

***RM of Francis - No. 127***

***Official Community Plan***

***Bylaw # 2012-02***



## Table of Contents

Section 1:	Introduction.....	4
1.1	Area Covered by the Plan .....	4
1.2	Enabling Legislation .....	4
1.3	Purpose of the Official Community Development Plan .....	4
1.4	Regional Context and Existing Framework .....	5
1.5	Regional Map .....	6
1.6	Format of the Plan .....	7
2.1	Introduction .....	8
2.2	Guiding Principles .....	8
2.3	Goals of the Rural Municipality of Francis .....	9
2.4	Vision for the Rural Municipality of Francis.....	9
Section 3:	RM of Francis Development Policies .....	10
3.1	General Policies for New Development .....	10
3.2	Locational Policies for New Development .....	11
3.3	AGRICULTURAL RESOURCE .....	12
3.4	Country Residential Development.....	17
3.5	Utilities and Facilities .....	21
3.6	Ground and Source Water Resources.....	23
3.7	Transportation Networks.....	24
3.8	Economic Development.....	28
3.9	Emergency Response Planning .....	30
3.10	Outdoor Recreational Amenities and Heritage Resources .....	32
3.11	Community Services .....	35
3.12	Natural Hazard Lands: Slope Instability, Drainage and Flood Risk.....	36
Section 4:	Implementation and Action Plans .....	40
4.1	Making Things Happen .....	40
4.2	The Plan Guides Action .....	40
4.3	The Future is a Shared Responsibility .....	41
Section 5:	Inter-Jurisdictional Cooperation.....	43
5.1	Introduction .....	43
5.2	Inter-Municipal Cooperation .....	43
5.3	Revenue Sharing .....	43
5.4	Annexation.....	44
5.5	Treaty Land Entitlements and Specific Claims .....	44
Section 6:	Administration.....	46
6.1	Planning Tools.....	46
6.2	Definitions.....	46
6.3	Adoption of the Official Community Plan .....	46
6.4	Adoption of Municipal Zoning Bylaws .....	47
6.5	Contract Zoning, Direct Control Districts and Planned Unit Development Contract Zones .....	47
6.6	Concept Plans .....	48
6.7	Comprehensive Development Reviews .....	48
6.8	Existing and Non-Conforming Uses.....	49
6.9	Development Levies and Agreements .....	49
6.10	Servicing Agreements .....	49
6.11	Subdivision Process.....	50

**2012 Official Community Plan - Rural Municipality of Francis No. 127 Bylaw # 2012-2**

6.12 Monitoring Performance .....	50
Section 7: Repeal and Effective Date of Bylaw .....	51
Appendix "A" Future Land Concept Plans .....	52
Map 1 Future Land Use Plan for the Rural Municipality of Francis .....	52
Appendix "B" Reference Maps .....	53
Map 1: Recreational Amenities .....	53
Map 2: Utilities .....	53
Map 3: Transportation .....	53
Map 4: Agricultural Potential Soil Capability .....	53
Map 5: Environmentally Sensitive Areas Slope Instability .....	53
Map 6: Air Photo Mosaic .....	53
Map 7: Shaded Relief With Drainage .....	53
Map 8: Terrain Elevation .....	53
Section 8: Appendix "C" Development Review Criteria .....	54
Appendix "D" Sample Development Proposal (Berlin Developments) .....	56

## Section 1: Introduction

### 1.1 AREA COVERED BY THE PLAN

This Official Community Plan, hereinafter referred to as the Plan, applies to the Rural Municipality of Francis No. 127 in its entirety. The Plan enables growth and change through policies that will guide the Municipality with its development-related decisions to ensure the area develops as intended by the Plan under an established decision-making process. This Plan will encourage a stronger, creative and more cohesive Municipality that can, through improved regional links, manage change towards a desired future by increasing regional capacity.

### 1.2 ENABLING LEGISLATION

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

This document is the Plan for the Rural Municipality of Francis No. 127 to manage land use and development. This Plan is intended to guide the municipality for a period of fifteen to twenty years. The Municipality shall, in conjunction with the adoption of this Plan, amend, in accordance with *The Planning and Development Act, 2007*, their respective Zoning Bylaw as required, to be consistent with the policies and provisions of this Official Community Plan.

### 1.3 PURPOSE OF THE OFFICIAL COMMUNITY DEVELOPMENT PLAN

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

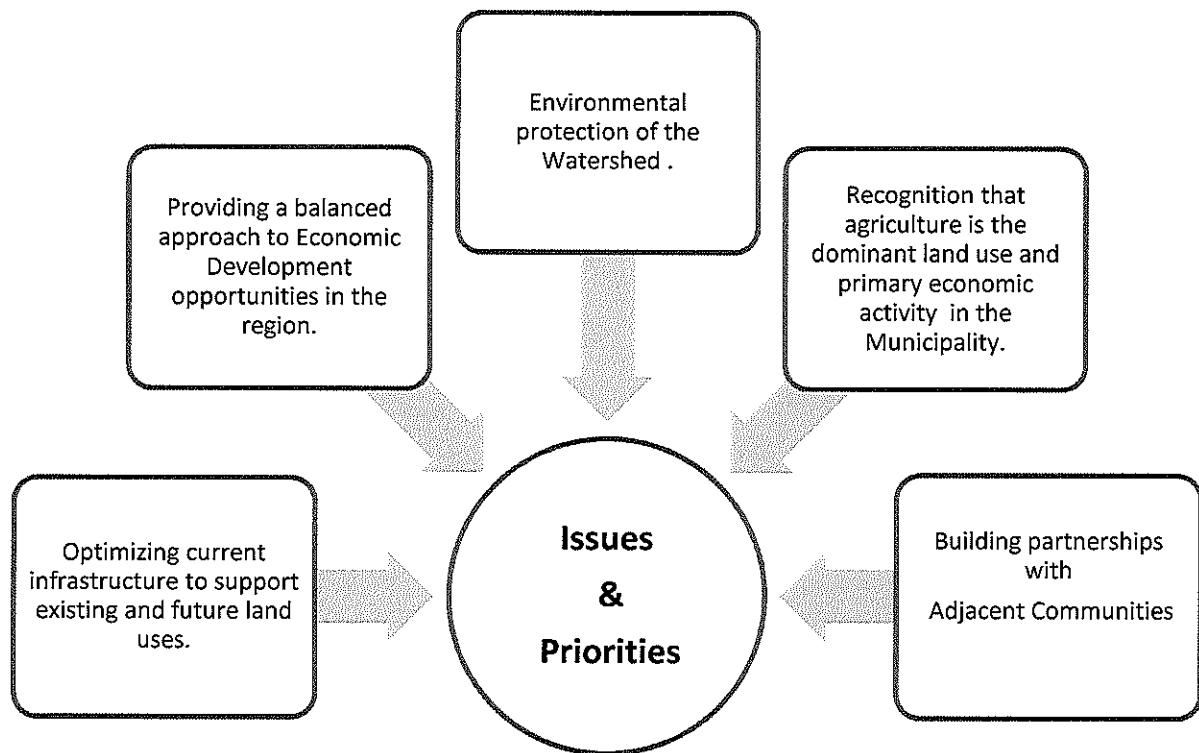
This Official Community Plan responds to the requirements of the Planning and Development Act, 2007, by providing policies based upon "Community goals" for the conservation and use of municipal resources. The day-to-day decisions of the Municipal Council will be based upon these goals, objectives and the policies in this Plan to promote orderly and sustainable development throughout the Municipality. This Official Community Plan builds on the land use plans in the adjacent rural municipalities and will reduce uncertainty for both the public and private sectors with respect to the future use of land by promoting well-managed development. **The Plan has been developed to guide pressures and opportunities by highlighting the land use potentials that exist in the Rural Municipality of Francis.**

## 1.4 REGIONAL CONTEXT AND EXISTING FRAMEWORK

The Rural Municipality of Francis is located in the South Central part of Saskatchewan and is ideally situated on the major transportation networks of Highway No.33 and No.35 with gateways to the southeast and to the recreation areas of Kenosee and Carlyle, as well as the Rafferty and Alameda Reservoirs. Its proximity to the Weyburn Region and the Oil related activity has provided growth opportunities as well as putting pressures on road infrastructure in and around the Municipality.

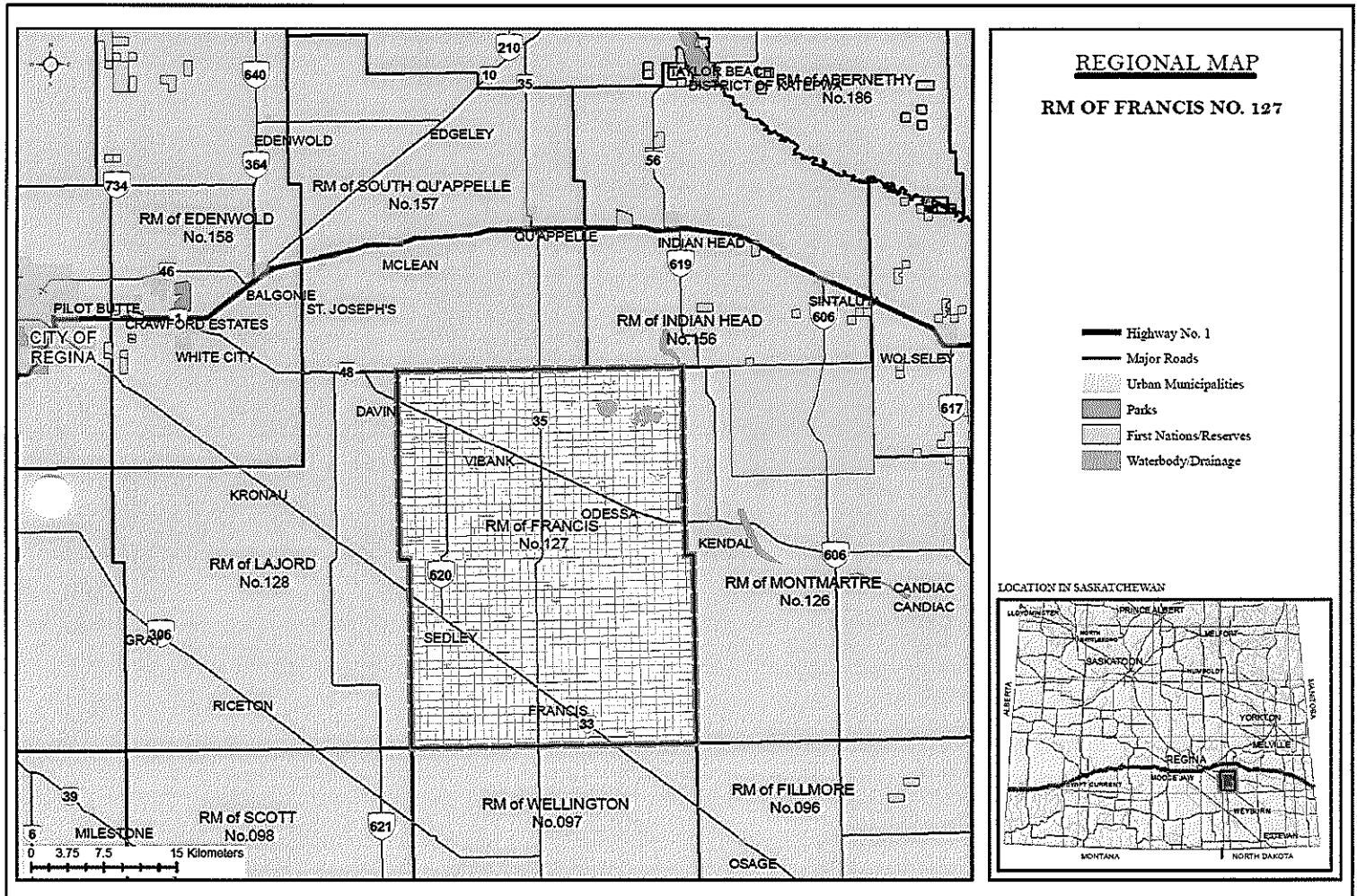
The Rural Municipality recognizes its role in providing for long term environmental sustainability and has worked jointly with the Saskatchewan Watershed Authority to implement stewardship planning in the Watershed as well as participating in the Flood Damage Reduction Program.

The Rural Municipality sees the adoption of this new Official Community Plan to be a template to adjacent municipalities and encourage further inter municipal initiatives in the delivery of shared servicing and future



economic development opportunities, while still maintaining its agricultural resource roots.

## 1.5 REGIONAL MAP



## 1.6 FORMAT OF THE PLAN

The Official Community Plan is divided into six major parts:

- 1** An Introduction to the Official Community Plan, providing some general background information and guidance.
- 2** The vision, goals, and guiding principles which will guide the overall use, planning and development of land in the Rural Municipality.
- 3** Policy directions are provided for the all areas of the Municipality. Sections include: Agricultural Resource, Ground Water Resources, Natural Hazard Areas, Recreational Amenities and Resources, Historical Resources, Ground Transportation, Utilities, Industrial, Commercial, and Country Residential Development.
- 4** Action plans for implementing the Official Community Plan.
- 5** Offers Inter-jurisdictional opportunities for dialogue.
- 6** The tools and legislative supports available for Council to administer the Official Community Plan.

**Reference Maps:** The series of reference maps attached in Appendix "B" provide supplementary information. These maps may be updated periodically by a Council resolution. All Reference Maps are approximate and are subject to change. Reference maps are conceptual only and should not be used to make site specific decision.

## Section 2: GUIDING GROWTH IN THE RURAL MUNICIPALITY OF FRANCIS

### 2.1 INTRODUCTION

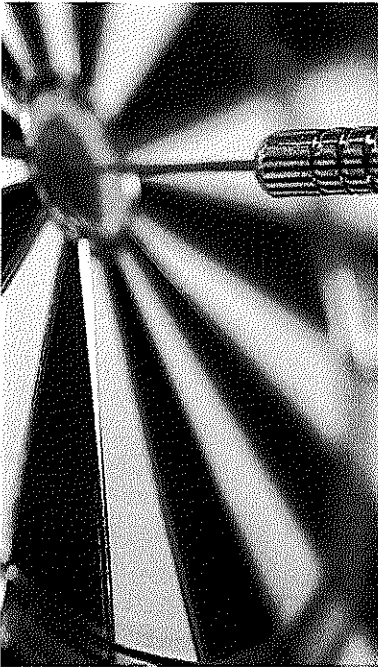
This Plan encourages some degree of change in the Rural Municipality to manage the impacts and promote development opportunities. A dynamic Rural Municipality requires a strategy to successfully promote agricultural diversification, business enterprises, job creation, and residential options to attract new residents. The potential benefits that will accrue to the greater community include employment, tax revenue, support for local business, as well as other economic development.

### 2.2 GUIDING PRINCIPLES

#### This Official Community Plan:

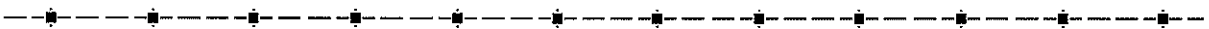
- ▣ **Encourages** sustainable development and growth which efficiently uses land and existing transportation infrastructure, and provides for the affordable servicing of land.
- ▣ **Limits** the fragmentation of agricultural land and mitigates impacts on the resource activities Francis operations.
- ▣ **Promotes** new development in rural areas that is compatible with agricultural land uses, and complements the adjacent municipalities.
- ▣ **Recommends** taking advantage of the Highway access to the municipality to promote commercial industrial and agricultural diversification, business investment, expansion and economic growth for the region.
- ▣ **Encourages** inter-municipal co-operation through this Plan, participating in Regional Planning Initiatives, particularly the Weyburn Region and other public/private partnerships to stimulate land development in a sustainable manner that contributes positively to the well-being of the region.
- ▣ **Preserves**, connects, and enhances natural areas for eco-tourism, agriculture, health and recreation for their contribution to the quality of life enjoyed by residents and visitors.
- ▣ **Places the Responsibility** on developers to respect land use development policies and regulations to achieve a livable development which considers and respects the needs of surrounding existing and future land uses.

## 2.3 GOALS OF THE RURAL MUNICIPALITY OF FRANCIS

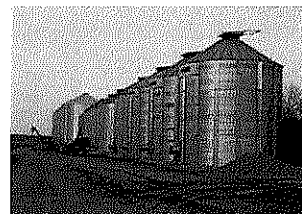


- ✓ *An assurance that the agricultural resource sector continues to dominate land use activities.*
- ✓ *An excellent working relationship with the surrounding municipalities towards mutual planning*
- ✓ *An efficient use of the land where conflicts with incompatible uses are avoided.*
- ✓ *The protection and maintenance of prominent natural features of the municipality for the use and enjoyment of the public.*
- ✓ *A framework for the Rural Municipality to rationalize long term management through cooperation with other agencies in the planning of transportation and utility facilities*

## 2.4 VISION FOR THE RURAL MUNICIPALITY OF FRANCIS



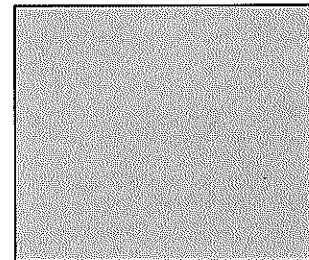
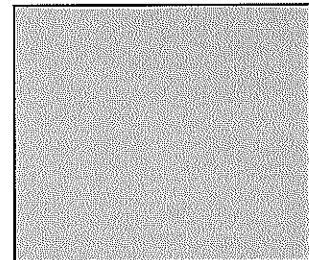
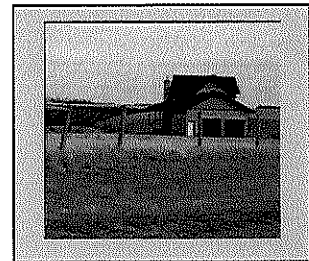
*The Rural Municipality of Francis, recognizing its agricultural foundation and aware of its locational advantage, desires to lead and attract an appropriate mix and range of economic opportunities*



## Section 3: RM of Francis Development Policies

### 3.1 GENERAL POLICIES FOR NEW DEVELOPMENT

- . 1 The Rural Municipality of Francis will strive, through this Official Community Plan, to provide policies related to land use, transportation, servicing and other aspects of planning that are consistent throughout the Rural Municipality.
- . 2 Rural areas shall be characterized by less dense development and generous larger land parcels, recognizing that agricultural activities are the dominant land use within the Rural Municipality and future development shall integrate into the natural surroundings, landscape and vegetation.
- . 3 The Rural Municipality shall have a sustainable form, mix of uses and densities that allow for the efficient use of land, infrastructure and public utilities. The Plan will help to identify suitable lands to attract a broad range of residential, business enterprise, industrial, agricultural diversification, recreation, and tourism development to meet anticipated long-term need for the region by ensuring the necessary infrastructure is provided to support current and projected needs.
- . 4 When reviewing applications for development, consideration shall be given to the proposal's conformity with this Plan. A proposal shall be denied when it is detrimental to the health, safety, general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity.
- . 5 The Rural Municipality will avoid unplanned development to achieve an orderly, efficient land use pattern which is possible to develop and service in appropriate phases. The Rural Municipality will work directly with adjacent urban and rural municipalities to ensure complementary and compatible policies are adopted by all municipalities.
- . 6 Planned development will help to increase land values, not be wasteful of the land resource, minimize public expenditure in services provision, recognize significant features and reduce access connections to provincial roads and highway to minimize disruption to traffic flows.
- . 7 Land development shall be guided by concept plans or comprehensive development reviews, depending on the scale, proposed use and geographic location. These plans or reviews, may serve to promote orderly, efficient and environmentally-safe land use. Planned development can minimize public expenditure in service provision, identify environmental constraints and coordinate access points on Provincial roads and highways. Refer to the Development Review Criteria chart in Appendix "C" and sample development proposal format in Appendix "D."
- . 8 Development and subdivision plans that offer design features such as alternative energy sources, innovation in health, or environmental responsibility shall be encouraged where they are consistent with Plan policies. Facilities and activities that encourage or enhance energy efficiency, waste reduction, re-use, or recycling of wastes shall be accommodated.



- . 9 Servicing agreements shall be required at the subdivision approval to ensure that new subdivisions are developed to the standards of the Rural Municipality and to address other concerns specific to the proposed subdivision. Subdivision Fees or Development levies that recover the costs of extending/upgrading services to the new developments shall be required in accordance with *The Planning and Development Act, 2007*.

### 3.2 LOCATIONAL POLICIES FOR NEW DEVELOPMENT

- . 1 Major deviations to the Plan policies shall require an amendment. The "Future Land Use Plan" in Appendix "A" shows the general designation of land use potentials. Cumulative effects, land fragmentation, best management practices, innovative procedures, development phasing, route modification, alternative construction techniques and impacts on municipal servicing shall be considered when reviewing all developments and their compliance with the Plan.
- . 2 Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place, or planned, to support the intensity and type of development. Development shall minimize the potential impact to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.
- . 3 All developments shall be required to have access to an all-season municipal road or highway. The addition of municipal roadway mileage will be limited to make the most efficient use of existing roadway facilities. Development will be encouraged to locate adjacent to roads which have been designed and constructed to accommodate their activities.
- . 4 Efficient development patterns that provide cluster or corridor form shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public facilities.
- . 5 Land development shall be evaluated on the degree of prematurity including the consideration of the number of unsold and undeveloped sites in previous phases of the area being subdivided/rezoned or similar site in adjoining developments.
- . 6 In managing growth and change, the Rural Municipality shall maintain a long-term asset management plan to ensure growth will not place an undue strain on municipal infrastructure or public service facilities. Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place or planned to support the intensity and type of development.
- . 7 Policies must reflect the benefits of land use diversity and communicate the purpose when accommodating new development opportunities that can successfully co-exist with existing and evolving agricultural uses. Scattered non-farm development may lead to:
  - a) Rural residential development speculation often leads to rising land costs and higher tax assessments.
  - b) Land use incompatibility issues arise between agricultural uses and rural residential, commercial and industrial development.
- . 8 Prior to approval of any large-scale development, the developer will be required to provide justification of demand to warrant subdivision and/or the potential benefits to the community, including employment, tax revenues and other economic and social opportunities. Refer to the Development Review Criteria in Appendix "C" and a sample development proposal format in Appendix "D."

### 3.3 AGRICULTURAL RESOURCE

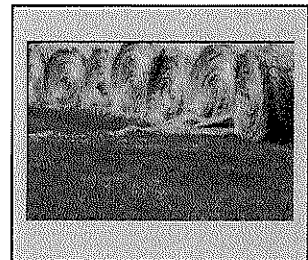
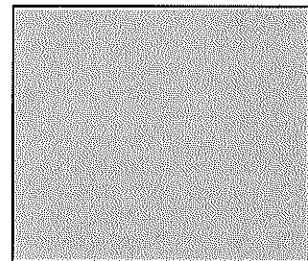
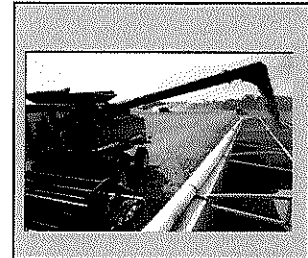
#### **Objectives:**

- To optimize the use of the agricultural land base in the Rural Municipality for the continuation and diversification of the agricultural industry.
- To identify and protect prime agricultural land, and to recognize areas in which the interests of the farmers will be paramount in land use and planning decisions, subject to the protection of the environment.
- To ensure flexibility for farm operators to engage in differing types and sizes of agricultural operations and to provide agricultural producers the opportunity to take advantage of evolving technology.
- To provide for areas where non-farm development is compatible and welcomed.
- To encourage mineral and aggregate resource development for the benefit of the Rural Municipality and to protect these lands from incompatible developments.
- To minimize community and environmental disruption from mineral extraction and aggregate related activities.
- To ensure petroleum, gas and mineral development is undertaken in an environmentally sustainable manner and that the activity is complementary to other land use in the Rural Municipality.

#### **Agricultural Policies**

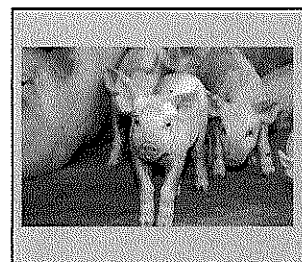
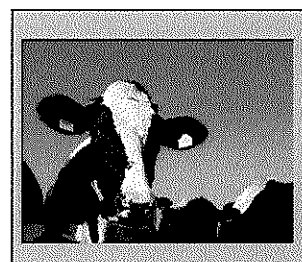
- . 1 Promoting the dominant role of agriculture and a full range of agricultural activities shall be accomplished in ways compatible with the environment and adjacent land uses where it is desirable and feasible to provide protection to such activities.
- . 2 Agricultural land includes, but is not limited to, extensive agriculture, intensive agricultural operations, or secondary activities that will enhance the economic viability and diversification of the agricultural sector.
- . 3 The development and operation of farms and farmsteads for field crops, pastures and livestock operations shall be encouraged to continue in the Rural Municipality. Innovative agricultural production methods shall be supported to enable producers the ability to diversify, process and potentially provide for the direct sale of locally produced commodities.
- . 4 Highly productive prime agricultural lands should not be developed for non-agricultural uses, unless there is no suitable alternate site with equal attributes capable of serving the proposed use or if the development at the selected location meets an important public need.
- . 5 Intensification of agricultural activities shall be planned and sited recognizing their full potential and in a manner that requires minimal improvement to municipal servicing.

- . 6 Crop spraying, intensive agriculture production, pasturing livestock, and manure spreading are legitimate operations and should be restricted only by public health regulations and environmental protection measures, unless otherwise stated herein.
- . 7 Legitimate farming activity shall not be curtailed solely on the basis of objections from property owners even though that activity was not practiced when the small holdings were created or non-farm uses were allowed. Agricultural operations using new technology or management practices that are environmentally sustainable shall be supported.
- . 8 Existing agricultural enterprises which operate within normally accepted practices of farm management and in conformance with *The Agricultural Operations Act*, 1995 shall be protected from new development which might unduly interfere with their continued operation.
- . 9 Small land holdings for small-scale or specialized agricultural operations may be considered for approval, provided that such proposals are compatible with other existing agricultural operations, and that the size of the proposed parcel is appropriate for the intended use.
- . 10 Separation areas, landscape buffers or shelterbelts, shall be encouraged to separate agricultural land use from the City of Francis, Country residential acreages, multi-parcel subdivisions or recreation areas.
- . 11 The use of best management practices for agricultural enterprises, particularly with regard to manure management and chemical applications, shall be encouraged in order to minimize risks to groundwater and surface water.
- . 12 New developments in rural areas shall be located to be compatible with existing agricultural operations. The establishment of urban-like uses in rural areas, which would compete with urban areas, or have the potential to create land use conflicts, shall be discouraged.
  - a) Development along existing all-weather road allowances where road construction and improvement are not required shall be encouraged.
  - b) Separation areas, landscape buffers or shelterbelts, shall be encouraged to separate agricultural land use from the Country Residential acreages, multi-parcel subdivisions or recreation areas.
- . 13 Agri-commercial activities located on farmsteads which provide farm-related services shall be encouraged.
- . 14 Agri-industrial developments which directly serve farming activities, and either process or store agricultural produce or products shall be allowed in agricultural areas. When possible, preference shall be given to locations on lower quality land.
- . 15 Rural and Agri-Tourism ventures shall be encouraged throughout the Rural Municipality.



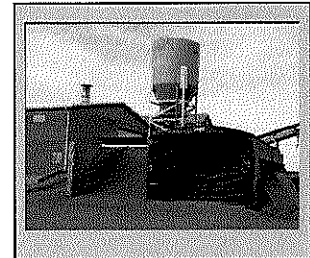
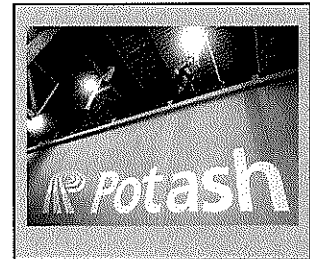
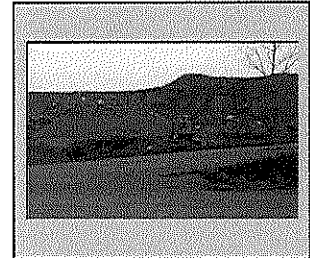
## Intensive Livestock Operation Policies

- . 16 Proponents and operators of Intensive Livestock Operations (ILOs) will be required to develop facilities and conduct their operations in a manner which reduces the production of offensive odours and the potential for pollution of soils, groundwater and surface water.
  - . 17 Livestock operations will be characterized by the total number of animal units and animal type. Intensive livestock operations will be required to locate where they provide an appropriate land base size to support their operation and where they have a sufficient land base for manure application.
  - . 18 The development, application and environmental monitoring of livestock operations shall be undertaken in consultation with Saskatchewan Ministry of Agriculture to ensure the land use decisions and agricultural operating practices regulated by the Province are coordinated with the Rural Municipality.
  - . 19 The Rural Municipality shall work co-operatively with Saskatchewan Watershed Authority (SWA) to monitor ground water resources and may require an annual assessment of residual nutrient levels in the soil, ground and local surface water by a qualified professional recognized by SWA demonstrating:
    - a) The development and on-going operation of activities associated with the intensive livestock land use will not pose a risk or cause pollution of the soil, surface water or groundwater resources; and
    - b) The precautionary measures which are required to be taken to sufficiently mitigate the potential risks of endangering soil, surface and groundwater quality resources.
- Building setback standards shall be applied to new intensive livestock development along municipal roads, in order to provide a measure of safety for the traveling public, to provide a measure of buffering of buildings from roadway nuisances, such as noise and dust, and to reduce snow drifting problems along rural roads.
- . 21 The Zoning Bylaw shall provide for mutual separation distances to be established between livestock production operations and residences not related to the operation and to provide separation buffers between new and expanding livestock operations and residential areas to minimize environmental and socio-economic impacts upon residential uses.
  - . 22 The separation distance may vary, depending upon density of residential use, size of community, nature and intensity of livestock operation and method of manure storage and management. Special review and approval shall be required for residences and other non-agricultural developments, which may be proposed, within this mutual separation distance.



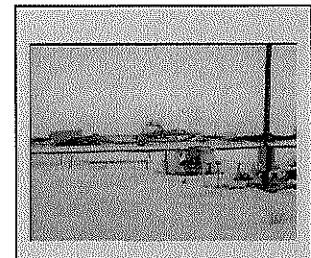
## Aggregate and Mineral Resource Policies

- . 23 Natural Resource development such as Potash Mining and Extraction, that benefits the region will be encouraged throughout the Rural Municipality according to their respective locational requirements, separated from incompatible activities, with minimal community and environmental disruption.
- . 24 Land designated Natural Resources includes the development of mineral resource extraction, oil and gas pipeline corridors and related resource refining/processing activities. Proposals for these activities shall be referred to the appropriate government agencies for their review.
- . 25 The Aggregate Resource Reference map(in Appendix B) shall indicate the location of known sand and gravel resources with "medium to high" sand and gravel extraction potential to assist with the management and protection of these resources from other developments which may conflict with their operation.
- . 26 Existing extraction operations and lands containing a valid mineral disposition shall be protected from incompatible and potentially incompatible land uses in nearby areas. In areas with known aggregate resources, or areas having high discovery potential for these resources, uses shall be limited to non-intensive agriculture (i.e. livestock grazing, cropping,) temporary uses or other uses that will permit continued access to the resource.
- . 27 Extraction operations including such minerals as potash and petroleum resource operations shall be protected from incompatible and potentially incompatible development and activities that would restrict exploration hinder their expansion or continued use, or which would be incompatible for reasons of public health, public safety or environmental impact.
- . 28 Natural Resource activities (ie potash) that are dependent upon an abundant water supply and which may affect ground water resources must address water issues prior to locating in the Rural Municipality.
- . 29 The exploration, development, production and termination of all aggregate and mineral resources shall be undertaken in a manner that is environmentally safe, stable and compatible with adjoining lands.
- . 30 Disturbance shall be minimized by using the best available techniques and practices to reduce the overall footprint of activity during all phases of construction, operation, reclamation and abandonment. Consideration shall be given to the ability of natural landscapes to sustainably support reclamation efforts.
- . 31 Buffer strips should be established around existing and potential aggregate resource sites in order to protect the aggregate and quarry deposits from incompatible adjacent land uses. The buffer strip should be determined in consultation with the Saskatchewan Ministry of Energy and Resources.



## Petroleum and Gas Exploration Policies

- . 32 New Pipelines should be preferentially routed through areas causing the least environmental impact either paralleling through existing disturbed lands, on rights-of-way or in areas of tame pasture or cultivation. Pipeline rights-of way may be identified as passive open space that could be used for pathways, subject to all easement rights and other conditions that would maintain the safety and integrity of the pipeline facilities.
- . 33 The National Energy Board (NEB) process addresses pipeline development and is the approval authority. The Municipality will ensure that any municipal development standards are consistent with Federal and Provincial requirements.
- . 34 Any exploration and development proposals in environmentally sensitive areas of the municipality will be subject to prior review through the review process of Saskatchewan Environment. Any proposal which satisfies any of the criteria of a development as defined under *The Environmental Assessment Act* will be required to obtain Ministerial Approval to proceed.
- . 35 Where Saskatchewan Environment determines that an Environmental Protection Plan is required, the Rural Municipality will await its preparation and approval prior to providing its recommendations or approvals for any proposed development.
  - a) All plans for exploration, including seismic and development must be presented by the proponent to the Rural Municipality and may require a public open house meeting or similar forum in the project area.
  - b) Proponents must be aware that the definition of "development" under *The Environmental Assessment Act* is not as all-encompassing as that under *The Planning and Development Act, 2007* and this Plan and accompanying Zoning Bylaw.
- . 36 Access and pipeline right-of-way should follow the existing trail network whenever possible, and should use a common right-of-way. New right-of-ways should be used only where existing routes are not available and where use of existing trails would increase overall environmental impact.
- . 37 Development activities should minimize habitat loss and avoid areas of key wildlife habitat for priority species during high-sensitivity periods. Examples of sensitive species and areas include: raptor nesting sites, burrowing owl burrows, piping plover nesting areas, critical winter habitat for ungulates and sharp-tailed grouse dancing grounds.
- . 38 Petroleum and gas developers will co-operate with the Rural Municipality and other land users in preparing fire prevention and control plans;
- . 39 Provisions for development agreements and bonds are provided for under the implementing bylaws and will be applied in a consistent and equitable manner to ensure environmentally-safe and orderly development and mitigation.



### 3.4 COUNTRY RESIDENTIAL DEVELOPMENT

#### **Objectives**

- To locate Country Residential development in areas where the continued operation of agriculture or other resource opportunities will be the least affected or restricted.
- To reduce or eliminate land use conflicts between Country Residential and other land uses.
- To provide direction to residents and developers for Country Residential development in appropriate locations.
- To encourage the economic benefits and community value of residential development in the Rural Municipality.
- To offer a variety of residential housing options for the region that is complementary to the adjacent urban communities of Francis, Sedley, Odessa and Vibank.

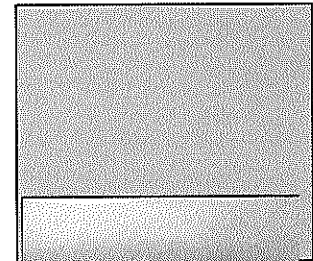
#### **Country Residential Policies**

- . 1 Country Residential development shall be encouraged to provide a country-living environment which maintains its land value, where land use conflicts are avoided and where efficient cost effective municipal services can be provided.
- . 2 The subdivision of land for Country Residential purposes shall meet all requisite government department requirements including but not limited to Saskatchewan Ministry of Environment, the Health Region and Saskatchewan Watershed Authority.
- . 3 All residential subdivisions, regardless of the level of development, shall have access to an existing all-weather road and the proponent may be responsible to enter into an agreement with the Rural Municipality to upgrade an existing road or develop a new road access to the municipal standard. The proponent shall be solely responsible for all of the costs of the new or upgraded roadway construction which will be addressed through a Development or Service agreement.
- . 4 Residential subdivisions shall be required to provide adequate physical separation through the implementation of design buffering techniques, transitioning land uses, shelterbelts or landscape buffering from adjacent agricultural operations.
- . 5 Residential subdivisions shall seek to minimize the loss of habitat and wildlife corridors by retaining and incorporating natural vegetation and watercourses within their location and design.
- . 6 Where subdivision is proposed adjacent to a watercourse Council will identify and designate the channel, adjacent floodplain, and significant natural habitat as Environmental Reserve to protect sensitive areas and preserve the potential for public access. This will be done through consultation with the responsible agencies and authorities.
- . 7 Multi Parcel Country Residential subdivision shall not be permitted:
  - a) Within 1 km (0.6 mile) of a hazardous industry except in instances where transition and buffering can mitigate concerns;
  - b) Within 1 km (0.6 mile) of a rural industrial site except in instances where transition and buffering can mitigate concerns;
  - c) Within 305 m (1000 ft.) of a sewage lagoon site;

- d) Within the required separation distances from intensive livestock operations as provided within the Zoning Bylaw, or
- e) Within 457 m (1500 ft.) of a solid waste disposal site.

### Single Parcel Country Residential Policies

- . 8 To acknowledge the dominant role of agriculture and encourage the retention of larger parcels for continued productive agricultural purposes, the subdivision of agricultural holdings for residential purposes shall be limited to the creation of one (1) subdivision for non-farm residential uses per quarter section (64.8 ha) in the Agricultural Resource Zoning District of the Zoning Bylaw.
- . 9 Where an agricultural holding has been subdivided to its full potential under these policies, no further residential development shall be permitted on the balance of the agricultural holding. All Residential subdivisions shall be planned and located in order that:
  - a) Services such as school bussing, snow removal, and protection services can be provided with reasonable efficiency and without undue cost to the Rural Municipality involved;
  - b) Normal agricultural activities will minimally affect the quiet enjoyment of the non-farm residential area.
- . 10 Residential development shall be required to provide for such onsite services as is deemed necessary by the Municipality, at the expense of the developer, including but not limited to, upgrading municipal roads to an all-weather standard as a condition of approval.
- . 11 On-site wastewater disposal systems must receive approval from Saskatchewan Health (Local Health Region) prior to installation. The location and size of building lots shall reflect the capability of local soils to adequately support an approved on-site wastewater management system.
- . 12 All Residential development shall not be permitted in areas subject to flooding, erosion, or bank instability, unless detailed analysis of the specific site, prepared by a qualified engineer can prove the development to be safe from any of these hazards. Section 3.12 provides policies related to development where Natural Hazard Lands potentially exist.
- . 13 Residential development along provincial highways shall meet all requisite highway regulations pertaining to access and location of buildings and structures.

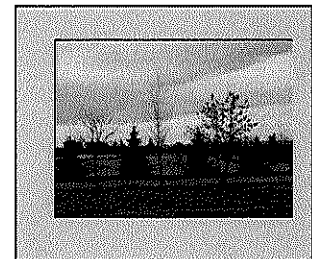
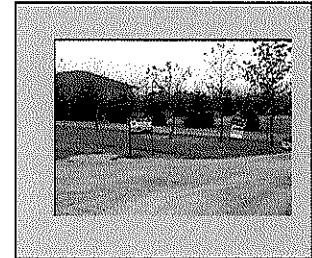
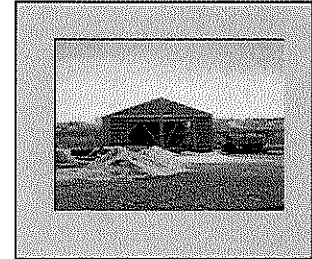


### Hamlet Area Policies

- . 14 Sustainable growth of the existing Towns and Villages will be encouraged where physically possible. It is recognized that some of the urban communities have physical and servicing limitations and would require increased levels of infrastructure investment before expanding their opportunities for growth. The municipality will work with residents and other levels of government to address these needs. Should restructuring occur, the Rural Municipality will work with the urban communities to accommodate shared service delivery where possible.
- . 15

## Multi-Parcel Country Residential Policies

- . 16 **All Multi-Parcel Country Residential Development** proposals should be guided by concept or comprehensive development proposals. A comprehensive development review shall be completed by any person proposing to rezone, subdivide, or re-subdivide land for Multi-Parcel Country Residential development prior to consideration of an application by Council. The review shall be undertaken according to the standards provided in the Zoning Bylaw and shall address all matters of land use integration, potential conflict mitigation and the provision of services to the development. Refer to the Development Review Criteria in Appendix "C" and the sample development proposal in Appendix "D." A Concept Plan shall address the following:
- a) Future major roads;
  - b) Drainage systems and improvements required to meet non-agricultural drainage requirements;
  - c) Major open space (including unique physical) areas;
  - d) Cultural and archaeological significant areas;
  - e) Areas requiring protection through buffering or other means;
  - f) Major hazards such as flooding, areas of high water table, and slope lands;
  - g) Staging of development and future development of or expansion into adjacent land; and
  - h) Adjacent municipalities planning and future growth needs.
- . 17 Country Residential Clusters shall be encouraged at the intersections of all-weather roads throughout the Rural Municipality to maximize efficiencies for road maintenance/snow removal and school bus routing.
- . 18 Council shall determine the number and arrangement of approved lots within a Country Residential subdivision application on a case-by-case basis having consideration for:
- a) The carrying capacity of the lands proposed for development and the surrounding area based on site conditions, environmental considerations and potential impacts, and other factors that may warrant consideration in the design of the proposal;
  - b) The suitability and availability of municipal and other services and infrastructure necessary to support the proposal; and
  - c) The compatibility of the proposed subdivision design with that of the surrounding area.
- . 19 Multi-parcel country residential subdivisions shall enter into Servicing agreements as provided in Section 6.10 of this Plan, including any considerations the Municipality deems necessary in accordance with *The Planning and Development Act, 2007*.
- . 20 Appropriate development standards for residential subdivision including site area, frontage, boundary and roadway setbacks, and all other relevant standards will be provided in the Zoning Bylaw.
- . 21 The developer shall ensure, to the satisfaction of the Municipality that alteration to drainage, landscape, or other natural conditions occurs in a way that avoids or mitigates on and off site impacts.



- . 22 All Multi-parcel Country Residential subdivisions shall be required, as a condition of approval, to be serviced by a centralized potable water system in a legal form that is acceptable to the Municipality.
- . 23 All Multi-parcel country residential subdivisions shall be required as a condition of approval, to create and administrate a wastewater management system utility in a legal form that is acceptable to the Municipality and the Health Region to monitor the ongoing operation and maintenance of onsite wastewater systems within the proposed development.
- . 24 The wastewater management system (septic) utility shall provide the Municipality with regular qualified reports at intervals determined by Council on a case-by-case basis confirming that all onsite wastewater systems are being adequately maintained, or identifying necessary remedial works to be undertaken by the property owner and confirming that the required remedial works have been completed.

### 3.5 UTILITIES AND FACILITIES

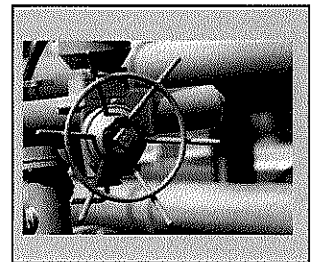
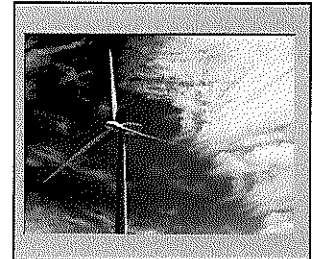
#### **Objectives**

- To protect existing public and private utilities, including pipeline corridors, from land uses which may adversely affect their operation.
- To ensure the appropriate levels of utilities are provided for the health and well-being of the residents, businesses, enterprises and institutions located in the Rural Municipality.
- To cooperate with other agencies and municipalities in the planning of utility facilities in the region.
- To minimize land use conflicts between utility systems and adjacent and surrounding land uses.
- To extend municipal services in an efficient manner at the cost of the developer.
- To promote the use of rural waterlines where they are a viable delivery model.

#### **Utility Policies**

- . 1 All developments shall be responsible for the provision of individual on-site water supply and sewage disposal to the satisfaction of the Rural Municipal Council.
  - a) All development which requires water shall be adequately serviced with a potable and sufficient water supply, either on-site, or by a central water system depending on the nature and intensity of use.
  - b) The Plan recognizes the evaluation of the rural waterlines which was undertaken as part of this Plan development and will require all development to connect to such lines where it is possible in order to maintain the sustainability of these rural waterlines.
  - c) All development requiring sewage facilities shall be adequately serviced with an approved, on-site or central sewage system in accordance with Provincial and Municipal requirements.
- . 2 Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs by integrating servicing and land use considerations at all stages of the planning process.
- . 3 Cooperation will be encouraged with Sask Power, Sask Energy, Trans Gas and Sask Tel and other similar utilities to ensure the provision of their services in the most economical and efficient manner possible.
- . 4 Prior to the installation of major utility systems, such as electrical transmission lines, wind energy systems and communication lines or towers, the utility companies are encouraged to consult with the Municipality and the community at large on matters such as route selection and potential impact on local road networks.
- . 5 Essential activities of government and public and private utilities shall be permitted in any land use designation subject to requirements in the Zoning Bylaw. Such uses shall be located and developed in a manner, which is sensitive to and will minimize any incompatibility with neighbouring land uses.
- . 6 When reviewing development proposals, the Rural Municipality may request, from utility companies, their existing and future requirements of such servicing in and around the area of the development proposal.

- . 7 The use of existing municipal infrastructure shall be optimized wherever feasible before consideration is given to developing new infrastructure and public service facilities. The physical and economic ability to extend services to specific areas within the Rural Municipality should be logical, reasonable and cost effective.
- . 8 Separation distances from existing public works facilities shall conform to Provincial regulations. Any planned future expansion shall minimize the encroachment of incompatible lands near landfills and waste management facilities, and other utility facilities and systems.
- a) Future landfill sites and sewage lagoons will be located in accordance with provincial environmental and health regulations.
  - b) Utility facilities and systems should be protected from encroachment by incompatible land uses.
- . 9 The Rural Municipality shall continue to work with other municipalities in the region to:
- a) Pursue a comprehensive waste management plan for solid waste management;
  - b) Adopt consistent waste water disposal requirements; and/or
  - c) Collectively approach and plan for future water utility provisioning where possible.
- . 10 Central Water Pipelines owned and operated by public utility boards other than ones that the Municipality has ownership in, shall be allowed on road allowances subject to any terms and conditions that the Municipality may impose, but shall not be owned or maintained by the Rural Municipality.
- . 11 Lands adjacent to urban municipalities, where infrastructure capacities exist, may be the subject of Inter-municipal servicing agreements. Where it is appropriate, necessary and/or desirable, further to this Plan, the municipalities will endeavor to enter into agreements respecting municipal servicing for lands that are suited for future servicing with municipal water and sewer by virtue of their proximity, access, topography and soil characteristics.
- . 12 Alternative energy sources, such as wind power shall be encourage throughout the Rural Municipality.



### 3.6 GROUND AND SOURCE WATER RESOURCES

#### **Objectives**

- To ensure that any rural water pipeline utilities are efficient and well-managed.
- To manage ground water resources in a manner that would not deprive existing users of their water supply and would not have a known detrimental effect on ground water potential.
- To ensure that the public health is protected by locating unserviced subdivisions only where soil and ground water conditions can sustain development and not pollute aquifers.
- To ensure long term sustainability and water quality in the aquifers.

#### **Ground and Source Water Resource Policies**

- . 1 Development shall not deplete or pollute groundwater resources within the Rural Municipality and shall occur in a manner which sustains the yield and quality of water supply.
- . 2 Developments will be encouraged in a manner which ensures that waterways, water bodies, shore land areas and groundwater resources are sustained. Development proposals, which may impact riparian systems or water bodies, will be referred to Saskatchewan Watershed Authority (SWA) or appropriate Ministry or Agency for review and advice prior to approval.
- . 3 Waterways, water bodies in the Municipality may require protection to limit impacts of development. The Rural Municipality will seek opportunities to work with other municipalities and government agencies to investigate and improve the quality of water in head waters to the Wascana Creek and other small bodies of water draining into the region. This may be achieved through site-specific planning programs and cooperation with Federal, Provincial or regional programs.
- . 4 The extent of protection required will be directly related to the characteristics of the local situation. The size and configuration of the waterway, and water body, the need for public access, environmental characteristics, and economic potential will all have a bearing on the method of protection adopted. These studies shall be undertaken by a qualified professional at the expense of the developer.
- . 5 All developments which require water shall be adequately serviced with a potable and sufficient water supply either on-site, or by a central water system depending on the nature and intensity of use and shall be referred to Sask Health for their approval.
- . 6 Buffer Strips should be maintained adjacent to watercourse and water bodies to allow for shoreline protection measures against erosion and flood hazards. Wetlands shall be preserved, whenever possible, for the benefit they serve as catchment basins for drainage.
- . 7 Care must be taken in the storage, handling, manufacture, and use of products on sites within aquifer/wellhead areas to protect against possible pollution from land use and development activities by ensuring that hazardous materials storage and handling procedures, facility design and operation will not compromise the integrity of the underlying aquifer.
- . 8 The use of best management practices for agricultural enterprises, particularly with regard to manure management and chemical applications, shall be encouraged in order to minimize risks to groundwater and surface water. The Rural Municipality will encourage appropriate water supply, sewage, solid waste, chemical can and related disposal programs.

- . 9 All development requiring sewage/waste water management facilities shall be adequately serviced with an on-site sewage system in accordance with Provincial and municipal regulations.
- . 10 Specific types of wastes and waste collection and disposal options related to drilling (resource extraction) processes will be reviewed by Ministry of Environment and those Ministries or Agencies responsible for mineral resource development, and must be addressed prior to Council issuing development permit approvals.

### 3.7 TRANSPORTATION NETWORKS

#### **Objectives**

- To establish safe, efficient and convenient transportation facilities and service for all users.
- To provide a network of municipal roads to accommodate anticipated traffic movements within the Rural Municipality and provide an effective linkage to the Provincial highway system.
- To co-operate with provincial agencies and the railways to co-ordinate the planning of transportation infrastructure and rights-of-way.
- To protect transportation infrastructure and rights-of-way from conflicting land uses.
- To minimize potential impacts from transportation infrastructure on adjacent and surrounding land uses.

#### **General Policies**

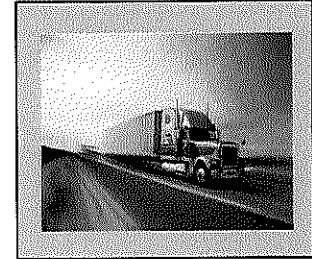
- . 1 Transportation networks and land use considerations shall be integrated at all stages of the planning process. A land use pattern, density and mix of uses should be promoted that minimize the length and number of roads to make efficient use of existing and planned infrastructure. Connectivity within and among transportation systems should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.
- . 2 The Rural Municipality shall continue to work with the Area Transportation committee to plan, advocate and designate transportation network priorities and needs and will endeavor to enter into agreements to develop future municipal roads, strategically in the district in an economically and efficient manner.
- . 3 Transportation facilities, which include such facilities as primary highways, secondary roads, airports and railways, should be protected from land uses which affect the safe and efficient operation of these facilities. To minimize the encroachment of incompatible lands near airports, transportation corridors and rail yards, adjacent lands shall be set back from these existing facilities and any planned future expansion.

- . 4 Transportation facilities and rights-of-way should be planned and constructed in a manner that would minimize their negative impacts on existing and future proposed adjacent and surrounding land uses.
- . 5 Where an area of development is bordered on one side by a major transportation corridor, such as a highway or rail line, new development should, where appropriate, be directed to the same side to avoid the need for local traffic to cross the corridor.



### Road Policies

- . 6 New developments shall have access to an existing all-weather road unless the proponent enters into an agreement with the Rural Municipality to upgrade an existing road or develop new road access to a standard agreed upon by the Municipality. The development of such a road must be on the prioritized Municipal road system. The proponent shall be responsible for all of the costs of the new or upgraded roadway construction.
- . 7 Developments adjacent to primary highways, secondary roads and railways should be located in such a manner as to achieve safe and efficient access.
- . 8 Proposed developments which may be adversely affected by noise, dust and fumes from roadways should be encouraged to locate where there is adequate separation from these corridors and/or to incorporate sound barriers or landscaped buffers to mitigate these impacts.
- . 9 Land uses which generate significant amounts of regional vehicular traffic and/or significant truck traffic shall be encouraged to locate in proximity to major municipal roadways, provincial roads and provincial highways.
- . 10 Where there are existing or anticipated high volumes of truck traffic, the Rural Municipality may designate certain roadways as truck routes, in order to limit deterioration of the local road system and to minimize safety problems and nuisance factors with adjacent communities.
- . 11 Commercial or industrial developments that require large land area or are hazardous in nature may be located adjacent to Provincial roads or highways subject to all policies in this Section. Strip development, where each relies on direct access, shall have consolidated access at major points of intersection of Provincial highways and municipal roadways.
- . 12 All developments will ensure safe access and egress from adjacent roadways without disrupting their transportation function by locating:
  - a) On service roads adjacent to highways;
  - b) On municipal grid roads; or
  - c) At existing intersections along range and township roads; and shall
  - d) Be in conformity with all Municipal, Provincial and Federal transportation regulations, including but not limited to building and sign regulations as well as any control radii regulations.
- . 13 Development along Provincial highways shall:
  - a) Be encouraged to consolidate access at major points in order to provide a high standard of safety;
  - b) Require access permits from the Saskatchewan Ministry of Highways and Infrastructure;

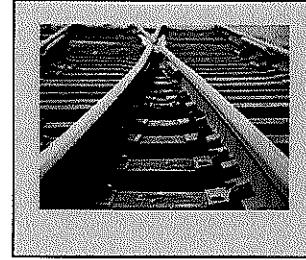


- c) Provide road systems where possible which integrate with existing road networks and which satisfy current and future needs; and
  - d) Not be permitted where strip development is created with frontage less than 150 meters (492 feet) per lot and with individual direct access to the highway. Exceptions will be considered where adjacent development has already occurred.
- . 14 All proposals which create new building sites and any development of a structure or access that is to occur within the control areas of provincial highways under provincial authority will be subject to review approval by the Saskatchewan Ministry of Highways and Infrastructure prior to the issuance of an access or a development permit.
- . 15 Building setback standards shall be applied to new development along municipal roads, in order to provide a measure of safety for the traveling public, to provide a measure of buffering of buildings from roadway nuisances, such as noise and dust, and to reduce snow drifting problems along rural roads.
- . 16 Municipal road allowances shall be maintained for public access. Any proposals for clearing, cultivation or cropping of unimproved road allowances shall be subject to review and approval by the Municipal Council.

### **Railway Policies**

- . 17 The Municipality, through this Plan, shall provide for efficient and effective land use and transportation planning. This includes consultation with neighbouring property owners, including railways, in order to reduce the potential for future land use conflicts and provide adequate protection for rail infrastructure. The primary situations include:
- a) New land development or redevelopment in proximity to existing rail operations,
  - b) New or significantly expanded rail facilities in proximity to existing residential uses; and
  - c) Road/rail crossing issues.
- . 18 The Municipality will support integrated transportation planning involving provincial, municipal, Port authorities and multiple railways in order to balance rail capacity upgrades, minimize community impacts and ensure that economic benefits occur.
- . 19 The Municipality shall be pro-active in identifying, planning and protecting rail corridors and yards for their optimal use together with the Railways. The Municipality shall coordinate development approvals with the Railways that also require rail regulatory approvals to increase awareness regarding the railway legislation, regulatory and operating environment.
- . 20 Safety at road/highway and railway crossings is a concern and planning is necessary to consider alternatives to creating new grade crossings, including upgrading and improving safety at existing crossings and grade-separated crossings.
- . 21 Consultation with the Railways shall be required when a potential development is proposed for a
- a) Development or redevelopment proposals in proximity to rail facilities or for proposals for rail-served industrial parks;
  - b) Road and utility Infrastructure works which may affect a rail facility;
  - c) Transportation plans that incorporate freight transportation issues; and
  - d) All new, expanded or modified rail facilities.

- . 22 Proposed developments which may be adversely affected by noise, dust and fumes from roadways and railways should be encouraged to locate where there is adequate separation from these corridors and/or to incorporate sound barriers or landscaped buffers to mitigate these impacts.

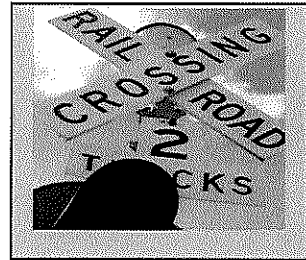


- . 23 Property owners should be informed of any required mitigation measures to ensure proximity issues are addressed now and into the future. Notification of rail operation legal agreements and caveats registered on Land title shall be provided to future property owners.



- . 24 Development review of residential or other sensitive land uses proposed within an influence area should include noise and vibration and other emissions studies to assess the suitability of the proposed use and to recommend mitigation requirements for development in close proximity to rail facilities and for significant rail facility expansions that bring rail activities closer to sensitive land uses.

- . 25 Sensitive land uses proposed adjacent to railway corridors shall be buffered and/or separated through setbacks, fencing, site grading, berms and landscaping to prevent adverse effects from noise, vibration, odour, fumes, and to promote safety. (ie site access and crossing reviews, setbacks, sightlines). Building setbacks and berms are intended to provide protective buffers and barriers to reduce the risks from a train derailment or other incidents and also to provide some noise and vibration attenuation.



- . 26 The Rural Municipality, together with the Railways, shall strive to improve information-sharing regarding existing and future planning effort through early consultations in advance of proposed land use or transportation changes, projects or works. The Municipality shall request notification from the Railways, to assist landowners and other stakeholders with implementing appropriate mitigation measure when new a proposal for new rail facilities, or significant expansions to existing facilities, are located in proximity to existing sensitive development. The Rural Municipality should consult with the railways regarding proposed land development and/or infrastructure projects which may have impacts on existing drainage patterns. Similarly, the railways should consult with the Municipality where facility expansions or changes may impact drainage patterns to adjacent uses.

### 3.8 ECONOMIC DEVELOPMENT

#### ***Objectives***

- To identify lands which are suitable for industrial or commercial activities in appropriate rural locations which do not require a full range of municipal services.
- To encourage industrial uses to locate where they will minimize potential land use conflicts to existing and future land uses in the area.
- To guide commercial development to areas where it is most appropriate and away from high quality agricultural land and environmentally sensitive areas.
- To market the locational advantages of the Municipality and the region as a premium choice for industrial and commercial development.

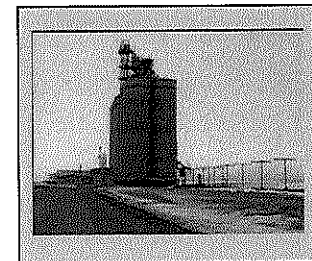
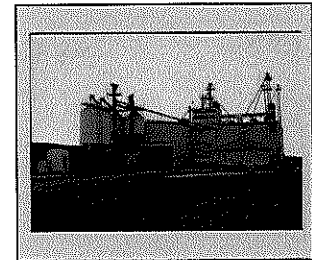
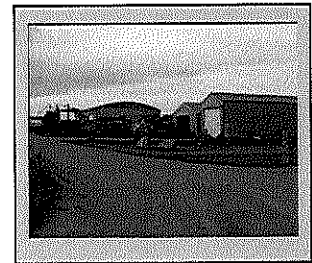
#### **Commercial Policies**

- . 1 Commercial developments should be encouraged to locate at appropriate locations where it is possible to consolidate access to major roadways and Provincial highways via the municipal road system. The Plan encourages a variety of highway commercial development that is well planned for occupancy by highway commercial uses which serve the regional economy.
- . 2 Commercial uses which primarily serve the traveling public shall be encouraged to locate where there is access available from major roadways, including provincial roads and provincial highways if appropriate. Commercial developments shall be subject to the transportation policies in Section 3.7.
- . 3 Commercial development shall provide a high quality, visually attractive environment regarding signs, landscaping, buffers, and vegetation, building design, outdoor storage and parking areas.
- . 4 A comprehensive development review process will be followed by the Rural Municipality and a Concept Plan shall be completed by any person proposing to rezone, subdivide, or re-subdivide land for commercial development prior to consideration of an application by Council. The review shall address all matters of land use integration, potential conflict mitigation and the provision of services to the development. Refer to the Development Review Criteria in Appendix "C" and the sample development proposal in Appendix "D."
- . 5 Commercial lot sizes shall permit effective functioning of waste disposal systems, provide separation in order to minimize hazards such as fire and provide an adequate protective buffer to neighbouring uses. Commercial activities that are dependent upon an abundant water supply and which may affect ground water resources must address water issues prior to locating in rural areas without waterline infrastructure.
- . 6 Home Based occupations shall be encouraged throughout the Rural Municipality as a valuable contribution to the regional economy. Home-based businesses shall be accommodated provided that they are clearly secondary to the principal residential use of the dwelling and are compatible with and do not change the character of the surrounding areas.

- . 7 The Zoning Bylaw may establish procedures and conditions to ensure commercial development is compatible with surrounding uses, the natural environment and has access to the primary rural transportation network.

## Industrial Policies

- . 8 The Plan encourages a variety of industrial development which is non-polluting and is complementary to other uses by providing larger lots with limited infrastructure for industrial uses which serve the agricultural, resource extraction or transportation sectors including rural industrial parks.
- . 9 New industrial activities and uses shall be directed to locations that have good access to highway networks access or to the primary rural transportation network. The "Future Land Use Plan" in Appendix "A" indicates potential industrial land development areas Agricultural and Resource related industrial development may be located in appropriate rural areas of the Municipality.
- . 10 Industrial development shall be concentrated in a minimal number of separate locations or nodes where transportation infrastructure and servicing provision is sufficient for the projected use/intensity and these nodes may provide market benefits by locating an industrial activity adjacent to other complementary enterprises.
- . 11 Industrial developments shall be subject to the transportation policies in Section 3.7.
- . 12 A comprehensive development review process will be followed by the Rural Municipality and a **Concept** Plan shall be completed by any person proposing to rezone, subdivide, or re-subdivide land for industrial development prior to consideration of an application by Council. The review shall address all matters of land use integration, potential conflict mitigation and the provision of services to the development. Refer to the Development Review Criteria in Appendix "C" and the sample development proposal in Appendix "D."
- . 13 Industrial lot sizes shall permit effective functioning of waste disposal systems, provide separation in order to minimize hazards such as fire and provide an adequate protective buffer to neighbouring uses. Industries that are dependent upon an abundant water supply and which may affect ground water resources must address water issues prior to locating in rural areas.
- . 14 To minimize the encroachment of incompatible lands near industrial activities, adjacent lands shall be setback from these existing facilities and any planned future expansion.
- . 15 Care shall be taken in the siting of industrial and intensive agricultural or natural resource uses that normally create very significant land use conflicts with regard to noise, vibration, smoke, dust, odor or potential environmental contamination. Such uses shall be encouraged to find a location that maximizes separation distances from residential areas.
- . 16 Industrial uses which are likely to be unsightly due to the nature of the industrial operations, exterior storage, or type of building or structures, shall generally be discouraged from locating along the highway approaches and entrance roadways into the City of Francis. If such uses are proposed in these areas, special landscape buffer or other mitigation measures shall be taken to screen these industrial uses from view.
- . 17 Industrial uses exhibiting high potential for conflict with adjacent lands and necessitating distance separation as the sole means of mitigating these conflicts shall be located in isolated areas as



required by Provincial regulations. These industries include but are not limited to landfill sites, sewage lagoons, ethanol plants, transformer stations, and anhydrous ammonia storage and distribution centres.

- . 18 Where areas are designated for industrial development, the Zoning Bylaw may establish;
  - a) Special limitations and conditions for potentially incompatible uses, including residences, within a specified distance of the designated area, and
  - b) Procedures and conditions to ensure rural industrial development is compatible with surrounding uses and the natural environment.

### Hazardous Uses Policies

- . 19 Hazardous industries shall be required to locate in, or adjacent to, areas of concentrated industrial use or in new industrial parks.
- . 20 Hazardous industries must be approved by applicable Provincial and Federal environmental agencies and provide clear evidence of compliance with *The Saskatchewan Fire Code*, *The Environmental Management and Protection Act*, *The Dangerous Goods Transportation Act*, *The Fire Prevention Act*, the National Building Code, and other applicable codes and standards.
- . 21 Facilities or developments, which manufacture, handle, store or distribute hazardous materials, will be governed by the following:
  - a) Facilities shall not be located closer to dwellings than permitted or recommended by the Saskatchewan Environment;
  - b) Anhydrous ammonia facilities shall be located a minimum of 100 meters from Provincial highways and municipal road ways;
  - c) Where new development or expansion of a potentially hazardous use is proposed, information may be required relating to the nature of any potential discharges into the air, soil or water, the nature of outside storage requirements, the compatibility of surrounding land uses, and plans for buffering such activities from adjacent uses; and
  - d) In instances where the risk is severe, development may be directed to a more suitable rural location.

## 3.9 EMERGENCY RESPONSE PLANNING

### Emergency Response Policies

#### **Objectives**

- To prepare a revised regional fire protection and emergency services plan.
- To work with the surrounding municipalities in developing required emergency service infrastructure on a regional delivery basis.
- To coordinate Emergency Response planning with adjacent and surrounding municipalities
- To prepare and educate residents of the region on the need for including emergency planning in the

- . 1 Public safety and health requirements shall guide all development. The Rural Municipality shall ensure that Emergency Response Plans are current and reflect changes in land use or activities.
- . 2 Emergency planning needs to be undertaken before an event to identify risk and to research risk reduction measures that lower the probability of an event even occurring. An understood and practiced plan needs to be maintained.
- . 3 The Rural Municipality of Francis will cooperate with adjacent municipalities in working with existing emergency planning and response agencies in the region. The objective will be to participate in the planning and integration of a Regional Emergency Response Plan which is mutually supportive, but reduces unnecessary duplication of resources.
- . 4 An Emergency Response Plan for the Rural Municipality will be coordinated with all federal and provincial programs and policies and supportive of other urban and rural municipalities within the region.

### **Wildfire Hazard Areas**

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

### 3.10 OUTDOOR RECREATIONAL AMENITIES AND HERITAGE RESOURCES

#### **Objectives**

- To protect and promote the Wascana Creek and all watercourses as wildlife habitat and riparian areas which should be incorporated into surrounding development in a complementary manner.
- To promote recreational opportunities and access to natural areas throughout the Rural Municipality and region.
- To ensure developments are located and designed to conserve and compliment natural areas.
- To ensure that all environmental information is provided when new developments and subdivisions are proposed.
- To acknowledge and protect natural areas, environmental features and systems, significant archaeological, historical, and other cultural sites from incompatible development.
- To prohibit any encroachment on environmental or municipal reserve lands, except those permitted under The Dedicated Land Regulations.

#### **Conservation Policies**

- . 1 Public access to natural areas and wildlife habitat will be encouraged, where feasible, to foster appreciation for and enjoyment of nature, but such access should not lead to levels of activity which will exceed the capability of the area to sustain the integrity of the ecosystem. In cases where private lands are involved, access to these areas will be subject to the approval of landowners.
- . 2 The Rural Municipality will work with Provincial Ministries and agencies to manage:
  - a) Critical Wildlife Habitat and rare or endangered species; or
  - b) Wetlands and sensitive environment.
- . 3 Natural areas and habitats shall be protected from incompatible or potentially incompatible uses where:
  - a) Rare or endangered flora and fauna have received Provincial designation and protection;
  - b) Lands designated under the *Wildlife Habitat Protection Act*, and amendments;
  - c) Private lands that have been voluntarily protected by landowners or
  - d) Lands which may be designated under a variety of other environmental protection legislation or policy.
- . 4 Development in environmentally sensitive areas shall generally include compatible agriculture and resource activities, outdoor passive type recreation, wildlife and wildfowl conservation projects, and water management projects which would not adversely affect the ecological integrity of the area.

- . 5 All development which may be permitted shall undertake to manage, protect and enhance the environmental sensitive area with no net loss to ecosystem integrity. Uses abutting such areas may be required to comply with setbacks or establish buffers.
- . 6 Natural areas and sensitive environmental areas are identified on Map 5. Environmentally Sensitive Areas-Slope Stability in Appendix B. These areas shall be protected where development may create potential to stress the environment, by managing these activities in the Zoning Bylaw. When development is proposed in these areas an assessment of the potential impact on natural resources prepared by qualified environmental professionals may be required as part of the development proposal.
- . 7 Development proposed in areas designated as Conservation districts or in areas of the Municipality that have been identified as environmentally significant, shall meet all requisite government department requirements including but not limited to the Saskatchewan Ministry of Environment and the Health Region.
- . 8 When reviewing any development proposal, an attempt shall be made:
  - a) To provide for minimum loss of habitat by retaining natural vegetation and watercourses;
  - b) Providing continuous wildlife corridors;
  - c) Conserving habitat for rare and endangered species; and
  - d) Providing landscaping, naturalization or otherwise mitigating the loss of natural habitat where such habitat loss is necessary in the context of a desirable development.
- . 9 Surveys of landscapes, soils, vegetation, and wildlife should be reviewed. If sensitive features are identified (coulees, wetlands, riparian areas) the development shall be modified to avoid these areas. If avoidance is impossible, mitigative strategies shall be developed in consultation with environmental managers.



## Outdoor Recreational Policies

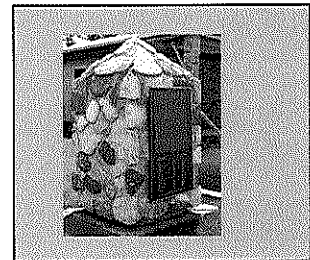
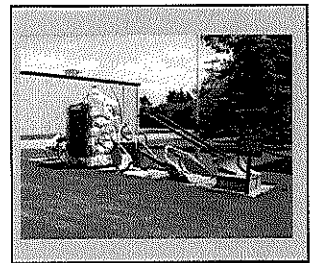
- . 10 Areas with high recreational capability, interesting and/or rare natural features and shall be conserved for outdoor recreation and related uses. All development shall be compatible with recreational development and shall consider the impacts on the Provincial Parks and conservation areas.
- . 11 Existing outdoor recreational uses and areas shall be protected from incompatible or potentially incompatible land uses, which may threaten their integrity and/or operation.
- . 12 Potential Recreational sites and activities shall be compatible with the existing and adjacent land uses. Proposed recreational developments will be encouraged to carefully match the activity and its intensity to the capability of the land and its ability to sustain the use over an extended period. Proposed recreational development shall not preclude access to and use of public resources (i.e. trail systems).
- . 13 Recreational land uses and activities adjacent to parks or recreation areas shall be limited to those which would not detract or degrade the primary function from public enjoyment. Off-road all-terrain vehicles shall be restricted to established path and trails on public lands.
- . 14 The Rural Municipality will co-operate with other jurisdictions and operators to encourage a diversity of eco-tourism recreation opportunities and facilities within the Rural Municipality. The

Municipality, in conjunction with other jurisdictions, will encourage and support co-operative planning to ensure the sustainable use of the municipality's environmentally sensitive areas.

- . 15 The Rural Municipality shall work with private sector developers and Provincial agencies to encourage and facilitate the development of new, or the renewal of existing recreational facilities and parks to broaden the recreational activities available for residents and visitors of the region.
- . 16 The Rural Municipality may consider allocating some of its cash-in-lieu funds from the municipal reserve fund for the purposes of assembling and developing regional recreational land and amenities or facilities within the region.

### Heritage Resource Policies

- . 17 The identification of heritage resources shall be encouraged within the Rural Municipality. The Municipality shall work with community stakeholders to identify and assess the importance of natural, heritage sites and areas within the district. At the request of owners, and in accordance with *The Heritage Properties Act, 1980*, and amendments, significant historic sites and architectural features shall be designated and suitably recognized.
- . 18 Heritage resources shall be protected where:
  - a) Buildings or landscapes have received municipal and/or Provincial heritage designation;
  - b) Buildings or landscapes are in the process of receiving or are being considered for Municipal and/or Provincial heritage designation; and
  - c) Buildings or landscapes have been developed and operate as heritage sites.
- . 19 Sites with potential for significant heritage resources will be referenced in a Heritage Resource Overlay District to ensure the protection of these resources when these lands may be affected by development. When development is proposed in these areas an assessment of the potential impact on human heritage resources prepared by qualified environmental professionals shall be required as part of the development proposal.
- . 20 Existing heritage resources shall be protected from incompatible or potentially incompatible land uses, which may threaten their integrity or operation. Where a land development is proposed in an area of the Rural Municipality that has been identified as a heritage sensitive area or an area containing potential heritage resources, the Municipality will refer the proposal to the Resources Unit of the Heritage Branch to determine if a Heritage Resource Impact Assessment (HRIA) is required pursuant to *The Heritage Properties Act*.



## Municipal and Environmental Reserve

- . 21 Where a natural or heritage resource is deemed significant to the Rural Municipality, the district or any Provincial or Federal department or agency, The Rural Municipality may encourage the designation of such resources for conservation and management.
- . 22 Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in *The Planning and Development Act, 2007*.
- . 23 Subdivision applicants will be required to dedicate, as environmental reserve, all lands in an area to be subdivided that can be defined as Environmental Reserve in accordance with the provisions of *The Planning and Development Act, 2007*. In some instances the approving authority may consider conservation easements in place of environmental reserves.
- . 24 Where development is proposed adjacent to a watercourse, the Municipality will request the subdivision approving authority to dedicate Municipal or Environmental reserve as appropriate to protect sensitive areas and ensure continued public access to these areas.

## 3.11 COMMUNITY SERVICES

### Community Service Policies

- . 1 The Rural Municipality will support the development and joint-use of institutional, health, recreational, spiritual and cultural facilities for the benefit of the Municipality and region.
- . 2 The Rural Municipality will strive to recognize and respond to the need of a growing community

#### **Objectives**

- To promote inter-municipal partnerships, public engagement and community based leadership to improve institutional services and amenities for residents of the region.
- To cooperate with adjacent municipalities to ensure a full range of institutional, public and community services in areas of education, health and spiritual development are available for the rural residents of the district.

and work with various organizations, business leaders, other public institutions, non-governmental organizations, community groups, residents and community volunteers to determine these needs and the best methods to provide and maintain needed community facilities and programs.

- . 3 The Rural Municipality shall work with business, agriculture and industry, non-governmental organizations, community groups, conservation authorities, educational and economic development agencies, other municipalities and First Nations, and representatives of other levels of government to:
  - a) Initiate inter-community cooperation to coordinate the efficient provision of services & infrastructure;
  - b) Promote environmentally & economically sustainable developments;
  - c) Stimulate population growth to support social-economic development; and
  - d) Coordinate local and senior government economic and social development initiatives.

### 3.12 NATURAL HAZARD LANDS: SLOPE INSTABILITY, DRAINAGE AND FLOOD RISK

#### Natural Hazards Land Policies

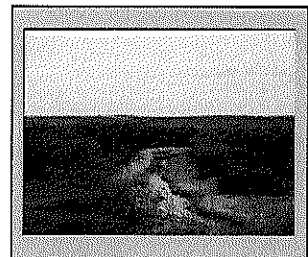
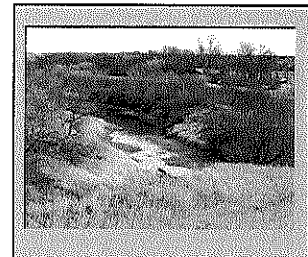
- . 1 Natural Hazard lands include the following:
  - a) Lands subject to flooding including all lands which would be flooded by the 1:500 year flood event or in any flood prone area unless the development is above the elevation representing the 1:500 year return frequency flood event and necessary freeboard; or

#### **Objectives**

- To acknowledge and protect natural, environmental features, and systems within the Rural Municipality.
- To assist the implementation of the recommendations of Watershed Plans
- To prevent injury and loss of life, and to minimize the potential for property damage where there are natural hazard lands.
- To restrict development in areas that are considered hazardous for development for reasons of ground instability, erosion, flooding, or other environmental hazards.
- To extend the responsibility for sound environmental management to property owners and developers.

- b) Lands subject to slope instability or erosion; or
  - c) Lands in areas prone to with drainage issues based upon historical information and specific site analysis rather than mapping.
- . 2 Long-term prosperity, environmental health, and social well-being depend on reducing the potential for public cost or risk to residents or properties. Development shall be directed away from areas of natural hazards where there is potential risk to public health or safety.
- . 3 The Plan identifies areas where natural hazardous conditions may exist to ensure that the developer and/or property owner reasonably assess the hazards relative to the proposed development. The development of structures on hazard land may be authorized only in accordance with recommended preventative mitigation measures which eliminate the risk or reduce the risk to an acceptable level.
- . 4 Areas where there is potential for Natural Hazard conditions will be identified in an Overlay Area (Flood Hazard, Slope Instability) to ensure the protection of these resources when these lands may be affected by development.
- . 5 Development shall be prohibited on lands, which because of their physical characteristics in combination with their location, present substantial risk to property and person. The development standards and permitted uses for the Natural Hazard Overlay Areas will be provided in The Zoning Bylaw.

- . 6 **Developers will be required to provide** professional, certified environmental, geotechnical, hydrological reports to address development hazards and may require a preliminary analysis by a professional engineer or environmental scientist to identify which hazards may exist in the area of a proposed development. Council may refuse to authorize development of structures on such land or may authorize such developments only in accordance with recommended preventative mitigation measures which eliminate the risk or reduce the risk to an acceptable level and remedial measures.
- . 7 It may not be practical or desirable for economic or social reasons to restrict certain development in hazard areas. Developments shall, however, be carefully controlled and planned to ensure that they are compatible with the risks or that the hazard has been eliminated or protected against. In these instances, the following criteria shall be applied:
- a) Proposed developments shall not obstruct, increase or otherwise adversely alter water and flood flows and velocities;
  - b) There shall be no added risk to life, health or personal safety;
  - c) Structures and services must be protected against flood damage and shall be fully functional during hazard conditions;
  - d) Activities which alter existing slopes and may accelerate or promote erosion or bank instability shall be prohibited, unless appropriate mitigation measures are taken to minimize the potential of such erosion or bank instability; and
  - e) Existing tree and vegetation cover shall be preserved where appropriate to reduce erosion and maintain bank stability.



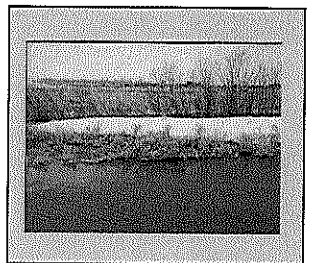
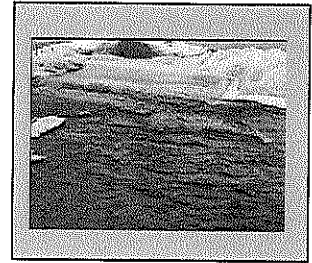
### Unstable Slope Area Policies

- . 8 No new development shall be permitted in any potential unstable slope area without undertaking erosion and/or slope stability investigations to address the interests of the Rural Municipality and to ensure that the developer and/or property owner reasonably assess the hazards relative to the proposed development.
- . 9 Development and activities shall be avoided where the risk of unmitigated erosion or slope failure exists, where there is the potential to cause erosion or increase the potential for erosion or slope instability on the site or elsewhere, and, when possible, to minimize the potential impacts of slope instability on municipal services and infrastructure.
- . 10 Developers and property owners shall commission sufficient, professional engineering investigations to reasonably assess erosion and slope failure potential and to understand that they also share in and accept all residual risks and liabilities associated with development where hazard slopes exist.
- . 11 Erosion and slope stability investigations will be undertaken by qualified engineering disciplines to indicate whether the site is suitable for the proposed development and outlines suitable mitigating measures and documents residual hazard.
- . 12 The Rural Municipality, in addressing the hazards associated with erosion and slope instability shall:
- a) Require investigations as part of an application for subdivision and/or development;

- b) Establish the objectives of scientific and engineering investigations in relation to such applications;
- c) Reasonably ensure, using current and future technical, administrative, and legal means, that the hazards and potential long-term costs associated with potential erosion and slope failure can, and will, be born fairly by all parties including the proponent and/or the future owner; and
- d) Ensure that future owners are informed, acknowledge the inherent risks, undertake reasonable investigations, and accept liability for development undertaken on land where slope instability is a concern.

### Surface Water and Drainage

- . 13 Adequate surface water drainage will be required throughout the Rural Municipality and on new development sites to avoid flooding, erosion and pollutions. Consideration shall be given to the ecological, wildlife habitat and drainage effects of development, including the upstream and downstream implications.
- . 14 Where an area has been previously or exhibits potential for poor drainage (sloughs) due to snowmelt or prolonged rainfall events, all proposed building sites shall be located away from these areas whenever possible. Otherwise, the proponent shall provide a suitable amount of fill at the building site to provide a satisfactory level of protection for the buildings.
- . 15 Unauthorized drainage of surface water runoff from any land throughout the Rural Municipality shall be prohibited. Water courses shall not be filled or altered without the prior approval of the Saskatchewan Watershed Authority, Ministry of the Environment or appropriate Agencies and the Rural Municipality of Francis. New developments and subdivisions which are adjacent to water courses shall be developed to minimize erosion and to maximize water quality.



### Flood Hazard Lands

- . 16 Development will be restricted in the flood plain to protect against the loss of life and to minimize property damage associated with flooding events. Flood prone lands will generally be limited to agricultural, park and open space recreational uses.
- . 17 For purposes of this section, the following definitions apply:
  - a) Flood Hazard – the flood hazard is the 1:500 peak flow for riverine systems, and the higher of the 1:500 peak calm level or the 1:100 peak calm level with a 1:5 wind from the most critical direction for most lakes.
  - b) Estimated Peak Water Level (EPWL) – the flood level associated with the Flood Hazard.
  - c) Safe Building Elevation: (SBE) the EPWL plus a freeboard, usually 0.5 m, to allow for uncertainties in the calculations, and for other possible hazards such as ice shove, ice jams, and erosion.
- . 18 The Saskatchewan Watershed Authority, Sask Water, or other appropriate government or private sector consultants will be utilized as a source of technical advice regarding flood levels and flood proofing techniques. Development proposals in flood plain areas shall be referred to Saskatchewan

Watershed Authority or responsible Agency, for review prior to approval. A site specific legal land survey including contour lines provided by the proponent at the time of proposed development.

- . 19 The Saskatchewan Watershed Authority or Responsible Agency, may provide comment on whether there is potential for a flood hazard, and if so providing the flood hazard flow. This includes:
  - a) All commercial, industrial and multi-parcel residential subdivisions adjacent to rivers and streams;
  - b) Any Rural Single Residential subdivision where there is no good downstream hydraulic control section;
  - c) Subdivisions adjacent to lakes or wetlands in southern Saskatchewan for which there is no information on the lake bathymetry or outlet characteristics.
- . 20 In these cases, the proponent will be required to retain a qualified professional engineer (in hydraulic engineering) to calculate the Estimated Peak Water Level (EPWL) corresponding to the Flood Hazard Flow. Commercial, industrial, and multi-residential subdivision proposals represent a significant level of investment and potential for development at risk..

## Section 4: Implementation and Action Plans

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

### 4.1 MAKING THINGS HAPPEN

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

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

### 4.2 THE PLAN GUIDES ACTION

As a statutory document for guiding development and land use in the Rural Municipality, the Plan gives direction to Council on their day-do-day decision making. The Plan's land use policy areas illustrated in the Future Land Use Plan "Appendix A" provides geographic references for the Municipality's policies. If the Municipality is to move closer to the future envisioned by the Plan, the Plan must guide other related decisions of Council. *The Planning and Development Act, 2007* requires that:



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

### 4.3 THE FUTURE IS A SHARED RESPONSIBILITY

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

#### Community Development

IMPLEMENTATION		
Action Item	Priority	Key Participants
Consult with the residents of the Municipality on Growth options	Medium Term	All Residents
Develop further opportunities for Ratepayers and surrounding community to have input into the review of the OCP and ZB	Ongoing	All Stakeholders

#### Land Use Planning

IMPLEMENTATION		
Action Item	Priority	Key Participants
Work with the adjacent urban and rural municipalities to assist in the development of a complementary planning review process	Medium Term	RM and adjacent municipalities
Work with adjacent municipalities outside of the RM of Francis to develop complementary intermunicipal plans	Medium Term	All Adjacent Municipalities'

#### Economic Development

IMPLEMENTATION		
Action Item	Priority	Key Participants
Work with the adjacent municipalities on Partnerships to promote the regions assets	On Going	City of Weyburn and surrounding urban and rural municipalities

### Residential Options

IMPLEMENTATION		
Action Item	Priority	Key Participants
Review Residential policies	Medium Term	Council, Residents and Planner

### Environmental Management

IMPLEMENTATION		
Action Item	Priority	Key Participants
Work with Saskatchewan Watershed Authority or responsible Agencies on reviewing drainage plans for creeks, all water bodies and flood plains	Medium Term	SWA, Council and adjacent municipalities

### Transportation Planning

IMPLEMENTATION		
Action Item	Priority	Key Participants
Work with Ministry of Highways and adjacent municipalities on an overall transportation strategy for the region	High	All participating Municipalities and relevant agencies



## Section 5: Inter-Jurisdictional Cooperation

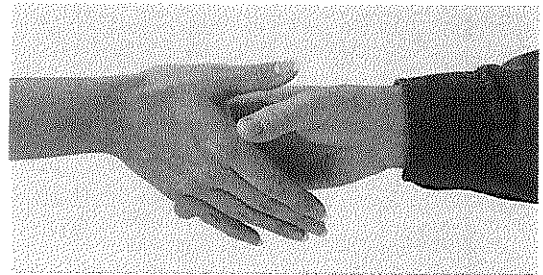
### 5.1 INTRODUCTION

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

### 5.2 INTER-MUNICIPAL COOPERATION

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

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



Consultation is a key component of the Inter-municipal cooperation policy and it is expected that all jurisdictions will incorporate realistic growth and land use requirements in their respective OCPs and that they be reviewed with input from all jurisdictions.

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

### 5.3 REVENUE SHARING

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

Revenue sharing shall be explored where there are significant opportunities to promote and enhance development and growth within the region by working together in a cooperative manner, when any "regional type" business or development is considering this region that will provide benefit to a number of individual Municipalities. All tax-sharing arrangements will be negotiated on fair and equitable basis with respect to: recovery of capital investment, land use development standards, and negotiating compatible servicing agreements.

## 5.4 ANNEXATION

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

Where it is necessary to expand the boundaries of an existing urban municipality, community expansion should occur on a logical basis and should be well-integrated with the existing community structure and directed away from large acreages of prime farmland and livestock operations.

The need for community expansion should address the timely conversion of rural land for urban expansion in areas adjacent to urban municipalities in order to protect existing rural land uses from premature conversion to urban forms of development where the timing of urban expansion is uncertain. Annexation shall follow legal boundaries or natural features to avoid creating a fragmented pattern of land ownership and should, through the for future boundary expansions in order to ensure consistent planning, cost effective and efficient service delivery and good governance for residents on the municipal fringe.

Development and land use patterns which are adjacent or in proximity to urban areas that would hinder the expansion of these areas, or which may have negative effects on future urban design and/ or densities, will be discouraged. As stated in the Inter-Municipal Cooperation policy, the Rural Municipality will ensure that areas around the urban centre's will be designated for complementary development and it is expected that all municipalities will consult with each other prior to any annexation.

In the event of annexation where land is not currently serviced, the Town or Village may enter into an agreement to compensate the Rural Municipality for the existing municipal portion of property taxes on a descending scale. The annexation should not dramatically alter the taxes collected from agricultural lands in the annexation area simply because of annexation. Where annexation involves existing developments such industrial or commercial tax-loss compensation will be determined based on current accepted rates.

## 5.5 TREATY LAND ENTITLEMENTS AND SPECIFIC CLAIMS

Where land within the Municipality has been purchased by a First Nations Band and it is pursuing "reserve" status through either the Treaty Land Entitlement process or the Specific Claims process, to encourage compatible development. Council will offer to meet with the Band Council of the First Nation proposing the reserve to discuss, and if possible, negotiate shared services, compatible bylaws and other matter of mutual interest.

Council shall encourage the Band Council to enter into an agreement (Memorandum of Understanding) with the Municipality to achieve complementary Band Bylaws by adopting a Land Use Code or other land use Bylaws similar to the provisions of the RM's Official Community Plan and Zoning Bylaw, as well as achieve continuity or sharing of public services.



## Section 6: Administration

### 6.1 PLANNING TOOLS

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

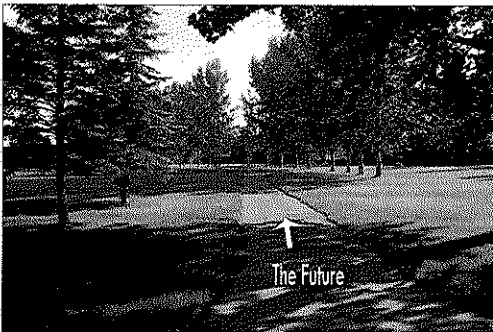
### 6.2 DEFINITIONS

The definitions contained in the RM of Francis Zoning Bylaw shall apply to this Official Community Plan.

### 6.3 ADOPTION OF THE OFFICIAL COMMUNITY PLAN

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

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



The application of the Official Community Plan policies is illustrated in the Future Land Use Plan contained in "Appendix A." This Plan is intended to illustrate the locations of the major land use designations within the Rural Municipality of Francis. This "map" should not be interpreted in isolation without consideration of the balance of the Official Community Plan. The Land use designations have been determined by a number of factors

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

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

## 6.4 ADOPTION OF MUNICIPAL ZONING BYLAWS

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

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

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

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

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



## 6.5 CONTRACT ZONING, DIRECT CONTROL DISTRICTS AND PLANNED UNIT DEVELOPMENT

### CONTRACT ZONES

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

- The rezoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent zoning district;
- The rezoning will be used to allow a specific use or range of uses contained within the zoning district to which the land is being rezoned;

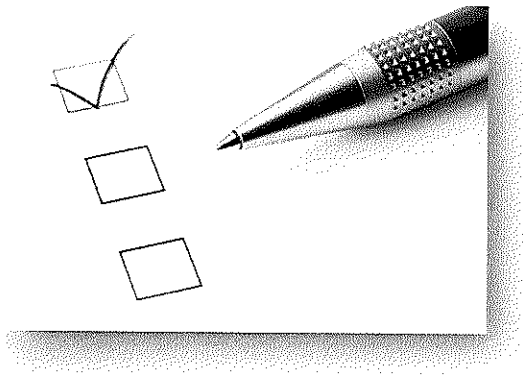
- The development or redevelopment of the site for the specific use will be of benefit to the immediate area and the Municipality as a whole.
- The use of these zoning tools does not undermine the intent of the Plan or any affected legislation such as Condominium Act or Environment or Health regulations.

## 6.6 CONCEPT PLANS

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

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

## 6.7 COMPREHENSIVE DEVELOPMENT REVIEWS



A Comprehensive Development Review shall be completed by the planning staff forwarding or presenting it to Council, by any person proposing to rezone, subdivide, or re-subdivide land for multi-parcel country residential, commercial or industrial purposes,. The purpose of this review is to identify and address social, environmental, health and economic issues appropriately and to encourage the development of high quality residential, commercial, and industrial developments. This review proposes to address the following topics:

- Proposed land use(s) for various parts of the area;
- The effect on adjacent land uses and integration of the natural landscape regarding the planning and design of the area;
- The location of, and access to, major transportation routes and utility corridors;
- The provision of services respecting the planning for future infrastructure within the Municipality;
- Sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas;
- Appropriate information specific to the particular land use (residential, commercial or industrial); and
- Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required including traffic studies to determine impacts upon the Municipality's road and highway system, assessments of lands affected by flooding or slope hazards, endangered species, heritage resources, potential for ground and surface water pollution, and general risk to health and the environment.

- An example submission is contained in Appendix "D."

## 6.8 EXISTING AND NON-CONFORMING USES

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

## 6.9 DEVELOPMENT LEVIES AND AGREEMENTS

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

Council may adopt a Bylaw that specifies the circumstances when these direct or indirect levies will apply to the development based on the additional capital costs for services created by that development. The Bylaw will contain a schedule of the unit costs to be applied. Before adopting the Bylaw, Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of development levy charges in relation to the subdivision fees.

## 6.10 SERVICING AGREEMENTS

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

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



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

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

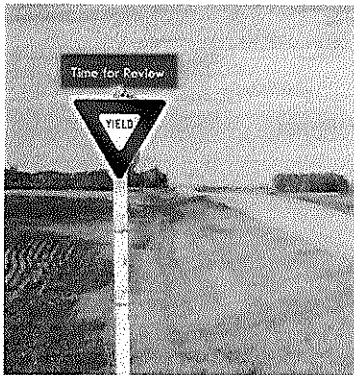
## 6.11 SUBDIVISION PROCESS

The Director of Community Planning for the Ministry of Municipal Affairs is currently the approving authority for subdivisions in this Municipality. The Rural Municipality has input into the subdivision procedure:

- The Municipality provides comments on all subdivision applications within the Municipality.
- The Municipality has an impact on the subdivision process through the Zoning Bylaw, since no subdivision can be approved that does not conform to the Zoning Bylaw. In the Zoning Bylaw, the Municipality can establish the minimum area, width, or depth of lots, and other spatial and land use standards. Zoning is intended to implement the Rural Municipality's development policies, and to ensure that subdivisions contribute to achieve the long term goals of the Municipality.
- In order for the subdivision to be completed in a timely manner, it is advisable to consult with the planning staff of the Municipality before submitting a subdivision proposal to Municipal Affairs.

## 6.12 MONITORING PERFORMANCE

### Review



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

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

### Amendment

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

amendment the Plan should serve as an effective guide for the Council to make decisions on the future development of the Municipality.

## Section 7: Repeal and Effective Date of Bylaw

### MINISTERIAL APPROVAL

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

### COUNCIL READINGS AND ADOPTION

Introduction this	<u>13<sup>th</sup></u>	day of	<u>September</u>	2012
Read a first time this	<u>13<sup>th</sup></u>	day of	<u>September</u>	2012
Read a second time this	<u>8<sup>th</sup></u>	day of	<u>November</u>	2012
Read a third time this	<u>8<sup>th</sup></u>	day of	<u>November</u>	2012
Adoption of Bylaw this	<u>8<sup>th</sup></u>	day of	<u>November</u>	2012

Clayton Schmidt  
REEVE

Megan Macomber  
ADMINISTRATOR

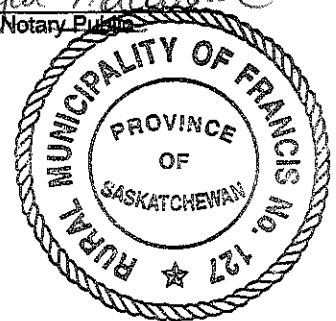
Tim Cheesman  
Tim Cheesman, MCIP, P. Eng



Certified a true copy of original.

Dated this 8 day of November, 2012.

Megan Macomber  
Notary Public



Appendix "A" Future Land Concept Plans

MAP 1 FUTURE LAND USE PLAN FOR THE RURAL MUNICIPALITY OF FRANCIS

## Appendix "B" Reference Maps

MAP 1: RECREATIONAL AMENITIES

MAP 2: UTILITIES

MAP 3: TRANSPORTATION

MAP 4: AGRICULTURAL POTENTIAL SOIL CAPABILITY

MAP 5: ENVIRONMENTALLY SENSITIVE AREAS SLOPE INSTABILITY

MAP 6: AIR PHOTO MOSAIC

MAP 7: SHADED RELIEF WITH DRAINAGE

MAP 8: TERRAIN ELEVATION

## Section 8: Appendix "C" Development Review Criteria

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

- Conformity with the plan goals, objectives, and policies, and the zoning bylaw development standards;
- The viability and necessity of the proposed use;
- The degree of prematurity (e.g., time, location, servicing, cost, municipal capabilities, etc.);
- The availability of alternative sites and buildings to accommodate the proposed development to achieve the intent of this Official Community Plan and the Zoning Bylaw;
- The ability of the Rural Municipality to provide the required public utilities and to enter into suitable servicing and development agreements, to ensure the costs do not outweigh the benefits to all parties concerned;
- The compatibility and suitability of the proposed use with nearby land uses, existing and preferred public utilities, the character of the area, and the environmental protection goals, objectives, and policies;
- The effect of the proposed development on proposed municipal projects identified in this bylaw, including municipal reserve and recreational policies;
- The effect compatibility and suitability of the proposed development on any wildlife habitat, heritage or archaeological sensitive area. Where a proposal is located within an identified environmentally sensitive area consultation with appropriate departments and agencies is required to ensure effective environmental management; and
- Any additional reports, studies, development issues, resident concerns, provincial comments, and public hearing submissions.

### 1.1.2 Prior to the consideration of a development or subdivision proposal, the council may require an area Concept Plan be prepared. Where a Concept Plan is considered necessary, the plan will consider the following:

- The location of proposed uses in relationship to adjacent and surrounding uses;
- Servicing requirements of the proposed subdivision or development (water quality and quantity, sewage disposal, fire fighting capability, utilities);
- The types of developments proposed;
- Access, and the potential impacts on the road allowance, highway, road, or trail system and traffic safety;
- The agricultural capability of the soils;

- Existing and future uses in the surrounding area;
- Development standards or design criteria which includes such aspects as parking, disturbance of land, reclamation, landscaping, screening, storage, signage, and building design and finish; and
- Any other matters which the Rural Municipal Council considers necessary.

**1.1.3 Subdivision and development proposals shall not be approved where the proposal:**

- Is detrimental to the health, safety, convenience, or general welfare of the persons residing or working in the area;
- Is injurious to, or incompatible with, existing or proposed developments or public utilities in the vicinity;
- Involves, in council's opinion, prohibitively expensive public utility construction or municipal maintenance and reclamation costs;
- Involves the refusal or a developer to enter into a servicing or development agreement; and
- Is not located, appropriately arranged or serviced on an environmentally protected site or in an environmentally suitable manner.

Appendix "D" Sample Development Proposal (Berlin Developments)