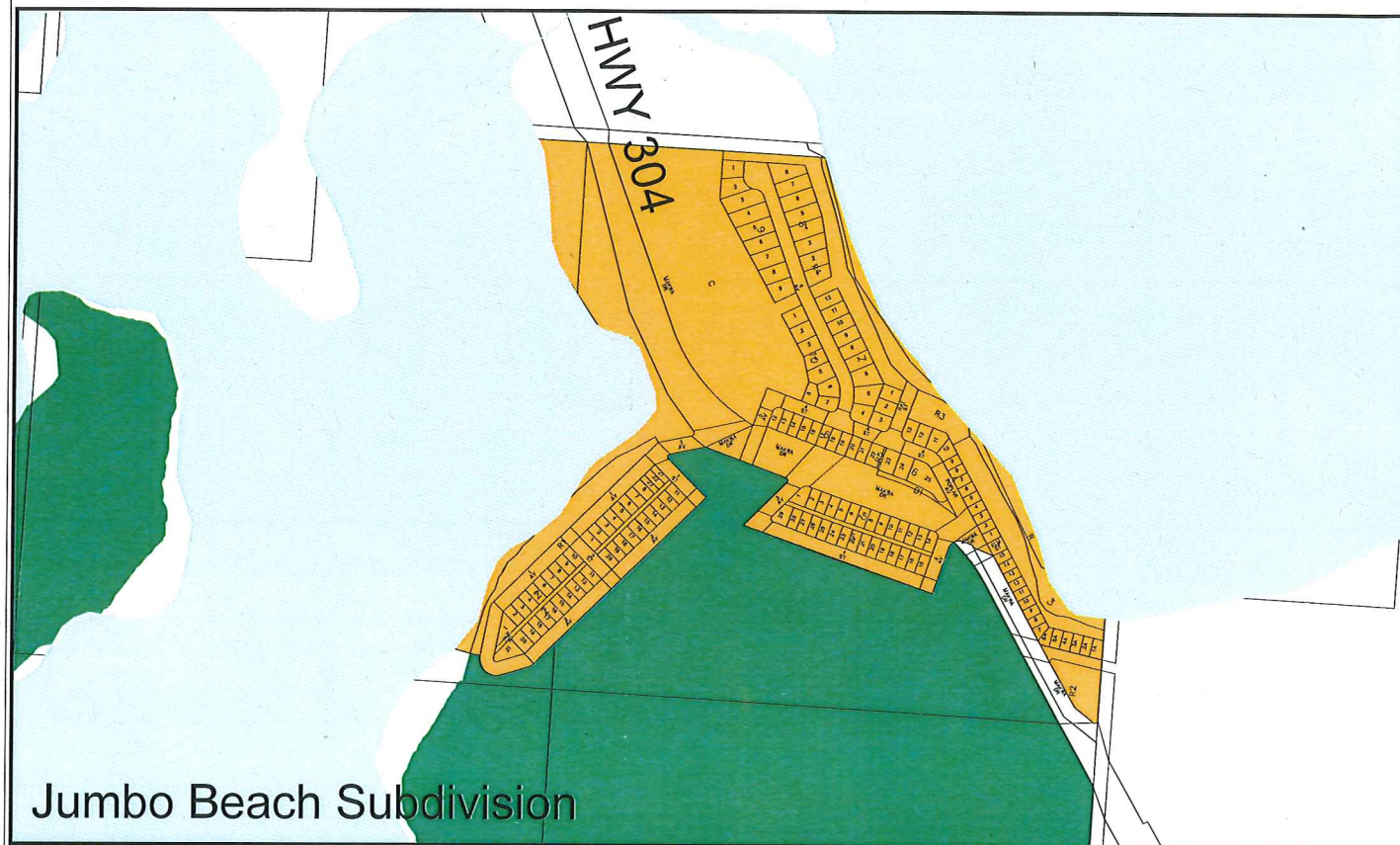


- LEGEND**
- Lakeshore Development Policy Area
 - Agricultural Policy Area
 - Forest Policy Area
 - Park
 - Conservation Policy Area
 - Wetland
 - Waterbody

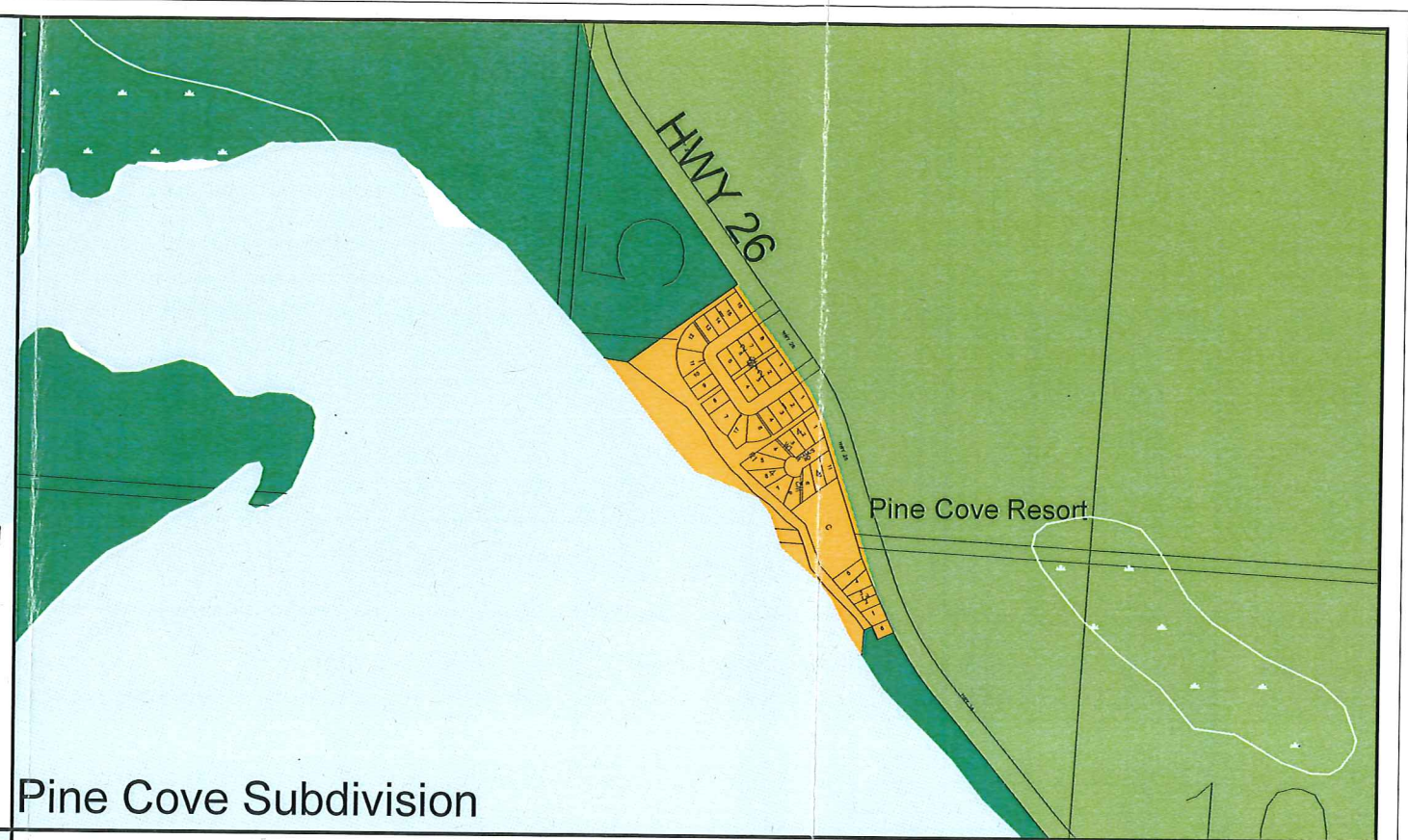
R.M. of Loon Lake No. 561 Official Community Plan
 Map 1A - Future Land Use Concept
 CROSBY HANNA & ASSOCIATES - LANDSCAPE ARCHITECTURE AND PLANNING -



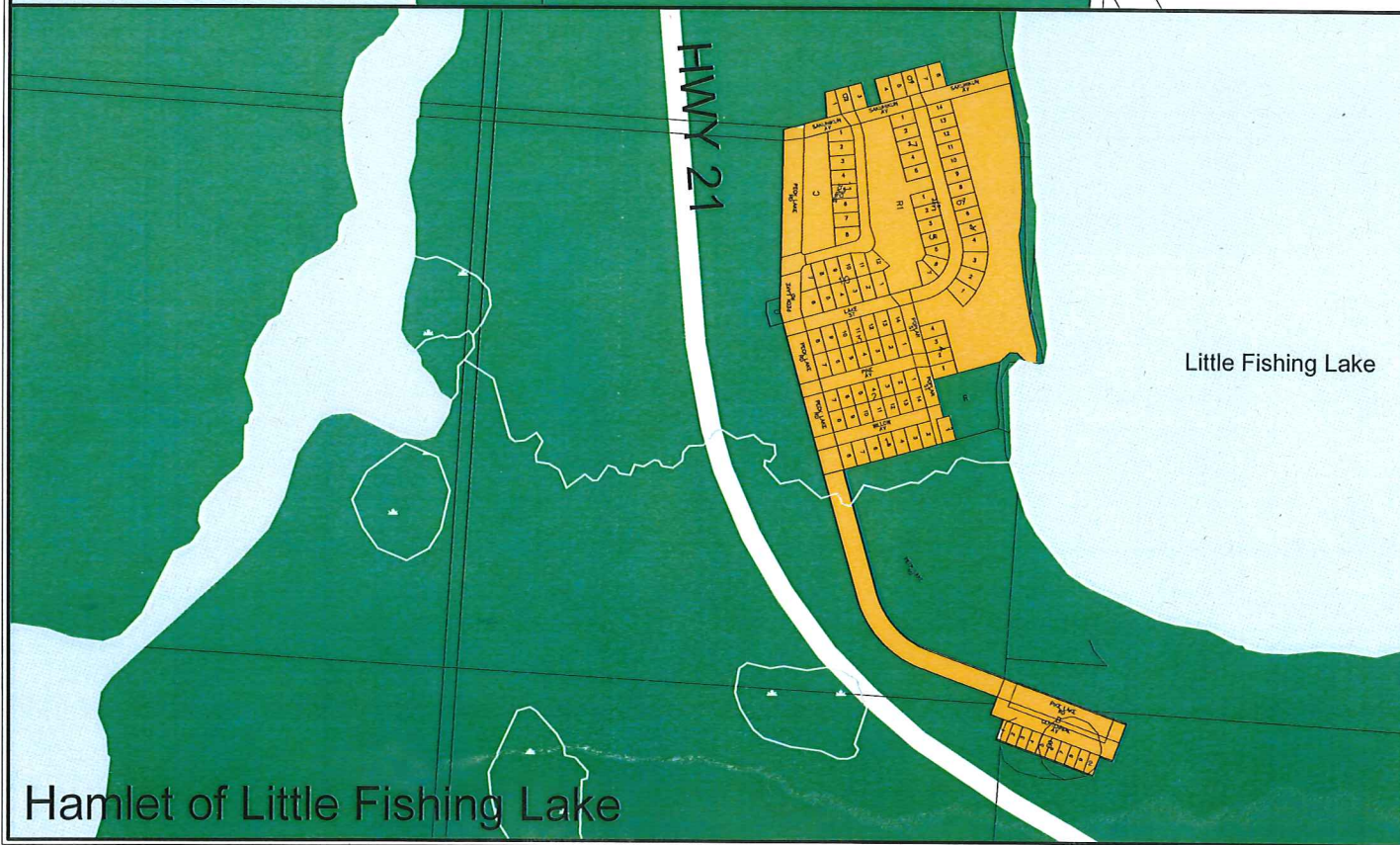
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Jumbo Beach Subdivision



Pine Cove Subdivision



Hamlet of Little Fishing Lake

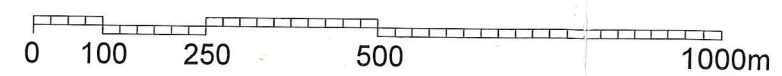
LEGEND

- Lakeshore Development Policy Area
- Agricultural Policy Area
- Park
- Conservation Policy Area
- Wetland
- Waterbody

R.M. of Loon Lake No. 561 Official Community Plan

Map 1B - Future Land Use Concept

CROSBY HANNA & ASSOCIATES - LANDSCAPE ARCHITECTURE AND PLANNING -



11/10/16

APPENDIX B COUNTRY RESIDENTIAL EVALUATION WORKBOOK

Rural Municipality of Loon Lake Lakeshore Development and Country Residential Development Proposal Workbook

This workbook is intended to allow the Rural Municipality of Loon Lake, No. 561 to thoroughly evaluate the impact of new Lakeshore Development or Country Residential Development subdivision proposals on the Municipality. The workbook is intended to raise awareness of current development issues and identify best practices with respect to community design. Council will base decisions on moving forward with rezoning applications related to new Lakeshore Development or Country Residential subdivision proposals on the responses provided by applicants to the questions contained within this workbook, subject to other relevant Bylaws and policies of the Municipality.

Please answer questions in the space provided within this workbook and attach additional sheets if necessary.

1. NATURAL AND BUILT ENVIRONMENTAL CONSIDERATIONS

The quality of both the physical and built environment can have a great influence on human health. These qualities may include physical human health; the natural environment’s ability to maintain living conditions such as clean air, water and a suitable climate; production of renewable resources; quality of life for all people; and the beauty / aesthetics of the environment.

Please comment on the following development components:

1.1 What is the total area of the subdivision (hectares)?

Total subdivision area:

1.2 How many residential sites are proposed by the subdivision?

Total number of sites:

Range of site size (smallest site – largest site):

1.3 How does the subdivision design address storm water management (e.g., wet/dry ponds, natural features, linear parks, green roof treatment, permeable paving, on-site drainage)? Will stormwater be managed on-site?

Minimizing the impact of storm water helps to reduce and /or prevent pollution and flooding as well as promote aquifer recharge. Storm water management systems become increasingly important as areas become developed, both in terms of managing increased volumes and preventing pollution.

Describe

- 1.4 How will sewage be disposed of within the development? If sewage is not to be disposed of on site, what licensed facility will be used? Please attach correspondence confirming this arrangement.

Describe

- 1.5 Are there potential geotechnical hazards (steep slope, streambanks, shorelines)?

Early recognition of geotechnical hazards is an important step in reducing the incidence of expensive and potentially unsafe situations.

Yes/No

Describe

- 1.6 Is this a "brown-field" site or other potentially contaminated area (e.g. old farm yard, railway right-of-way)? If yes, is environmental site remediation to be part of the development process?

Brown-field sites or land that may have been used for potentially noxious industrial or commercial purposes (e.g. dry cleaning, farm sites, gas stations) that may have been contaminated by hazardous waste or pollution and need to be restored / decontaminated before development occurs. Brown-field sites are unsafe to redevelop before an environmental remediation takes place.

Yes/Not Applicable

If yes, briefly outline the nature of the potential contamination and the proposed (actual) remediation approach (including the standards that were adhered to):

Comment on inclusion of the following methods to reduce energy use and improve air quality:

- 1.7 Does the proposed development incorporate energy efficiency of proposed structures and / or subdivision layout (e.g., building location responding to daily sun/shade patterns, north-south orientation of residential sites, high performance envelopes, passive solar gain, solar shading, natural ventilation, ground heating/cooling)?

Reducing energy consumption through design and layout of buildings and communities conserves non-renewable fossil fuels, reduces air, water and land pollution, and reduces energy costs to the public. Site planning and building design are key components in increasing energy efficiency.

Yes/No

Describe

- 1.8 What proportion (%) of the residential sites in the subdivision have a north-south orientation appropriate for taking maximum advantage of passive solar energy?

Passive Solar Energy makes use of a steady supply of energy by means of building design and orientation. It reduces fuel consumption, lowers energy bills and increases natural light. Appropriate solar orientation for residential sites shall be defined as sites oriented within 30 degrees of a north-south axis.

Proportion (%):

1.9 Are there any existing wetlands that would be affected by this proposal?

Yes/No

Describe

1.10 Will greenspace and trees be provided within the subdivision (includes retention of existing trees)? Are there unique greenspace provisions that will contribute to the sustainability of the development?

Provision of more than one type of green space contributes to the diversity of the community and satisfies the various functional aspects of open space (e.g. programmed, passive, natural drainage, mobility).

Yes/No

Describe

1.11 Are there any significant existing environmental or heritage features that will be maintained, enhanced or destroyed on the site (e.g., tree and/or shrub or other natural feature preservation, cultural / heritage resource preservation)?

Maintaining or enhancing environmental features and significant archaeological sites helps to create a sense of community, protects the natural environment, a community's past and creates unique and distinctive places for people to live and enjoy.

Yes/No

Describe

1.12 What is the length (in lane metres) of the streets (by type, including walkways) in the development?

The total amount of transportation infrastructure can be compared to the size of the subdivision and expected population of the subdivision at full build-out size. A lane metre is defined as 1 metre x 2.5 metres (2.5 m²).

Length of streets:

1.13 Are actions proposed to mitigate noise (e.g., traffic, industry, agricultural uses)?

Mitigative measures could include noise attenuation walls, buffers, berms, vegetation, etc.

Yes/No

Describe

1.14 What is the layout of the street network (e.g. grid, curvilinear)?

Street layout can influence maintenance costs as well as connectivity with surrounding development. Intersections and sight lines related to streets affect traffic and pedestrian safety.

Describe

1.15 Is the development proposed to be located within 1.6 km. of the Provincial Forest or a significant grassland area? If so, have you considered subdivision design elements or building standards that are intended to reduce the potential risk to the development from wildfires?

Subdivision design and development standards can minimize risk through the selective placement of perimeter fire buffer areas, access roads, trail development, parks and open space areas. Fire Smart building construction and design techniques that provide for building separation, achieve fuel modified building sites and provide landscaping, can be implemented by developers through restrictive covenants on land titles.

Describe

2. SOCIAL AND CULTURAL CONSIDERATIONS

Social and cultural considerations in reviewing development applications include features that enhance or maintain the social well being of the Municipality's residents, while promoting the development of human potential and preserving cultural heritage. The importance of social and cultural aspects of a development include how it creates a high-quality of life for its residents without significantly detracting from the quality of life of surrounding residents / land users.

- 2.1** Does the subdivision enhance local identity (sense of place), character and culture (e.g., through architectural style, landscaping, colours, project name (e.g. Signage))?

Unique and interesting communities can be fostered by reflecting the values and cultures of their residents. By creating high quality communities through architectural style, landscaping and natural elements, it can be assured that the buildings (and the community) will retain their value and appeal over time.

Yes/No

Describe

- 2.2** Will development of the subdivision contribute to heritage revitalization through the reuse, relocation, or rehabilitation of an existing structure or feature?

Contributing to heritage revitalization draws on the uniqueness and history of the community. Reuse, relocation or rehabilitation of heritage areas / buildings makes communities distinct and contributes positively to their image and sense of place / culture.

Yes/No

Describe

2.3 Does the subdivision incorporate any public amenities or space for public gathering and activities (e.g., courtyards, communal gardens, play areas, boat launches, beaches, marinas)?

Incorporating public gathering spaces and focal points promotes a sense of community and provides opportunities for social interaction. Community gardens provide focal points for communities and are food sources and sources of potential income. Public amenities, particularly those that are adaptable, also increase the marketability of the community.

Yes/No

Describe

2.4 How will your development impact neighbours? Have you consulted with all existing residents, land owners, First Nations, and adjacent municipalities within 1.6 km of the proposed development?

Yes/No

If concerns were raised by surrounding residents / land owners or municipalities, please list and explain how you propose to mitigate those concerns.

Describe

3. ECONOMIC CONSIDERATIONS

The importance of economic considerations in the development review process relate to the integrity of our ecological and economic systems and helps to ensure long term prosperity through the responsible use of our resources. Economic sustainability enables the maintenance, service and support of communities without upward pressure on levies, property taxes and other development charges.

- 3.1** Is any prime farmland (Class 1 or 2) proposed to be developed (and therefore taken out of agricultural production) as part of this proposal?

The preservation of prime agricultural land is important to future agricultural production.

Yes/No

Describe (include approximate amount)

- 3.2** Does the subdivision have any features that will reduce the long-term costs to the municipality of operating and maintaining public services and infrastructure (e.g. reduce roads and pipes for servicing that will have to be maintained by the R.M.)?

Yes/No

Describe

- 3.3** Does the development result in special or additional costs that are specific to this particular subdivision (e.g. special storm water issues, transportation, fences) that would not be fully recovered by municipal taxes?

Yes/No

Describe

4. REGULATORY COMPLIANCE

4.1 Does the development comply with the policies and standards that are currently outlined in the Rural Municipality of Loon Lake Official Community Plan and Zoning Bylaw (assuming a rezoning must occur)? What zoning district(s) will be required to accommodate your proposal?

Yes/No

Comments

4.2 If you will be seeking amendments to the Bylaws (other than a rezoning), indicate why such amendments are needed.

Comments

APPENDIX C CONCEPT PLANS
