

Saskatchewan

RURAL MUNICIPALITY OF LAJORD No. 128 OFFICIAL COMMUNITY PLAN

Bylaw No. 2022-12



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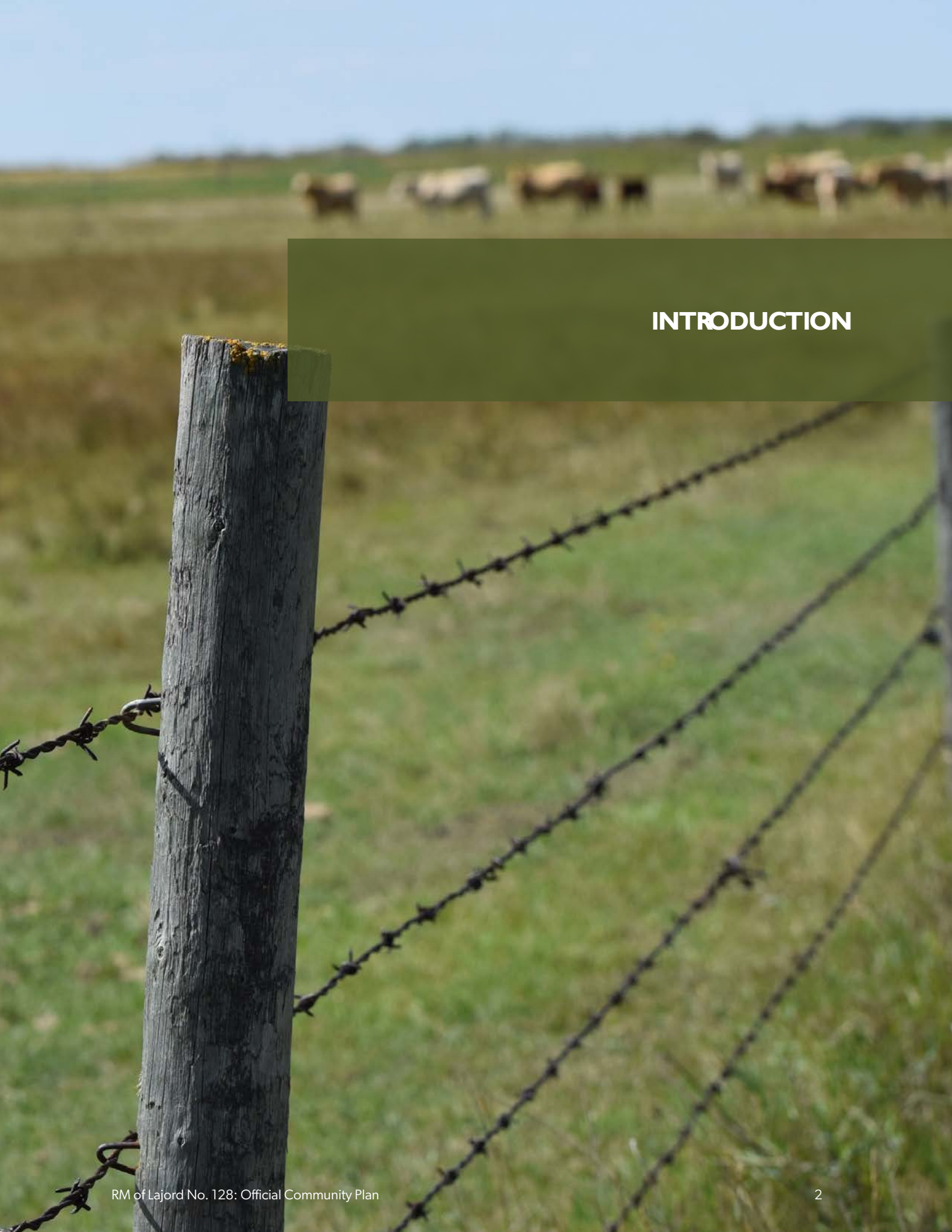
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MESSAGE FROM THE REEVE

The creation of this Official Community Plan would not have been possible without the effort and contribution from the Rural Municipality of Lajord No. 128 ratepayers, member of the Hamlet Boards and other numerous stakeholders who provided their valuable insight to help develop this plan for the municipality's future.

Reeve Armond Gervais

RM of Lajord No. 128



INTRODUCTION

1.0 INTRODUCTION

With a population in 2016 of 1,232 covering over 94,387 hectares of land, the RM of Lajord No. 128 (RM) is a rural municipality located 40 kilometres southeast of Regina, consisting of 5 hamlets, a variety of agricultural lands, country residential sites, an industrial park and a recreation area.

The RM is bordered by the RM's of Scott No. 98, Francis No. 127, Bratt's Lake No. 129, South Qu'Appelle No. 157, and Edenwold No. 158. The Hamlets of Riceton, Gray, Lajord, Davin and Kronau are located within the RM boundaries, as is the Oyama Regional Park – one of the only recreation sites within the RM.



Population

2016 - 1,232
2021 - 985 (Under Revision)
Statistics Canada. 2022



RM Size

945.10 Km²
94,387 Ha

1.1 THE OFFICIAL COMMUNITY PLAN

The Planning and Development Act, 2007 (PDA) provides that municipalities may adopt an official community plan (OCP) to create a comprehensive policy framework consisting of goals and aspirations for orderly growth and development of the municipality. This policy framework outlines how the municipality will exercise its power to regulate items such as transportation, utilities, land use, recreation, and housing.

OCP's should be updated regularly to remain relevant. As objectives of the plan are met, new objectives should be established to continue to plan and manage the development of the municipality for the long-term. As land use planning and

control progresses in municipalities, many will advance plans to address broader social, environmental and economic issues that may have been briefly or indirectly referenced in earlier versions.

The community vision established in the OCP establishes an architectural road map for maintaining existing development while purposely attracting new development that will assist the municipality in achieving its vision.

Once a municipality adopts an official community plan, all bylaws and work conducted to plan and manage the municipality must be consistent with the plan.



1.2 PLAN INTERPRETATION

Policies within this Official Community Plan contain key words that provide a directive action or a permissive action.

1. In this document “shall, required, must or will” means that the actions are mandatory and apply to all situations.
2. The term “should” refers to a preferred outcome, rather than mandatory.
3. The term “may” is permissive and/or discretionary in that the term implies a choice can be made in the application of the policy.

The OCP establishes the objectives and policies that will direct decisions affecting future land uses, direction of growth and development, and the provision of municipal services in the RM.

All parts and sections of this OCP and subsequent amendment shall be interpreted as follows:

1. All land use, development and redevelopment must comply with the spirit and intent of this OCP.
2. Any proposed subdivision or development which, in the opinion of council, deviates from the policies established in this Plan will require Council approval of an amendment to this Plan before any such development can be considered.
3. The RM will consider adoption of Plan amendments as appropriate to encourage its continued relevance to the municipality over time.
4. Minor deviations from the contents of this OCP may be allowed without an amendment to this Plan provided that the deviation complies with the Zoning Bylaw and preserves the general intent of this OCP.
5. The RM will review and/or update this OCP as it monitors growth and the capital budget planning at least every five years from the date of adoption.
6. The RM shall interpret and enforce the regulations of the Zoning Bylaw in the spirit and intent consistent with the policy direction of this OCP.
7. If any part of this OCP is declared to be invalid for any reason, by an authority of competent jurisdiction, that decision shall not affect the validity of the bylaw as a whole, or any other part, Section or provision of this OCP.

Throughout this plan, maps and figures have been provided to illustrate the general location of proposed land uses. Certain nodes have been shown to illustrate a commercial, recreation or country residential location within the RM. Minor changes to alignments or locations of map features may be undertaken as part of subsequent, iterative or more detailed planning without amendment to this plan.

1.3 COMMUNITY PROFILE

The RM of Lajord No. 128 is located 40 kilometres southeast of Regina, with the municipal office located in Lajord, an un-serviced unorganized hamlet.

The RM has three provincial highways passing through it: Highways #306, 33 and 48. Four organized hamlets lie within, including Davin on Highway #48, Kronau on Highway #33 and Gray and Riceton each on Highway #306.

Ten Townships are contained in the municipal boundaries with the majority of the land consisting of heavy clay productive fertile farmland. North of Lajord the land begins to rise somewhat and, as you progress northward, one encounters hilly terrain including an east west major coulee in Township 16-16 W2 (see Reference Map 6). The farmland is of a lighter texture and some land is utilized for pasture.

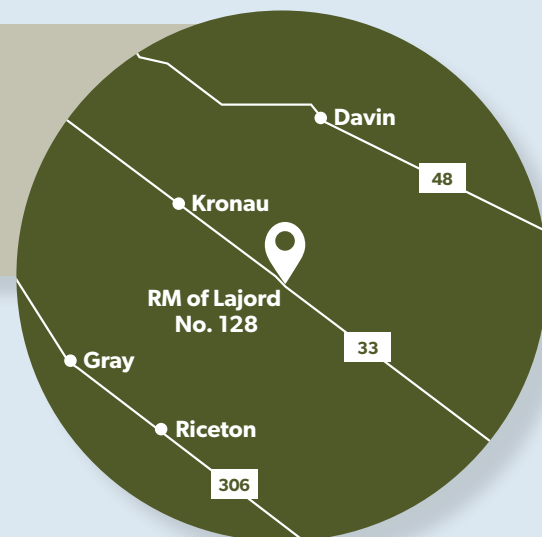


The RM of Lajord No. 128 is located 40 kilometres southeast of Regina.

Saskatoon

Regina

RM of Lajord
No. 128



Four organized hamlets lie within, including Davin on Highway #48, Kronau on Highway #33 and Gray and Riceton each on Highway #306.

The more northerly areas in Townships 15-16 and 16-16 are more suitable and attractive for country residential living and have been utilized in that fashion with 160 acre and 80 acre parcels.

Several creeks run through the municipality. The largest creek is Wascana Creek. It generally flows east to west through the municipality several miles south of Highway #33 and several other creeks flow into the Wascana. The Souris Conservation & Development Area Authority #1 and the Wascana Conservation & Development Area Authority #2 each have several lateral ditches that drain into the Wascana or Souris system.

In terms of populations distributions, the population of the municipality is smaller on the heavy clay soils and larger on the lighter land which is more suitable for developing yard sites and less productive from a purely farming position.

The hamlets have much of the population with Kronau attracting more people in recent years due to its direct and close proximity to Regina.

Kronau is the home of the Kronau Heritage Museum. A non-profit, educational facility, that is operated for the betterment of the community, the Museum features a permanent exhibit dedicated to the history of the local church and an exhibit that is changed once every two years.¹

The RM's economy consists of three key sectors: agriculture, construction and manufacturing.

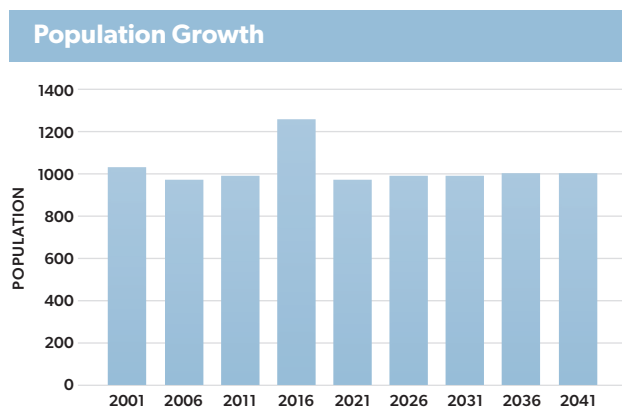
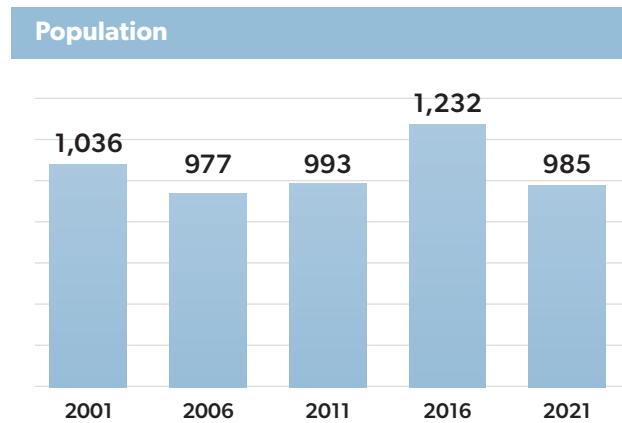
¹ <https://kronaumuseum.com/>



1.4 GROWTH TRENDS

Since 2001, the RM's population has remained relatively stable, with a period of growth between 2011 and 2016 and a slight decline in the RM's population between 2016 and 2021. The population decline between 2016 and 2021 is consistent with many rural municipalities across Saskatchewan as farms become larger and the continued population transfer to urban areas.

Population growth projections are dependent on regional and provincial economic forces, as well as the RM's development policies. As indicated in the population history, the RM's population continues to hover around 1,000 people. The RM can expect modest population growth into the future, unless there is a significant development policy change to permit additional country residential and multi-parcel development as well as hamlet growth.



The 2016 household median income in the RM is \$102,144, which is above the provincial average of \$89,760. A high percentage of households in the RM earn more than \$125,000 per year, suggesting the RM has and will continue to attract high-income earners.

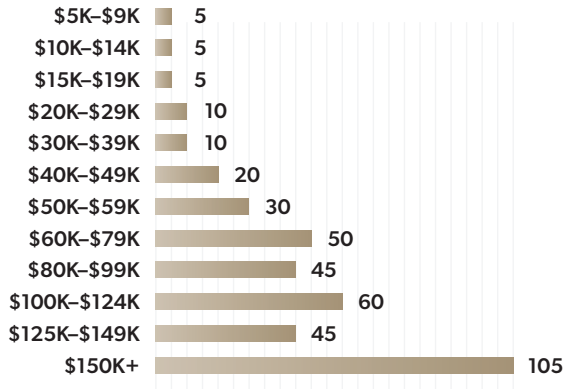
The RM has a total labour force of 705. This number has grown at a rate of 1.44% per year from 2011 to 2016. A growing employment rate reflects positive economic conditions in the municipality.

Employment in the RM is primarily in the agricultural industry, while construction is second and manufacturing representing the third largest employer industry in the RM.

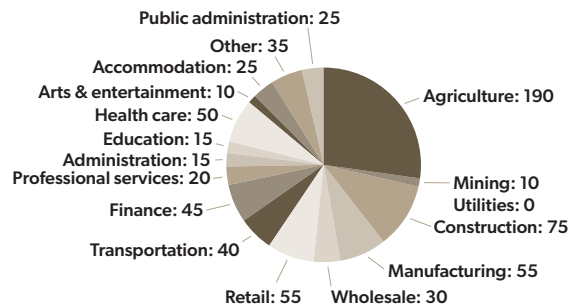
This graphic showcases main economic sectors. The RM's economy is mainly dominated by a strong agricultural industry, while construction is the second largest industry and manufacturing the third largest industry in the municipality.

Household Income

Source: Statscan Census
Last updated: September 2017



Labour Force by Industry



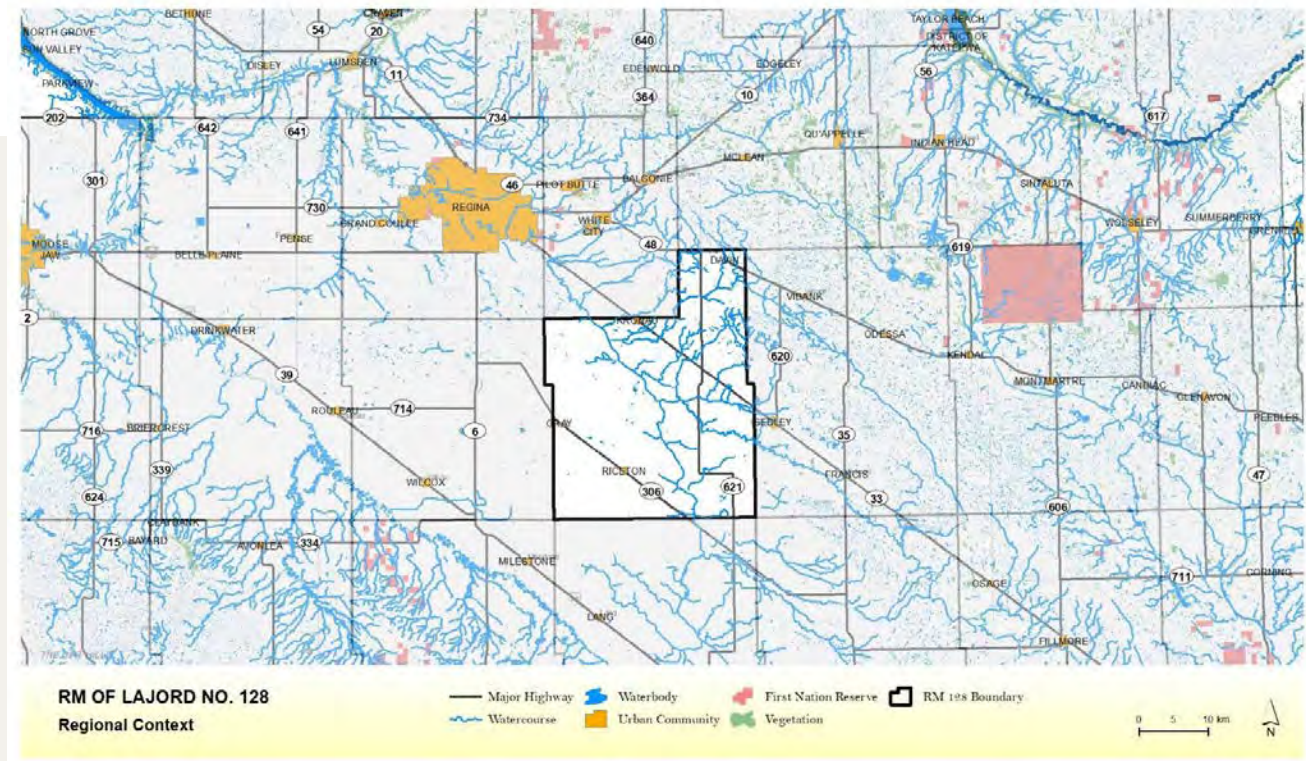
1.5 REGIONAL CONTEXT

Situated approximately 40km from the City of Regina, the RM is surrounded by the RM of Edenwold No. 158 to the North, the RM of Francis No. 127 to the East, the RM of Bratt's Lake No. 129 to the East and the RM of Scott No. 98 to the South. Within the 40 km radius there are several small hamlets and the Towns of White City, Pilot Butte, Balgonie, Milestone and Yellowgrass.

Growth within the RM has resulted from the expansion of the Hamlet of Kronau, with further expansion of this community expected into the future.

Intensive grain farming continues to be the major economic driver in the local economy along with food processing and manufacturing. Possible future economic development could include resource development (potash) as well as commercial industrial development along highway #33.

The RM's vision speaks to the OCP's policy direction which supports agricultural operations, economic development, the environment and the rationale planning of land uses, infrastructure and transportation systems.





MOVING FORWARD

2.0 THE RM'S VISION

The purpose of this plan is to provide a comprehensive land use planning and development framework to guide Council and Administration in changing and managing land uses within the RM.

The policies of this OCP shall apply to all development within the incorporated areas of the RM, Policies, which address the future development of areas outside the current limits of the RM and shall conform to those policies developed jointly by the RM and the adjacent municipalities.

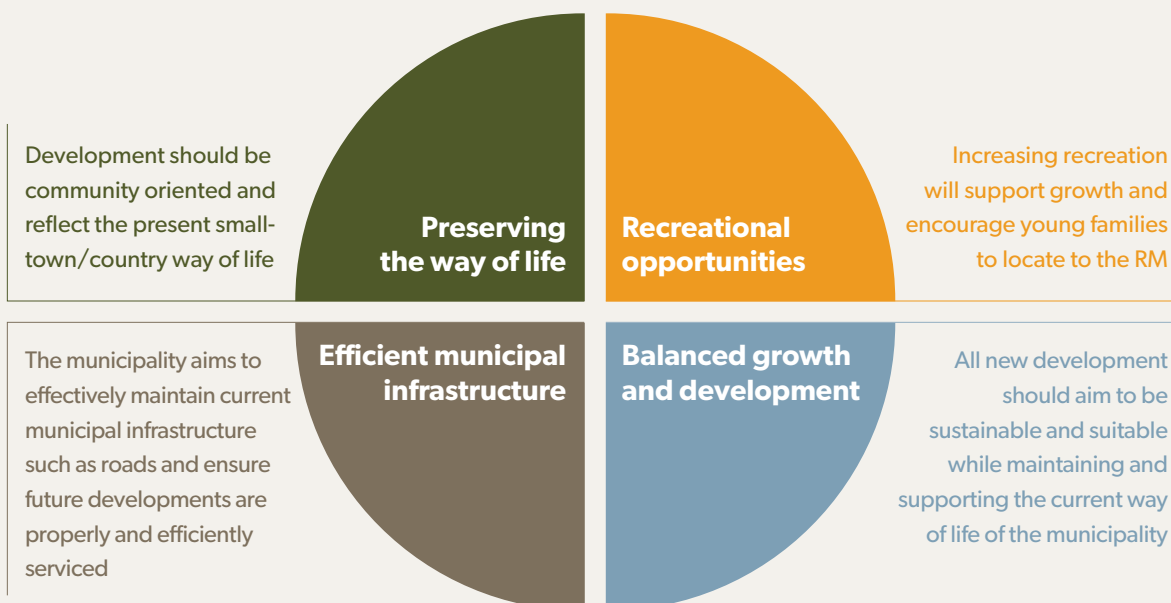
2.1 VISION

The RM of Lajord No. 128 aims to preserve the agricultural heritage of the municipality, while balancing agricultural, residential, commercial and industrial development and fostering an environmentally friendly and sustainable economy. Council will continue to be innovative and progressive in the context that all development must be orderly and fit appropriately to cultivate a healthy community with equal opportunities for all the residents.

2.2 GUIDING PRINCIPLES

Updating the OCP and Zoning Bylaw provides Administration and Council with the tools necessary to align the RM's strategic, operational and service priorities. Through the OCP planning process, RM Council, ratepayers and stakeholders had

the opportunity to outline development opportunities and challenges and identify the short- and long-term goals of the municipality. Key themes heard during the stakeholder engagement process were:



2.3 OVERARCHING GOALS OF THE COMMUNITY

The following statements provide the focus for the OCP and its policies as they relate to development within the RM and reflect key themes heard by ratepayers and Council during the public engagement process. The goals are not ranked by priority, but collectively represent future aspirations.

This OCP is intended to achieve the following goals:

- 1.** To accommodate growth and change in the RM in accordance with sound and sustainable land use planning practices that maximize appropriate and efficient land use patterns and minimize land use conflicts.
- 2.** To sustain the agriculture industry and economic base of the RM.
- 3.** To promote responsible and planned development of residential, commercial, industrial, institutional, recreational uses and other opportunities in the Municipality that add value to the community and enhance the rural way of life.
- 4.** To encourage country residential development and promote a high quality of life for residents.
- 5.** To encourage positive communication and beneficial cooperation between the Municipality and our neighbouring communities.
- 6.** To encourage the beneficial and orderly development of land uses and infrastructure within a regional context.
- 7.** To support sustainable land use and development practices that will maintain the productivity and environmental quality of the land for future generations.
- 8.** To provide and maintain a sound, economical, and sustainable system of transportation and utility infrastructure.
- 9.** To work together with other local governments and First Nations to improve service capacity and enhancing quality of life for residents of the municipality.
- 10.** To improve the social, cultural, economic, and environmental health of the Municipality through the responsible management of municipal resources.
- 11.** To continue to support a strong agricultural industry and recognize other opportunities such as: energy transmission pipelines, residential dwelling development, and mining, oil and gas production.
- 12.** To support and complement the provincial Statements of Provincial Interest Regulations in land use planning and development.

3.0 RM'S SUSTAINABILITY AND COMMUNITY INTERESTS

3.1 AGRICULTURE AND VALUE-ADDED AGRIBUSINESS

To assist in meeting the province's interests in promoting and supporting a sustainable and dynamic agricultural sector, the RM is committed to promote and support growth opportunities and diversification of the agricultural resource sector by:

1. Expanding the diversity of agricultural operations by considering agricultural zoning districts that support large scale agricultural, small farm or niche activities;
2. Allowing all agricultural activities and value-added agribusinesses listed below, either as permitted or discretionary uses in the RM's Zoning Bylaw:
 - Cultivating land and using land for grazing;
 - Producing agricultural and horticultural crops;
 - Producing eggs, milk, honey and other animal products;
 - Primary, intensive and extensive production of all classes of livestock, horses, poultry, fur-bearing animals, game birds and game animals, bees and fish;
 - Value added processing of agricultural by-products;
 - Conducting processes necessary to add value to primary agricultural production; and
 - Other activities that add value to primary agricultural production.
3. Considering the following when reviewing development applications for land for agricultural activities and value-added agribusinesses:
 - Current and proposed agricultural activities;
 - Location and classification of agricultural land;
 - Location of major natural features;
 - Location of major built features;
 - Future Land Use designations, applicable reference maps and available local and regional watershed plans; and
 - The effectiveness of hauling and transportation routes.
4. Directing non-agricultural development to lands zoned for the appropriate use (e.g., residential, commercial, industrial);
5. Promoting the economic, environmental and social benefits that result from agricultural land and limiting the conversion of agricultural areas for other development; and
6. Recognizing and supporting the role of the province in the review and approval of certain agricultural operations and value-added agribusinesses.

3.2 BIODIVERSITY AND NATURAL ECOSYSTEMS

The RM aims to assist the province's interest in conserving Saskatchewan's biodiversity by:

1. Establishing appropriate development standards and mitigation measures in the Zoning Bylaw for development in the vicinity of significant lands and features, having regard for their value to the municipality, region and province.
2. Identifying and preserving significant natural regional features and vulnerable species in the municipality and region;
3. Avoiding and minimizing the negative impacts of development and the adequate use of dedicated lands and environmental reserves;
4. Ensuring that all land containing or buffering wetlands, riparian areas, waterways, significant natural features and critical or threatened habitat is designated as environmental reserves; and
5. Recognizing the Province's responsibility to manage the ecological integrity of the province and regulate activities related to the protection of provincial forest resources, including fire, insects, diseases and invasive exotic species.

3.3 FIRST NATIONS AND MÉTIS ENGAGEMENT

The RM aims to assist the province's interest in enhancing the participation of First Nation and Métis communities in land use planning and in fostering respectful relationships between municipalities and First Nation and Métis communities by:

1. Acknowledging the location of First Nations and Métis communities in the region, location of the RM of Lajord No. 128 on Treaty 4 lands and the treaty and Aboriginal rights regarding land uses in the region; and
2. Encouraging and committing to engage with First Nations and Métis communities in the region.

3.4 HERITAGE AND CULTURE

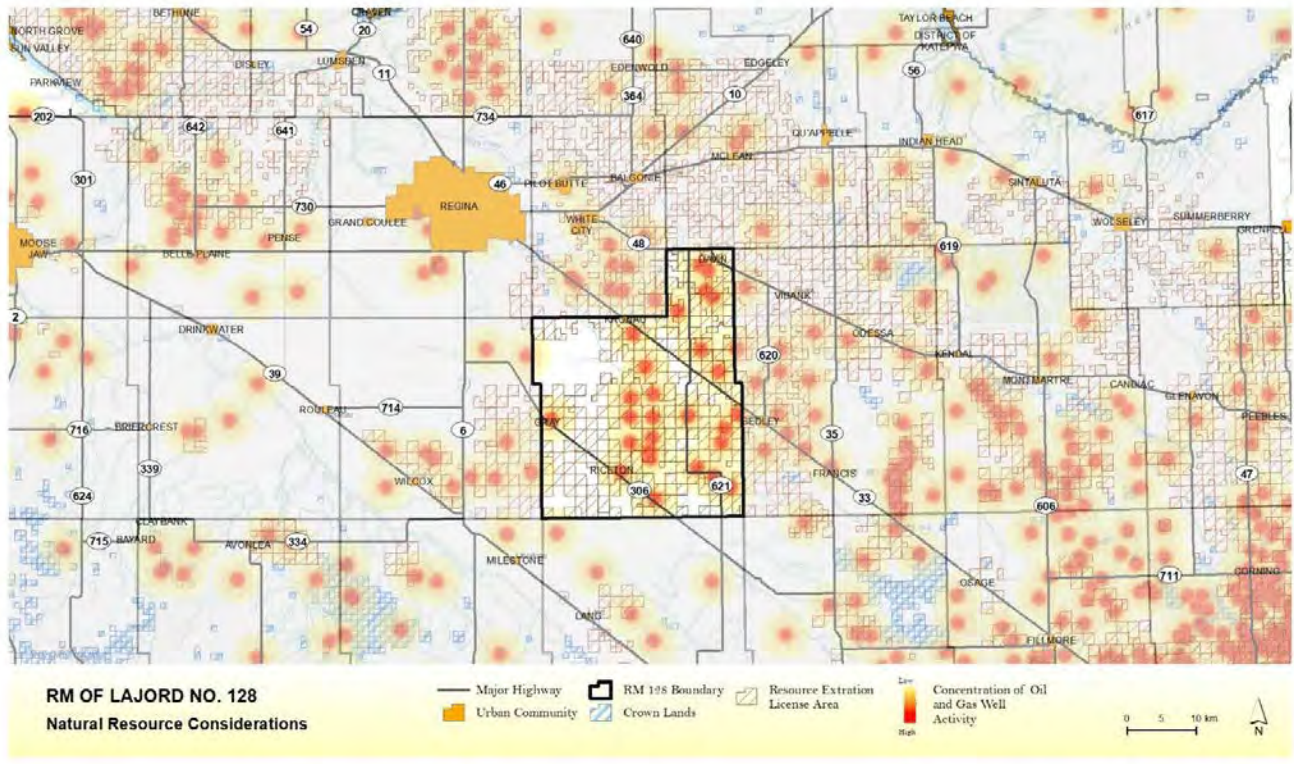
The RM aims to assist the province's interest in ensuring that Saskatchewan's culture and heritage resources are protected, conserved and responsibly used by:

1. Acknowledging the benefits of culture and heritage and committing the municipality to supporting the protection and conservation of local culture and heritage resources, and including policies in the Zoning Bylaw that promote the creation of an inventory of the municipality's culture and heritage resources, and the protection and conservation of culture and heritage resources, such as demolition control districts, architectural controls or direct control development agreements.

3.5 SAND, GRAVEL AND MINERAL RESOURCE EXPLORATION AND DEVELOPMENT

To assist in meeting the province’s interests in maintaining and encouraging the exploration and development of mineral resources, the RM is committed to:

1. Include sand, gravel and mineral resource exploration and development as a permitted land use within the municipality’s zoning bylaw by establishing a zone where these activities are encouraged, or by another method appropriate to the municipality;
2. Incorporate ancillary land uses that are necessary for extraction of the resource, such as stockpiling or transportation preparation, as permitted land uses;
3. Incorporate ancillary land uses that are not directly related to the extraction of the resource, such as refining or worker housing, as discretionary uses;
4. Minimize sand, gravel and mineral resource development impacts to the municipality and surrounding land uses by outlining permit requirements in the Zoning Bylaw for sand, gravel, mineral resource development and ensuring that reclamation of sand, gravel and mineral resource extraction development is addressed during the development permit approval process;



5. Exploring and reviewing opportunities for partnerships with commercial and private contractors to meet longer term needs for sand, gravel and mineral resource exploration and extraction within the municipality;
6. Ensure petroleum, gas, and mineral development is undertaken in an environmentally sustainable manner and that the activity is complementary to other land uses in the Municipality. Proposals for these activities shall be referred to the appropriate government agencies for their review;
7. Protect existing and potential extraction operations including such minerals as potash and petroleum resource operations from incompatible and potentially incompatible development and activities that would restrict exploration, hinder their expansion, continued use, or which would be incompatible for reasons of public health, public safety, or environmental impact;
8. Refer any new development proposals to neighbouring landowners and other parties (e.g., Provincial or National Department or Agencies, or the Corridor Planning District Commission) for comment. Such parties may choose to comment at their discretion before a decision is made by the RM on the proposal;
9. Ensure that exploration, development, production and termination of all mineral resources is undertaken in a manner that is environmentally safe and compatible with adjoining lands. All plans for exploration, including seismic and development, must be presented by the proponent to the RM and may require a public open house meeting or similar forum in the project area. Proponents must be aware that the definition of “development” under *The Environmental Assessment Act* is not as all-encompassing as that under *The Planning and Development Act, 2007*, this OCP and the accompanying Zoning Bylaw.

10. Guarantee that all exploration and development proposals in environmentally sensitive areas of the municipality are subject to prior review through the review process of Saskatchewan Ministry of the Environment. Any proposal which satisfies any of the criteria of a development as defined under *The Environmental Assessment Act* will be required to obtain Ministerial Approval to proceed. Consideration shall be given to the ability of natural landscapes to sustainably support reclamation efforts.
11. Guarantee that development activities minimize habitat loss and avoid areas of key wildlife habitat for priority species during high-sensitivity periods (i.e., raptor nesting sites, burrowing owl burrows, piping plover nesting areas, critical winter habitat for ungulates, and sharp-tailed grouse dancing grounds).
12. Collaborate with the respective authorities to ensure that new pipelines preferred routes cause the least environmental impact. Access and pipeline rights-of-way should follow the existing trail network whenever possible and should use a common right-of-way. New rights-of-ways should be used only where existing routes are not available and where the use of existing trails would increase overall environmental impact. 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.
13. Work together with petroleum and gas developers and other land users in the preparation of fire prevention and control plans.
14. Ensure that provisions for servicing and 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.
15. Acknowledging that the National Energy Board (NEB) and the Saskatchewan Ministry of Environment regulate pipeline development and are the final approval authorities. The RM will ensure that any municipal development standards are consistent with Federal and Provincial requirements. Where Saskatchewan Environment determines that an Environmental Protection Plan is required, the RM will await its preparation and approval prior to providing its recommendations or approvals for any proposed development.

16. Ensure that development near pipelines follow the requirements as per the NEB. All development or activity that causes a ground disturbance within the prescribed area is prohibited unless authorized by the respective agency. The prescribed area extends 30 metres (98.4 ft) perpendicularly in both directions from the centreline of a pipe. The intent of the prescribed area is to ensure:

- the protection of pipelines from damage that may result from activities causing ground disturbance; and
- the safety of all persons living or working near the pipeline.

This figure provides a graphical depiction of the prescribed area. The depiction of the ROW in this figure is an example; ROWs may vary in size and may be larger than the prescribed area.²

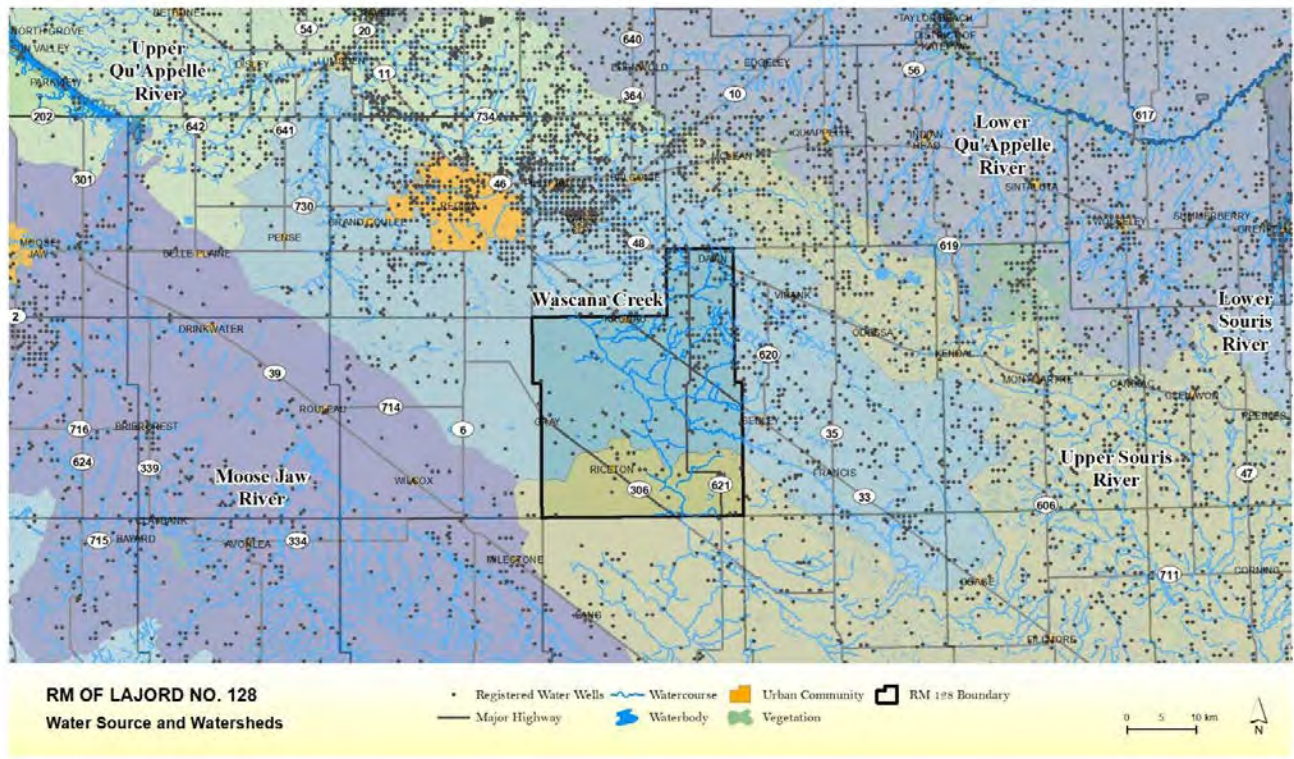


² National Energy Board Pipeline Damage Prevention Regulations – Authorizations. <https://www.neb-one.gc.ca/index-eng.html>

3.6 SOURCE WATER AND PROTECTION

To assist in meeting the province’s interests in source water protection, the RM is committed to the preservation, protection and enhancement of those potentially sensitive areas by:

1. Ensuring that water quality for human consumptive or hygienic use is not compromised by new development and considering the effects of development on water quantity;
2. Confirming, before any development approvals, that there is an established or proven supply of water capable of servicing the needs of a proposed development;
3. Encouraging cooperation with the surrounding municipalities and taking an active role to ensure the preservation, protection and enhancement of water supply areas.
4. Ensuring appropriate mitigation measures as conditions of approval for new development that has the potential to contaminate water resources, major wetlands, infiltration areas, sizable water bodies and watercourses.
5. Ensuring that all new development will have adequate setback distances from all watercourses, streams, and wetlands in order to prevent erosion, sedimentation, loss of wetlands, runoff and vegetation removal and the potential for water source contamination.



3.7 HAZARD LANDS

To assist in meeting the province's public safety interest and to meet our goals and the vision of the community, the RM identifies hazard lands as the following:

1. Directing development away from areas of natural hazard and human-induced hazard where there is potential risk to public health or safety.
2. Classifying hazard lands as:
 - Lands subject to flooding including all lands which would be flooded by the 1:500-year flood event or in any flood prone area;
 - Lands subject to slope instability, subsidence, erosion and slumping;
 - Lands in areas prone to drainage issues; and
 - Areas vulnerable to human-induced hazards, such as train derailments, high pressure pipelines and any other potential applicable hazard uses.
3. Ensuring that no development is permitted in the floodway of the 1:500-year flood elevation of any watercourse or water body. Development may be permitted within the flood fringe of a watercourse or water body provided the flood proofing of new buildings and additions to buildings to an elevation of 0.5 metres (1.6 ft) above the 1:500-year flood elevation. Where necessary, developers will be required to provide professional, certified environmental, geotechnical, hydrological reports to address development hazards;
4. Requiring 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 the respective recommended preventive mitigation and/or remedial measures which eliminate the risk or reduce the risk to an acceptable level;
5. Guaranteeing that for those circumstances where it may not be practical or desirable for economic or social reasons to restrict certain development in hazard areas, development shall be carefully controlled and planned to ensure that it is compatible with the risks or that the hazard has been eliminated or protected against. In these instances, the following criteria shall be applied:
 - Proposed developments shall not obstruct, increase or otherwise adversely alter water and flood flows and velocities unless it is approved and reviewed by the appropriate authority;
 - There shall be no added risk to life, health or personal safety;
 - Structures and services must be protected against flood damage and shall be fully functional during hazard conditions;
 - Activities which alter existing slopes

and accelerate or promote erosion or bank instability shall ensure appropriate mitigation measures are taken to minimize the potential of such erosion or bank instability; and

- Existing tree and vegetation cover shall be preserved where appropriate to reduce erosion and maintain bank stability.
6. Requiring adequate surface water drainage throughout the municipality and on new development sites to avoid flooding, erosion and pollution. Consideration shall be given to the ecological, wildlife habitat and drainage effects of development, including

the upstream and downstream implications. Where an area has been previously or exhibits potential for poor drainage or water pooling due to snowmelt or prolonged rainfall events, all proposed building sites shall be located outside of those 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. Unauthorized drainage of surface water runoff from any land throughout the Municipality shall be prohibited. Water courses shall not be filled or altered without the prior approval of the Saskatchewan Water Security Agency, and the Municipality.



3.8 ECONOMIC DEVELOPMENT

As a plan to guide the long-term physical growth of the municipality, this OCP will help create economic opportunity in the way that it directs growth, guides land use activity and the construction of new buildings. It can also improve the municipality's economic health by supporting improvements to the foundation of economic competitiveness.

The designation of suitable growth areas creates opportunities for development to accommodate diverse business ventures, along the main highways and service roads and near strategically located hubs.

This OCP sets out flexible and adaptive policies to meet the changing economic conditions of the future and to enhance an already vibrant community. This OCP has policies and an implementation framework to improve the overall quality of life and encourage a broad base for economic growth.

To assist in meeting the province's economic interest and to meet our goals and the vision of the community, the RM identifies the following key objectives and policies:

1. Promote a strong region to secure investment, growth and prosperity by building on opportunities, services and assets of the municipality and neighbouring areas;
2. Attract, encourage and ensure quality development and design;
3. Permit a wide range of business activity in appropriate locations across the municipality;
4. The RM is committed to guide development where it will be most suitable, with clear and easily understood bylaws and regulations;
5. The RM is committed to protect and enhance transportation networks and utilities (water, sanitary, storm, and other public and private utilities) for the efficient movement of people and materials, as well as the transmission of energy, and communications;
6. Encourage a greater range of residential opportunities, commercial, entertainment, government and administrative uses;
7. A strong and diverse retail sector shall be promoted by permitting a broad range of shopping opportunities for residents and employees in a variety of settings; and by supporting specialty retailing opportunities that attract tourists and residents of the surrounding communities or region; and
8. The RM is committed to working with regional partners to attract and retain agricultural related industries and retail operations, wind and solar farming and other similar industrial development.

3.9 PUBLIC SAFETY AND COMMUNITY WELLBEING

The RM is committed to adopt a new working relationship with the surrounding municipalities with respect to the development and delivery of Emergency Services.

1. Providing fire and emergency management services to meet the RM's needs;
2. Ensuring that public safety and health requirements guide all development at all times. The RM shall ensure that emergency and responsive plans are current and provide an appropriate level of response in the event of a general emergency incident; and
3. Continue to work with existing emergency planning and response agencies in the area. 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.





LAND USE AND DESIGNATIONS

4.0 AGRICULTURAL USE AND AGRICULTURAL BUSINESSES

The objective of the RM is to protect and enhance the RM's agricultural base and support the rural economy within the RM.

For agricultural lands, development decisions will be made that consider:

- land resource quality and environmental conditions,
- compatibility of adjacent land uses,
- relationships with other landowners,
- maintaining the integrity of current infrastructure, and
- efficiency of infrastructure development.

Agriculture is an integral part of the RM's historic and future economic and community life. The majority of the land in the RM is suited to dry-land crop farming.

There is one Hutterite Colony within the Municipality, The Hutterian Brethren Chapter of Lajord, is located about 13 kilometers north of Lajord. The colony is a very large agricultural producer and includes production of dairy, poultry, and vegetable gardens. Enhancement and development of agricultural activities and resources is a principal priority of the Municipality.

Most farmland in the RM remains unsubdivided and whole with the exception of lands required for road widening. Council will recognize the potential subdivision of agricultural lands for other uses such as country residential, however its primary goal is to preserve farmland for agricultural production.



Subdivision of agricultural lands may be necessary or desirable in order to recognize farmsteads, physical barriers, such as ravines, canals and highways, to provide for boundary adjustments between farms, and to provide sites for intensive agricultural operations. The RM will facilitate planned development that provides for cost efficient access, services, and infrastructure.

4.1 GENERAL AGRICULTURAL OBJECTIVES

1. The preservation of agricultural lands from fragmentation is a high priority for the RM.
2. To develop policies, bylaws, and programs recognize that agriculture shall have precedence over other land uses.
3. To protect agricultural land from negative impacts of incompatible land use and development.
4. The conversion of highly productive farmland to non-agricultural uses will be minimized in support of agricultural production in the RM.
5. To provide for intensive forms of agriculture including Intensive Livestock Operations (ILOs), exotic animal operations and commercial green houses, and to allow for differing forms of land division patterns that intensive agriculture may create.
6. To support agribusiness, including processing, energy production, agro-forestry, agricultural by-product management, and agro-tourism, while ensuring they are sited appropriately to minimize land use conflict with other existing and reasonable future uses.

4.2 POLICIES FOR GENERAL AGRICULTURAL DEVELOPMENT

The primary agricultural uses include grain farming, mixed grain/livestock operations, farmsteads, intensive livestock, intensive agricultural uses, farm based agricultural commercial developments, and home-based businesses.

1. The development and operation of farms on a quarter section or more for field crop, pasture and non-intensive livestock operations will be regulated in accordance with this OCP and the respective Zoning Bylaw. Non-residential accessory buildings and structures for agricultural purposes on such properties will not require municipal permits.
2. The subdivision of quarter sections into parcels smaller than a quarter section will not be encouraged, except in special circumstances.
3. Council will consider intensive livestock operations as permitted uses in the Intensive Agricultural District in accordance with the criteria specific to such uses.
4. Council acknowledges the use of conservation easements as an environmental stewardship mechanism for transferred Crown Lands.
5. Council will encourage agricultural development to abide by best management practices regarding source water protection and will consider this when evaluating an application for a development permit.



4.3 POLICIES FOR INTENSIVE LIVESTOCK OPERATION DEVELOPMENT

1. The RM will consider the development, expansion and diversification of intensive livestock operations (ILOs) within the Municipality that meet setbacks and other requirements contained within Section 5.4 and 5.5 of the OCP.
2. In order to manage the compatibility of ILOs with surrounding land uses, Council will apply the criteria, and review procedures established within the Zoning Bylaw.
3. Applicants will be required to demonstrate rightful access to a proven water supply that sufficiently meets the needs of the proposed operation and to show that the water supply for neighbouring developments will not be adversely affected by the proposed operation.
4. With the assistance of the RM, applicants will be required to work with approving agencies to ensure that ILOs receive required provincial approval, for their manure storage plan, manure management plan and dead animal management plan.
5. When making discretionary use decisions the RM may consider, in addition to separation criteria, areas of potential residential and recreational development, proposed development areas of an urban Municipality, access to roads of sufficient standards to serve the proposal, and the need for source water protection in the area.
6. ILOs will be a permitted use in the Intensive Agricultural District, providing that they meet the specific criteria of the Zoning Bylaw as regulations.
7. ILO facilities and manure storage locations shall avoid lands that are located within the 1:500 flood elevation.
8. Standards or conditions that are consistent with Section 5.4.5 may be applied to the approval of an application for a discretionary or permitted use respecting location on the site of specific ILO facilities resulting from the separation distances to specific neighbouring uses and facilities to address compatibility issues.
9. In areas designated for ILO development, applications for country residential development, or other land uses that could adversely affect the sustainability of the ILO will not be considered within ILO separation distances, other than the severance of an existing farmstead.



4.4 POLICIES FOR INTENSIVE AGRICULTURE OPERATION DEVELOPMENT

1. As a basis for approval, proponents of intensive agricultural operations, such as nurseries and market gardens will be required to submit a site plan of the proposed operation.
2. Applicants will be required to demonstrate rightful access to a proven water supply that sufficiently meets the needs of the proposed operation and to show that the water supply for neighbouring developments will not be adversely affected by the proposed operation.
3. When reviewing a discretionary use application, the location of future residential and recreational development, the potential for land use conflict with respect to residential or recreational development, proposed growth corridors of an urban Municipality, access to developed roads, and the need for source water protection in the vicinity of the proposal will be considered.



5.0 BUSINESS AND COMMERCIAL DEVELOPMENT

Development and diversification of business is important to the economy of the RM. Opportunities for the growth of a variety of commercial and industrial land uses should be provided. New commercial and industrial development should complement the existing land use pattern and transportation corridors and support a small-town country way of life.

Commercial, industrial, and service opportunities will be encouraged to locate within the Municipality.

The RM will also participate in discussions with other Municipalities in the region in order to encourage commercial and industrial development of regional benefit.

It is recognized that some farm operators diversify their income with onsite value-added processing, home occupations, and farm-based businesses. The development of vacation farms, bed and breakfast homes, and other forms of tourist service, where appropriate services and infrastructure exist will be encouraged and supported.

The resource industry such as: energy transmission pipelines and potash resource extraction is of significant importance to the RM. The development of such industries will be encouraged in the RM.

Where the resource industry can choose multiple locations, businesses will be encouraged to cluster at appropriate locations, typically adjacent to provincial highways.



5.1 BUSINESS DEVELOPMENT OBJECTIVES

1. To support agriculturally related business development secondary to farmstead operations.
2. To support business development opportunities with an emphasis on:
 - a. rural agricultural product processing
 - b. rural agribusiness expansion
 - c. tourism related activities
 - d. natural resource extraction activities
3. To allow for a broad range of home-based businesses.
4. To encourage business to locate within areas that provide adequate separation from incompatible land uses, mitigate hazardous or nuisance activities, and prevent or minimize impacts to the environment and water resources.
5. To encourage business development to locate in areas that maximize the use of existing infrastructure and reduces the need for road development and servicing upgrades.

5.2 POLICIES FOR BUSINESS DEVELOPMENT

1. The Zoning Bylaw will provide for home-based businesses as secondary to a residential or farmstead use subject to the following criteria:
 - a. no home-based business shall change the essential agricultural or residential nature of the development of the property.
 - b. a home-based business shall be secondary to the residential use.
 - c. the home-based business should not cause any apparent variation from the agricultural character of the farmstead.
2. Home-based businesses may be converted to a principal use through the discretionary use process or through rezoning to a commercial district, provided that the site is appropriate for the business, the business use is compatible with existing surrounding land uses, and the roads providing access to the site are of an appropriate standard to support the business use.
3. The Zoning Bylaw will provide for businesses directly related to agricultural production within the Agricultural District, subject to the provisions of this bylaw and any other applicable policies of the municipality.
4. Business sites shall be located with the consideration of adjacent land uses and separated from residential development. Business sites shall only be allowed in locations where the roads are of appropriate standard to service the development.
5. Tourist developments, bed and breakfast operations or vacation farms will be considered at the discretion of council. A bed and breakfast will be required to meet the criteria for home-based business, and be compliant with provincial requirements for tourist accommodation, as well as have an adequate and safe water supply.
6. Whenever possible, businesses, which are not natural resource dependent or hazardous, are encouraged to locate within hamlets in the Municipality.
7. Proposed business parks should locate in proximity to primary or secondary highways.
8. Business parks should be located in such a manner as to minimize conflict between the range of uses planned for the business park and adjacent land uses.
9. The location of business parks and the design of the lots should provide each lot with a suitable building site and direct access to the municipal road network.
10. When considering proposals for business parks, the following shall be considered by the RM:
 - a. safe access and egress from highways or roads shall be provided and shall not interfere with the safety and function of the highway or roads;

- b.** demonstration of a confirmed water supply and waste disposal capacity adequate to meet provincial regulations;
 - c.** landscaping, berming, and separation distances from incompatible land uses shall be accounted for in order to minimize negative visual impacts and provide sufficient noise abatement.
 - d.** the development of servicing requirements (e.g., roads, domestic water supply, sewage and fire protection); and
 - e.** the sensitivity of the surrounding land uses to such proposal.
- 11.** Landowners may be required to prepare a concept plan in support of a complex business rezoning application.
- 12.** Sand and gravel operations shall generally be allowed where the resource is located in the RM subject to:
- a.** discretionary use approval by the RM;
 - b.** the submission of a plan that details:
 - i.** the staging of extraction;
 - ii.** sequential reclamation of each stage, including slope stabilization and re-vegetation of completed areas; and
 - iii.** the mitigation of any other foreseen environmental concerns.
 - c.** as a condition of approval of a sand and gravel operation, that the proponent enter an agreement with the RM providing for:
 - i.** heavy haul agreements,
 - ii.** truck weight recording, and
 - iii.** financial performance bonds or other security against failure to carry out the sequential reclamation.
 - d.** a revision of the plan or the addition of other operations such as rock crushing, concrete mixing, or asphalt preparation operations shall require a new discretionary use approval.
 - e.** the ability of the province to develop and maintain sand and gravel for the provincial highway system will be maintained.
- 13.** Any industrial or commercial principal use provided for in the Bylaw, that is not specifically related to agriculture or oil and gas exploration, will either be a discretionary use in the agricultural district, or may be provided for through rezoning to an appropriate commercial or industrial district. Where such uses may be visually disruptive, screening or special locations on the site may be required as a condition of approval.
- 14.** A railway and associated uses accessory to a railway operation, a petroleum or water pipeline, and associated pumping or compressor stations, a power transmission line, or other utility transmission line will be considered transportation facilities and permitted. Such uses shall avoid conflict with farmsteads and residential developments.

6.0 COUNTRY RESIDENTIAL DEVELOPMENT

The RM is a very desirable place to live, providing low-density housing options. Social changes, the growth in the economy, and the population of the Municipality has increased demand for country residential living and this trend is expected to continue.

Overall, country residential land use should contribute to an orderly settlement pattern, be compatible with the natural environment and provide a variety of options to accommodate a range of lifestyle opportunities for municipal residents. Development that is complementary to the rural character of the RM and does not severely impact agricultural operations or create a land use conflict will be encouraged.

Opportunities for additional residential development may be present on marginalized agricultural land with varied topography, trees, ravines, and surface water. Assuming there is no hazard, the value of these lands may be higher for country residential development than for agricultural uses.

The need for country residential development can be met by allowing up to three residential or commercial parcels in a quarter section, for example, a maximum of two country residential sites and a farmstead. In addition, some hamlets are also experiencing growth pressures as they offer a unique blend of a rural community lifestyle in a country setting.

Some of these hamlets contain buildings that may be considered for a variety of uses, including residential, commercial or industrial. The Municipality must therefore continue to effectively manage the location

and form of residential growth to ensure servicing and land use efficiencies.

To encourage more residential development within the municipality and to assist the province's interest in citizens having access to a range of housing options to meet their needs and promote independence, security, health and dignity for individuals, and enhancing the economic and social well-being of communities, the municipality wishes to encourage clustered, multi-parcel residential development to achieve a more efficient and higher density of residential growth.



The developer may be asked to prepare a concept plan in order to achieve economical and orderly settlement patterns that integrate quality subdivision design principles. This will encourage the development of more sustainable communities, diverse land use patterns, effective and economical infrastructure and utility systems, and take best advantage of on-site development opportunities.

Overall, the RM adopts the concept where the cost of development or new growth is borne by developers. Appropriate servicing agreement or development levies as permitted by The *Planning and Development Act, 2007*, will be required from developers to pay the capital costs resulting from their projects.

6.1 GENERAL COUNTRY RESIDENTIAL OBJECTIVES

1. To provide for residential development associated with agricultural land use in areas of the Municipality devoted primarily to agriculture.
2. To encourage development of residential land uses on land that is not well suited for agricultural use.
3. To maximize servicing efficiency through encouragement of clustering and intensification of country residential development and to direct high density and large-scale country residential development to areas next to existing infrastructure.
4. To minimize land use conflicts with existing agricultural use.

5. To ensure that new residential development is consistent with the Municipality's long-term road and servicing goals and plans.
6. To encourage innovation in residential development that contributes to overall sustainability and energy efficiency.

6.2 GENERAL COUNTRY RESIDENTIAL POLICIES

The policies for residential development apply to any development where a residence is the principal use, including farmsteads that have ceased to serve as a base for an agricultural operation.

1. Farmsteads and other residential developments, which are ancillary to an operating agricultural use, will be permitted uses on a quarter section.
2. There shall be a maximum of three sites within any quarter section, as registered on a township plan that may contain a farmstead, residence, or an accessory residential use within an agricultural district.
3. A 4 hectare (9.8 ac) minimum parcel size is preferred. A minimum size of 2 hectares (4.9 ac) may be allowed only when utilizing specialized water treatment and sewage systems.
4. Where a part of a quarter is physically separated from the rest of the quarter by a railway, a registered road plan containing a highway or developed road, a river, lake or significant stream, the parcel may be subdivided from the quarter section. A farmstead or

residential site, in addition to the sites provided for under clause 3 above, may be approved under this Section as a discretionary approval. Such approval shall be subject to any legal and physical access requirements.

5. New country residential development shall respect separation distances between country residential development and intensive livestock operations, anhydrous ammonia facilities, waste disposal facilities, rendering facilities, or other discretionary use development having setback requirements.

6.3 POLICIES FOR COUNTRY RESIDENTIAL DEVELOPMENT

1. Development of a single-lot country residential parcel may be considered where the following conditions are met:
 - a. the site takes direct access from a highway, a primary grid, or another all-weather road;
 - b. the site contains an existing functional dwelling that is not used as a farmstead farm operation or is in an area designated for future country residential development pursuant to this Plan;
 - c. the development complies with the provisions of Section 10 (Municipal Services and Facilities) of this Plan; and
 - d. the proponent signs a servicing agreement to provide all required services, if any, at the cost and

responsibility of the proponent, or as negotiated with the RM pursuant to Section 172 of the PDA.

2. The subdivision and development of more than three sites containing residential uses in a quarter section by the process of rezoning part of the land to a Country Residential District may be considered.
3. At Council's discretion, a landowner may be required to prepare a concept plan in support of a multi-parcel residential zoning application.
4. Multi-parcel residential development will only be considered subject to the following criteria:
 - a. each parcel will gain access from a developed highway, primary grid, or other all-weather road.
 - b. the provision of a potable water supply and sewage disposal system necessary to support the proposed country residential development and the management of storm water proposed;
 - c. the impact the proposed country residential development will have on adjacent lands, the natural environment, the local road system, biophysical and heritage resources and its compatibility with the surrounding area and the rural character of the Municipality;
 - d. the development complies with the provision of Section 10 (Municipal Services and Facilities) of this Plan;

- e. where possible, multi-parcel country residential subdivision sites shall access internal roads constructed as part of the development. Direct access from individual sites onto primary or grid roads should be minimized; and
 - f. the proponent signs a servicing agreement to provide for the capital cost of all required services and the capital costs of required expansion of off-site services at the cost and responsibility of the proponent. The cost of both direct and indirect services shall be considered.
5. Where this Plan contemplates future country residential development, that land may be for residential uses at the Municipality's discretion.
 6. Where this Plan does not contemplate future country residential development, Council may require that a report prepared by a professional planner is submitted in support of the application for country residential development prior to rezoning the property.
 7. If more than 16 residential sites are proposed in a country residential development, Council may require the project to be developed in phases to ensure that the proposal is not premature and may limit the area to be rezoned. Council may use a Holding Zone for staged development, and in doing so, may set criteria for entering the next phases of development based on completion of specific capital works or servicing requirements related to the development.
 8. Developments at country residential densities will not be considered for organized hamlet status.
 9. Minimum separation distances within the Zoning Bylaw are to be reciprocated by new residential developments. Council may refuse or delay consideration of a rezoning or discretionary use approval for a residential development where, in its opinion, the future expansion of a use listed within clause 7.2.5 may require greater separations than presently exist, or where Council is considering another proposal requiring such separation.



7.0 HAMLET DEVELOPMENT

The RM of Lajord has 5 hamlets. Hamlets within the RM provide the unique opportunity for urban style residential, commercial, or business development within a rural context. Hamlets have historically functioned as service centres and provided a community focus for rural residents. Hamlets are an important part of the municipality as they exemplify the country small town life the municipality desires. Further development of these service nodes allows for the diversification of employment, recreation and housing forms.

The RM will prioritize investment growth in hamlets. In particular the hamlet of Kronau has received two new residential subdivisions in recent years, as it is situated near a highway corridor and has availability of infrastructure, services and amenities.

The small hamlets of Gray, Riceton, Lajord and Davin are hamlets that are largely residential with limited services. The RM will continue to support services within these hamlets, with future residential development or growth to be within the boundaries of or directly adjacent to these communities.

7.1 HAMLET DEVELOPMENT OBJECTIVES

1. To provide for existing service centre hamlets and encourage their governance through an organized hamlet structure.
2. To provide for the expansion of organized hamlets where utility capacity exists or will be enhanced.
3. To encourage residential development that promotes energy efficiency, sustainability, diverse land use, and is appropriately located to ensure effective and economical infrastructure.



4. To provide for home-based business in service centre hamlets as an expansion of local business services.
5. To identify, preserve and manage designated Municipal Heritage Properties, and to provide for their development as local tourism attractions or their adaptive reuse within residential, commercial, or industrial uses.
6. To maintain the rural character of the hamlets with respect to natural landscapes.
7. To ensure that appropriate amounts of dedicated land are received to meet the future recreational needs of the Hamlet.

7.2 POLICIES FOR HAMLET DEVELOPMENT

1. The existing Hamlets of Kronau, Gray, Riceton, Davin, and Lajord will be zoned to a Hamlet District. Residential development should be compatible with adjacent land uses.
2. Hamlet land use districts shall only be applied within an identified Hamlet boundary.
3. Hamlet expansions should not be greater than that required to accommodate a proposed subdivision or development.
4. Council may require a landowner to prepare a concept plan in support of a rezoning or subdivision application within or adjacent to a hamlet.
5. Council will support the adaptive re-use and restoration of Municipal Heritage Properties, and to provide for their development as local tourism attractions or their redevelopment as commercial venues.



6. Where a proponent can provide for appropriate sewer servicing and a suitable water supply to the proposed development, expansion of an existing hamlet district will be considered by Council. Council may consider expanding the boundaries of the Hamlet through orderly and contiguous phasing of subdivision and zoning.
7. The Hamlet District will provide for home based commercial and industrial development in areas that will not conflict with residential uses subject to criteria and special standards designed to ensure that the business is compatible with residential use.
8. The creation of new hamlets will be avoided. Council may consider creation of special purpose hamlets such a golf course development with related residential subdivisions, subject to a detailed concept plan, the provision of water and sewer services and servicing agreements.
9. Council will encourage the cancellation of undeveloped streets and the consolidation of the existing vacant parcels, previously associated with agricultural activities. The land will be considered for rezoning to an appropriate zoning district.
10. Council will encourage the location of indoor and outdoor recreational facilities within the Hamlet District.



8.0 COMMUNITY SERVICES

8.1 TRANSPORTATION

A primary interest of the Municipality is to ensure the proper provision and maintenance of roads and infrastructure to encourage growth and diversity, and to provide suitable access for agricultural operations and country residential development.

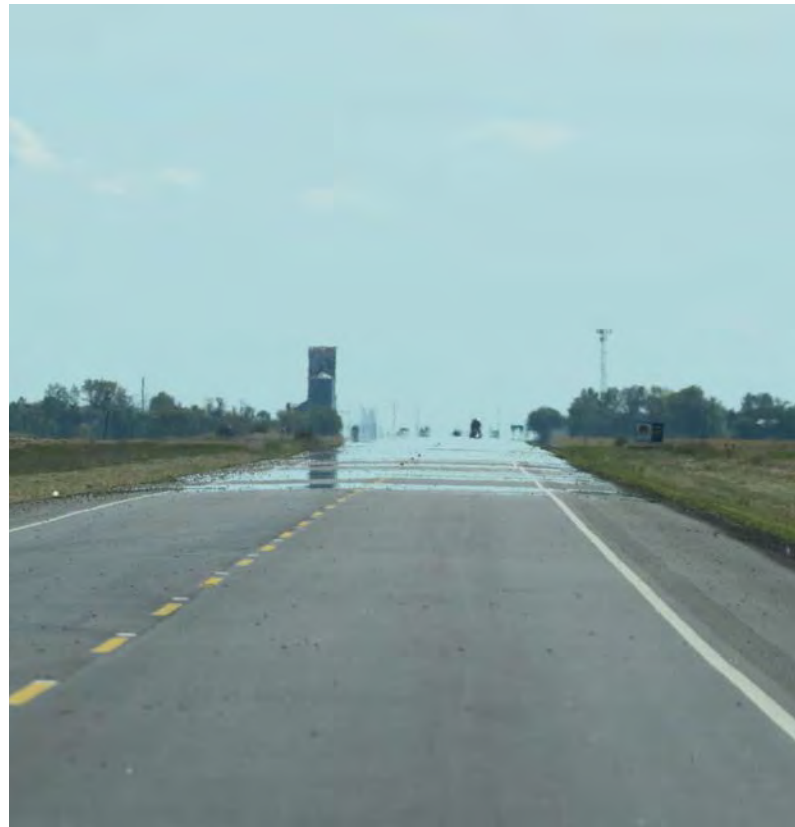
Encouraging development where roads and services exist will reduce additional demands on the municipal road network, thereby reducing construction and maintenance costs to the ratepayers.

Development of new all-weather road systems to serve new residential developments or business developments will be paid for through service agreement fees and maintained through new tax revenues derived from those developments.

8.2 UTILITIES

The RM has a strong interest in the development and maintenance of utilities to service existing community needs and to provide opportunities for growth and development. Inter-municipal discussions on how to develop and maintain new utility infrastructure are strongly supported. The municipality may consider sharing in the costs of a service where the proposed service is of wider benefit to the Municipality.

The public utility companies (SaskPower, SaskEnergy and SaskTel) along with a few alternate service providers serve



the Municipality on a competitive or cost recovery basis. Electrical and telephone services are available throughout the Municipality.

Water supply is generally not available from ground water in most areas of the municipality, except in Townships 15-16, and 16-16. An existing water supply pipeline operated by SEL 33 Public Utility Board has limited capacity for additional connections. Development with on-site water supply systems may be allowed provide a clear, suitable, and sustainable water source is available.

8.3 COMMUNITY FACILITIES AND SERVICES

Council is committed to ensuring that the community is adequately protected and responsive in the event of an emergency. Protective services include fire, police, ambulance, and other emergency measures.

Fire protection is provided by volunteer firefighters under the direction of a Fire Chief and the Municipality cooperates with neighbouring municipalities to provide fire protection for the region. Ambulance services provided to the community and surrounding region are under the management of the Regina Qu'Appelle Health Region.

The Hamlets of Davin, Gray, Kronau, and Riceton provide a variety of recreational and community services. Within the Hamlet of Kronau there is a curling rink, community hall, museum, and heritage buildings.

In the Hamlet of Gray there is a skating/hockey rink with other recreational opportunities as well as a senior citizen's activity centre. In addition, there is a community hall and a former school building which also hosts a fitness centre.

The Hamlet of Riceton has a recreation/social hall and all four of the hamlets have a children's playground. The municipality supports the development and maintenance of these community facilities with dedicated land funds and encourages the upgrading of recreation facilities to support recreation needs within the municipality.

8.4 MUNICIPAL SERVICES AND FACILITIES OBJECTIVES

1. To develop a road system that:
 - a. provides appropriate access to the agricultural land in the Municipality.
 - b. provides for necessary and efficient links to agricultural, industrial and commercial business locations within the RM and adjacent municipal jurisdictions.
 - c. identifies areas that are suitable and cost effective for commercial or intensive residential developments, and criteria for upgrading requirements for road access.
 - d. addresses the needs of the Municipality within the region as a whole.
 - e. provides for the logical extension of the existing road network in support of new commercial or industrial development.
2. To ensure that all new residential development in the Municipality will have a safe and sustainable water supply.
3. To provide for sustainable, cost effective and efficient waste disposal, transportation, facilities, and utility services for the existing hamlets in the Municipality.
4. To consider waste disposal, utility services, and transportation facilities, in regard to future development.

5. To explore, in cooperation with other local governments, opportunities for the development of regional recreation and tourism sites that benefits the region.
6. To provide for the development and maintenance of facilities, protective services such as fire and ambulance and any other services required and desired by the community in coordination with the responsible authorities and other local governments.
7. To improve the capacity and efficiency of the RM in providing community services and facilities by entering into specific or general strategic relationships with neighbouring urban and rural municipalities and developers.
8. To work with the Prairie Valley, Southeast Cornerstone, and the Holy Family Division in regard to school bus services.

8.5 GENERAL POLICIES FOR MUNICIPAL SERVICES AND FACILITIES

1. Where a subdivision of land will require the installation or improvement of municipal services, such as roads, utilities, or water/sewage disposal facilities, the developer will be required to enter into a servicing agreement with the Municipality pursuant to the PDA to cover the costs of the installation or improvements. The Municipality may consider sharing in the costs of a service where the proposed service may be extended to and be provided to other areas of the Municipality.
2. Where no subdivision is involved and a development requires the installation or upgrading of roads, sewage, water or drainage works, Council may require the developer to enter into a servicing agreement pursuant to the RM's Bylaws.



8.6 POLICIES FOR ROAD SYSTEM

1. All residential, commercial, industrial, or intensive agricultural development shall require direct access to a developed road.
2. Where a proposed development requires the construction or upgrading of a road to provide suitable access, Council will enter into an agreement with the developer, pursuant to the PDA, to provide for the road at the developer's cost. Council may consider sharing in the cost of the road where it will be of wider benefit, in conjunction with an adopted road system plan.
3. Any development of a new road system shall consider the need for fire protection and emergency service access. Within forested areas with a risk of wildfire, Provincial Fire Smart principles shall be considered in the decision-making process.
4. Where pipelines, utility lines or other transportation facilities cross municipal roads, the Municipality may apply special standards for their construction that are necessary to protect the municipal interest.

8.7 POLICIES FOR UTILITIES

1. Solid or liquid waste disposal facilities shall be located in conformity with applicable minimum separation distances established within the Zoning Bylaw. The separation distance shall not apply to any facility located on-site that is used for domestic waste.
2. Council will support the separation of hazardous and recyclable waste from the solid waste stream to the extent that such actions are provided for by the regional waste facility.
3. The development of new or the expansion of existing municipal liquid or solid waste facilities will be permitted within the Zoning Bylaw, once the required provincial environmental impact assessment, public consultation, and necessary mitigation measures have been completed.
4. Development, or rezoning to provide for development, may not proceed until such time as adequate solid and liquid waste disposal for the development is available.
5. Development shall proceed only when an adequate and sustainable water supply has been demonstrated for the proposed development. Water hauling for a multi parcel residential development is not considered an adequate or sustainable supply.
6. When utilizing a municipal utility or service provided by another Municipality, and off-site servicing fee or a development levy will be put towards the costs of construction or expansion of that facility.

8.8 POLICIES FOR COMMUNITY AND RECREATIONAL LAND AND FACILITIES

1. Council will enter into discussions with each of the surrounding municipalities within the region with a view to establishing collaborative opportunities for the provision of community recreational services and facilities.
2. Where dedication of Municipal Reserve (MR) land is required for subdivision, Council should consider accepting land that provides recreational development opportunities.
3. Where land should be protected due to environmental sensitivity, Council should consider requesting dedication of those lands as Environmental Reserve (ER).
4. Dedication of MR land will be preferred for high density residential areas. The strategic location of MR may be considered in forested areas to provide for and contribute to Fire Smart objectives. Deferral of dedication shall only be used during the development of a concept plan where MR is intended to be provided in a later stage of the development.
5. Payment of cash-in-lieu of land will be preferred for country residential and single parcel developments.
6. Council will use dedicated lands funds for Municipal Reserve development for community recreational services and facilities either within the Municipality or in urban areas where the Municipal Reserve will also serve the residents of the RM.

8.9 POLICIES FOR RAILWAY

1. The RM, 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 and reduce the potential for quality-of-life conflicts with railways. The primary situations include:
 - a. New land development or redevelopment in proximity to existing rail operations,
 - b. New or significantly expanded rail facilities in proximity to existing residential uses; and
 - c. Road/rail crossing issues.
2. The RM will support integrated transportation planning involving provincial, municipal, and multiple railways in order to balance rail capacity upgrades, minimize community impacts, support economic opportunities in the RM and ensure that economic benefits occur.
3. The RM 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 railway legislation and its regulatory and operating environment.

4. Consultation with the Railways shall be required when a potential development or redevelopment is proposed:
 - a. In proximity to railways, rail facilities or for proposals for rail-serviced industrial parks;
 - b. For road and utility Infrastructure works which may affect a railway or rail facility;
 - c. For transportation plans that incorporate freight transportation issues; and
 - d. For all new, expanded or modified railway or rail facilities.
5. 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. 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 reduction.
6. The RM, 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.
7. The RM 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 RM where facility expansions or changes may impact drainage patterns to adjacent uses.



8.10 OTHER POLICIES FOR ADDITIONAL INFRASTRUCTURE

1. Utility facilities and structures such as pump stations, treatment plants, other utility and buildings, (those associated with television, computer, telephone, and related communication services} are permitted within any future development plan. Additional controls may be imposed through zoning.
2. Transmission towers and cables may also be permitted within any of the zoning districts. Specific zoning can provide additional controls where required.
3. Essential activities of government and public and private utilities including alternate energy generating systems such as wind energy generating systems shall be accommodated in any land use designation subject to requirements in the Zoning Bylaw. Such uses shall be located and developed in a manner which is sensitive to and will minimize any incompatibility with neighbouring land uses.
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 Municipal Council and the community at large on matters such as route selection, setbacks and potential impact on local road networks.



9.0 FUTURE LAND USE

For those areas yet to be developed within the corporate boundaries of the municipality, Council has established a “Future Land Use Map” to guide land use and development and minimize land use conflicts.

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

9.1 OBJECTIVES

1. To manage and guide land use, development and subdivision within the municipality in order to minimize future land use conflicts.

9.2 POLICIES

1. Council will consider the following factors when reviewing applications to rezone, subdivide, and develop land for new proposed developments,
 - a. Conformity to the Official Community Plan,
 - b. Suitability of the site for the proposed development,
 - c. Compatibility of existing adjacent land use,
 - d. Provision of dedicated lands as may be required for subdivision,
 - e. The municipality’s financial capability to support the development,
 - f. The adequate provision and timing of municipal services and other utilities, and
 - g. The completion of a servicing agreement for onsite and offsite services.





IMPLEMENTATION

10.0 IMPLEMENTATION

This section outlines a variety of tools that the RM will use to accomplish the goals and objectives of this Official Community Plan, including some of the traditional tools that govern plans of subdivision, zoning, servicing, and development agreements, among others.

10.1 ZONING BYLAW

Pursuant to *The Planning and Development Act, 2007*, the Zoning Bylaw will be the principle tool to implement the policies and achieve the objectives of this Plan by prescribing the uses of land, buildings or other improvements that will be permitted in the different zoning districts established in the Municipality.

The Zoning Bylaw will control land use and the types of development and uses permitted in each zoning district. The associated supplementary requirements and development standards will be specified in the Zoning Bylaw respecting building setbacks, parking, loading, landscaping, signage, buffering, and all other relevant standards prescribed by the RM.

To ensure that these regulations work to help achieve the stated goals and objectives, the Zoning Bylaw will be consistent with the policies and the intent of this Official Community Plan. In considering a bylaw or an amendment, the Municipality should refer to the policies contained in this Plan to ensure that the development objectives of the Municipality are met.

Council will consider the following factors when dealing with applications that require an amendment to the Zoning Bylaw in order to rezone, subdivide, and develop land:

1. Conformity to this Official Community Plan;
2. Suitability of the site for the proposed development;
3. Compatibility of existing adjacent land use;
4. Provision of dedicated lands as may be required for subdivision;
5. Overall need for the proposed land use and consideration of available land within the area of the proposed development;
6. The RM's financial capability to support the development;
7. The adequate provision and timing of development of municipal services and infrastructure; and
8. The completion of a servicing agreement for onsite and offsite services.

10.2 EXISTING AND NON-CONFORMING USES

Where land use is designated in the Plan which differs from its 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 Zoning Bylaw.

10.3 SUBDIVISION PROCESS

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

1. Will provide comments on all subdivision applications within the RM.
2. 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 RM can establish the minimum area, width, or depth of lots, and other spatial and land use standards. Zoning is intended to implement the RM's development policies, and to ensure that subdivisions contribute to achieve the long-term goals of the RM.

In order for the subdivision to be completed in a timely manner, it is advisable to consult with the RM before submitting a subdivision proposal to Community Planning.

10.4 SERVICING AGREEMENTS AND DEVELOPMENT LEVIES

10.4.1 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 PDA, at the time of subdivision approval to ensure that new subdivisions are developed to the standards of the RM 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, in accordance with the principle of growth pays for growth. A servicing agreement will be required by all subdivision proponents. The requirements, conditions and fees may vary depending upon service needs.



10.4.2 Development Levies

Council may provide for a Development Levy Bylaw as specified in section 169 of the PDA. Where a development is proposed that is of a greater density and requires the capital upgrading of services beyond those originally provided 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 should undertake studies necessary to define the benefiting areas and the costs associated with the 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.

10.5 CONTRACT ZONING AND DIRECT CONTROL DISTRICTS

10.5.1 Contract Zoning

For purposes of accommodating a rezoning for unique development situations, Council may consider entering into rezoning agreements, pursuant to contract zoning provisions of the PDA, for site specific development based on the following guidelines:

1. 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;
2. 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;
3. 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; and
4. The use of these zoning tools does not undermine the intent of this OCP or any affected legislation such as *The Condominium Act* or *Environmental and Health regulations*.



10.5.2 Direct Control Districts

In accordance with PDA, where it is considered desirable to exercise particular control over the use and development of land and buildings within a specific area, Council may, in the Official Community Plan and Zoning Bylaw, designate an area as a Direct Control District (DCDs).

Direct Control Districts are intended to provide for developments that, due to their unique characteristics, innovative approaches or unusual site constraints, require a more flexible approach to land use regulation than is available under traditional zoning. DCSs are intended but not limited to small or irregularly shaped lots, lots restricted by physical barriers or existing and proposed commercial or industrial areas where comprehensive redevelopment schemes are required in order to ensure proper and desirable development. The criteria utilized in the evaluation of development in DCDs shall include, but not be limited to the following:

1. The development shall provide for a reasonably compatible interface with adjacent land uses and development;
2. The development shall be designed in a manner which will address applicable environmental concerns (i.e., noise, pollution);
3. The development shall meet the goals and objectives of the relevant section(s) of this Plan; and
4. The development shall provide for adequate consideration to parking and loading facilities, as well as special considerations for site layout and landscaping.

10.6 NEIGHBOURHOOD AND/OR CONCEPT PLANS

The RM will require either through development proponents or through its own resources the preparation of neighbourhood plans, in advance of significant new development.

Neighbourhood plans are intended to provide for more detailed planning and provide and assist with development of neighbourhoods with a variety of land uses, and to be designed to create a series of attractive, walkable, and livable neighbourhoods. Neighbourhood plans are to be consistent with the policies and provisions of this Official Community Plan and produced by a certified professional.

Such neighbourhood must indicate the following, as applicable;

1. Environmentally sensitive areas;
2. Local and major roads;
3. Approximate lot location and dimensions/parceling patterns;
4. Housing mix and densities;
5. Commercial land allocations;
6. Public use sites including parks and schools;
7. Trail linkages and transportation networks;
8. Servicing strategies and general location of services; and
9. Development phasing, where applicable.

10.7 SECTOR PLANS

Sector plans are a high-level development framework for areas of the municipality that require additional planning such as employment nodes, community and recreational facilities, commercial nodes, and other major land uses.

Sector plans will guide the preparation of concept plans as well as subdivision applications. The key focus of the sector plan is to provide an overall layout for the area under consideration and may include the following additional items:

1. Required on-site and off-site infrastructure;
2. Density of development;
3. Phasing of development;
4. Transportation design;
5. Institutional or recreational facilities;
6. Plans for open spaces, buffer areas; and
7. Other items considered necessary for the development.

10.8 CONCEPT PLANS

Specific areas of the municipality may require a concept plan to provide more detailed planning and development of the area. These plans will be approved and adopted in accordance with section 44 of *The Planning and Development Act, 2007*.

Concept plans will:

1. Describe the land use proposed for the area under consideration;
2. The density of development proposed for the area;
3. The general location of services proposed for the area;
4. The phasing of development for the area; and
5. Concept plans will be reviewed by the RM and are required to be consistent with the OCP.



10.9 INTER-MUNICIPAL COOPERATION

To achieve a greater degree of coordination between municipalities, the RM will promote inter-municipal cooperation where necessary and facilitate strong partnerships, joint infrastructure planning and coordinate local development.

Orderly and timely development will be encouraged in the region 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.

The RM will continue to work with the adjacent municipalities with regards to matters of land use, and land use planning and development.

Inter-municipal cooperation is the key to ensure that local and regional growth issues are addressed proactively.

A coordinated, integrated and comprehensive approach shall be used when dealing with intermunicipal planning matters, including:

1. Managing and/or promoting growth and development;
2. Managing natural and cultural heritage;
3. Efficient provision of infrastructure, public service facilities and waste management systems;
4. Ecosystem and watershed related issues;
5. Natural and human-made hazards; and
6. Population, housing and employment projections, based on regional market areas.

The RM encourages consistency in decision making procedures between municipalities. This will be achieved through ongoing dialogue, and joint studies.

10.10 BUILDING BYLAW

In accordance with *The Uniform Building and Accessibility Standards Act*, the RM will ensure that building construction is regulated so that new construction is physically acceptable to the community. The Building Bylaw will control the minimum standard of construction through the issuance of building permits.



11.0 AMENDMENT

Where proposed land uses or developments do not conform to this OCP, the Plan can be amended in accordance with the PDA, to allow the new development to continue. 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 as a whole shall be examined.

Any changes to the OCP shall be in the interest of the future development of the community as a whole. Through periodical review and amendment, the OCP should serve as an effective guide for Council to make decisions on the future development of the municipality. Council will consider such amendments based on:

1. Appropriate community development and public interest; and
2. Overall community objectives as established by the OCP.



12.0 MAPS

All maps included in this Official Community Plan with the exception of the Future Land Use Map are for reference use only. Data use on these maps may or may not be accurate, current, or otherwise reliable.

In no event shall the RM be liable for any damage arising, directly or indirectly, from the use of the information contained on these maps including damages arising from inaccuracies, omissions or errors.

13.0 EFFECTIVE DATE OF THE BYLAW _____

13.1 COMING INTO FORCE

This Bylaw shall come into force and take effect on the date of approval by the Minister of Government Relations.

REEVE

SEAL

ADMINISTRATOR

INTRODUCED and READ a first time this _____ day of _____, 2022.

READ A SECOND time this _____ day of _____, 2023.

READ A THIRD TIME and passed this _____ day of _____, 2023.

CERTIFIED a true and exact copy of Bylaw No. _____

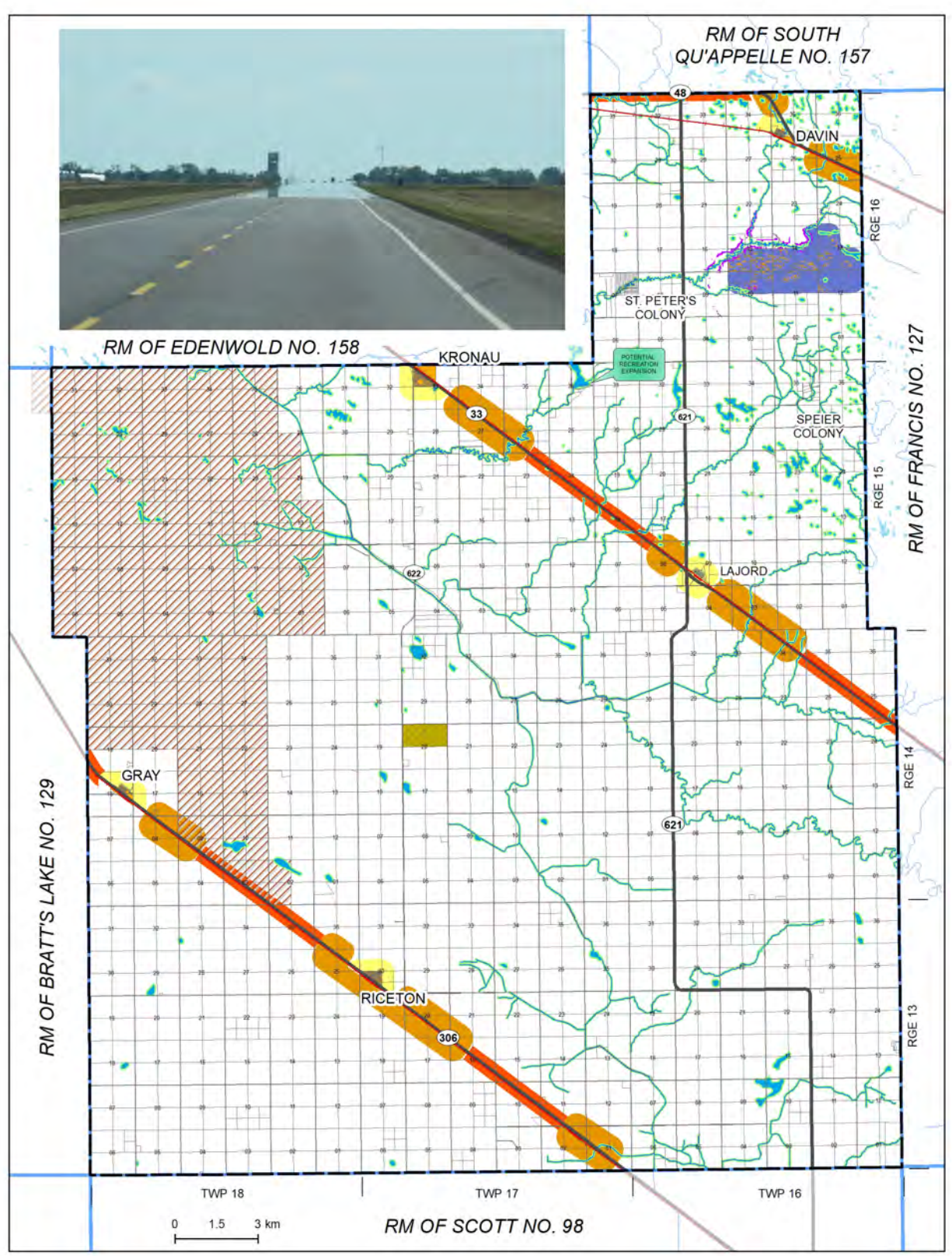
adopted by Resolution of Council on the

_____ day of _____, 2023.

Administrator



**APPENDIX A:
FUTURE LAND USE MAP**



FUTURE LAND USE MAP
RM OF LAJORD NO. 128
"The Country of your Dreams"

Future Land Use	Potential Commercial/Industrial	Energy/Resource Projects	Potential Western Project Plant
	Potential Mixed Use		Inenergy Wind Project
Environmentally Sensitive Areas	Potential Urban Expansion	Major Highway	Watercourse
	Potential Mineral Extraction Area	Railway	Waterbody
	Sand and Gravel Extraction Area	Quarry	
	Conservation/Recreation		
Slope Percentage			
0% - 15%			
Greater than 15%			

APPENDIX B: REFERENCE MAPS

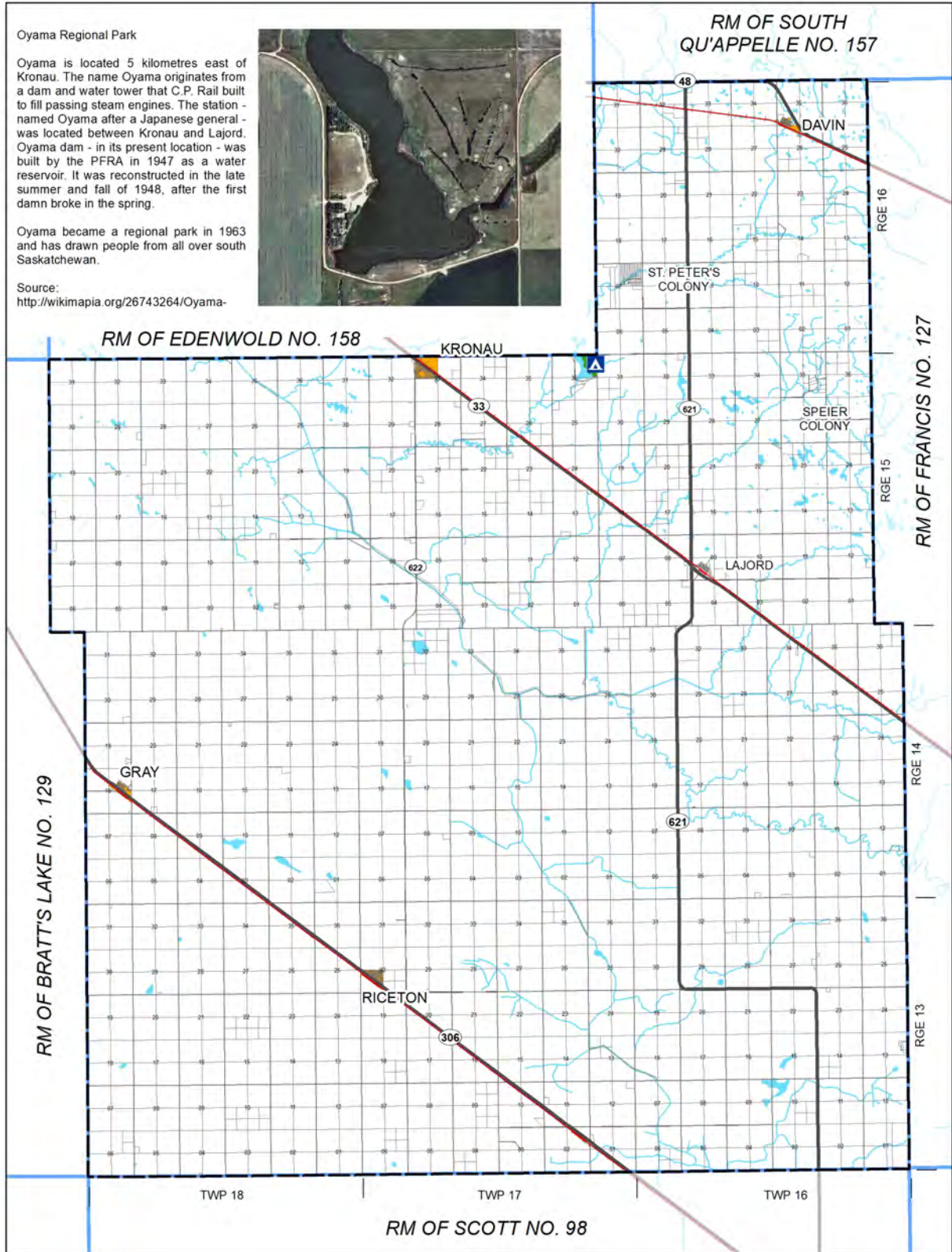


Oyama Regional Park

Oyama is located 5 kilometres east of Kronau. The name Oyama originates from a dam and water tower that C.P. Rail built to fill passing steam engines. The station - named Oyama after a Japanese general - was located between Kronau and Lajord. Oyama dam - in its present location - was built by the PFRA in 1947 as a water reservoir. It was reconstructed in the late summer and fall of 1948, after the first damn broke in the spring.

Oyama became a regional park in 1963 and has drawn people from all over south Saskatchewan.

Source:
<http://wikimapia.org/26743264/Oyama->



REFERENCE MAP 1 - RECREATION

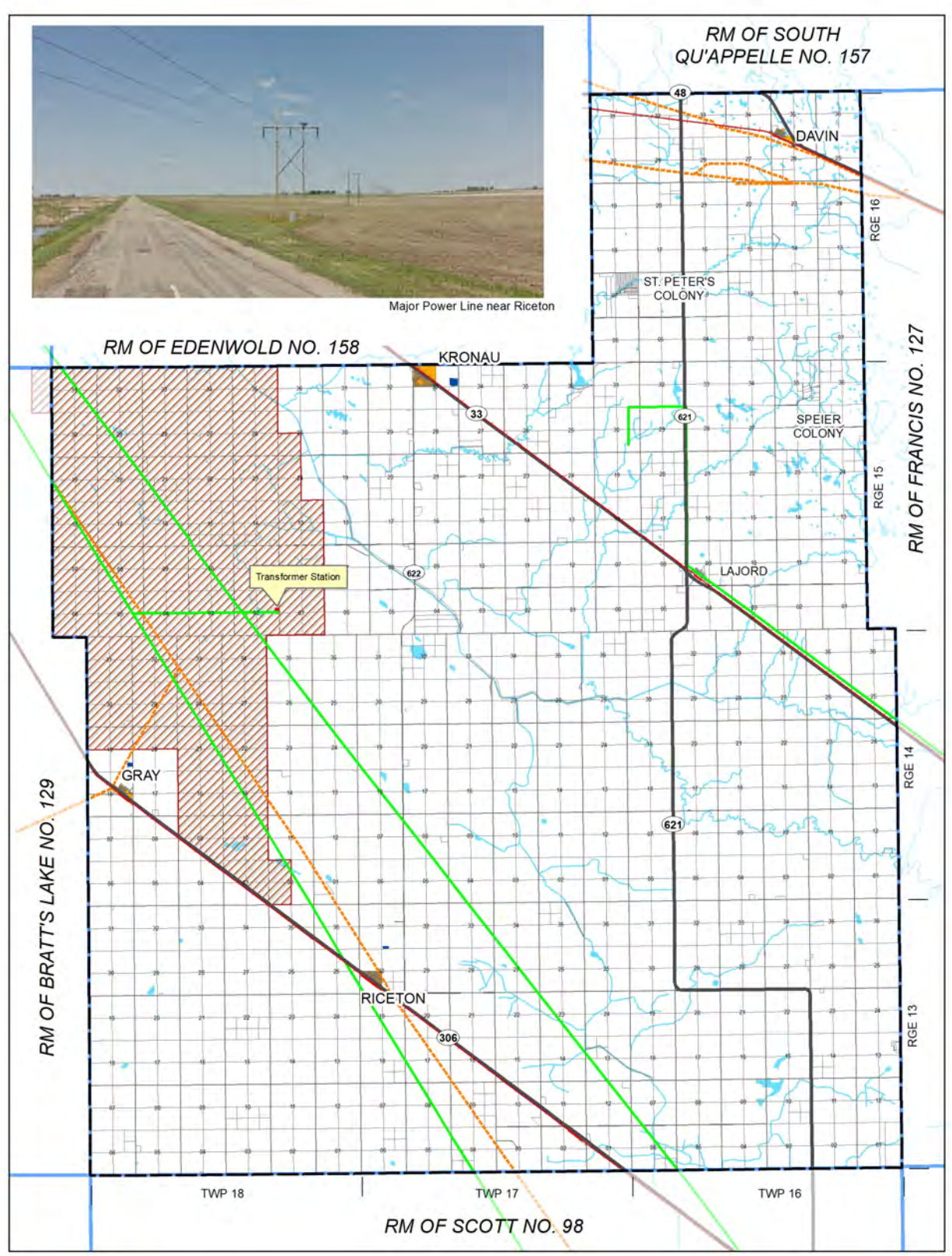
RM OF LAJORD NO. 128

"The Country of your Dreams"

- Regional Park Campground
- Oyama Regional Park Golf Course
- Major Highway
- Railway
- Watercourse
- Waterbody

0 1.5 3 km





REFERENCE MAP 2 - UTILITIES

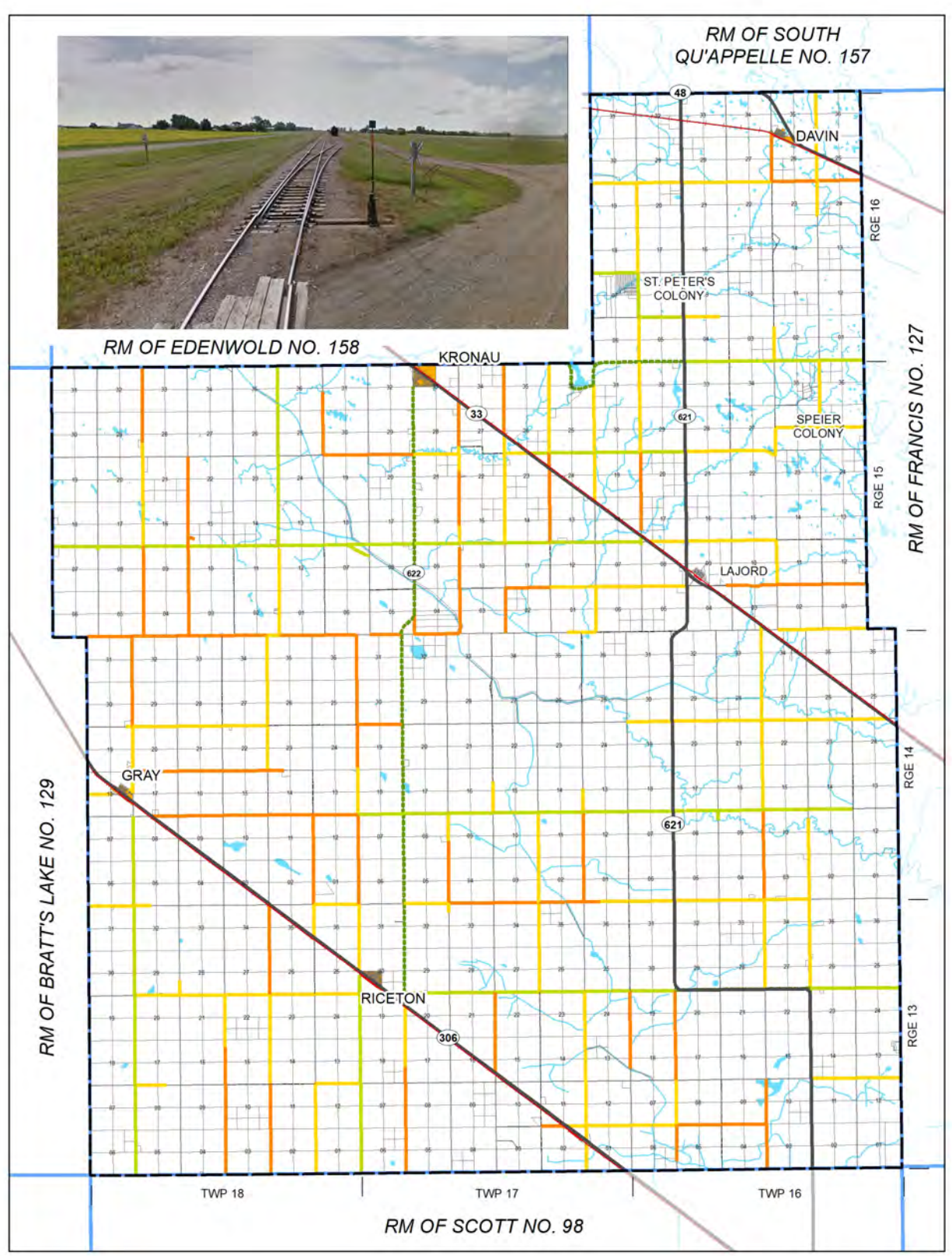
RM OF LAJORD NO. 128

"The Country of your Dreams"

- Power Line
- - - Natural Gas Pipeline
- Transformer Station
- Sewage Lagoon
- Invergy Wind Project
- Major Highway
- - - Railway
- ~ ~ ~ Watercourse
- Waterbody

0 1.5 3 km

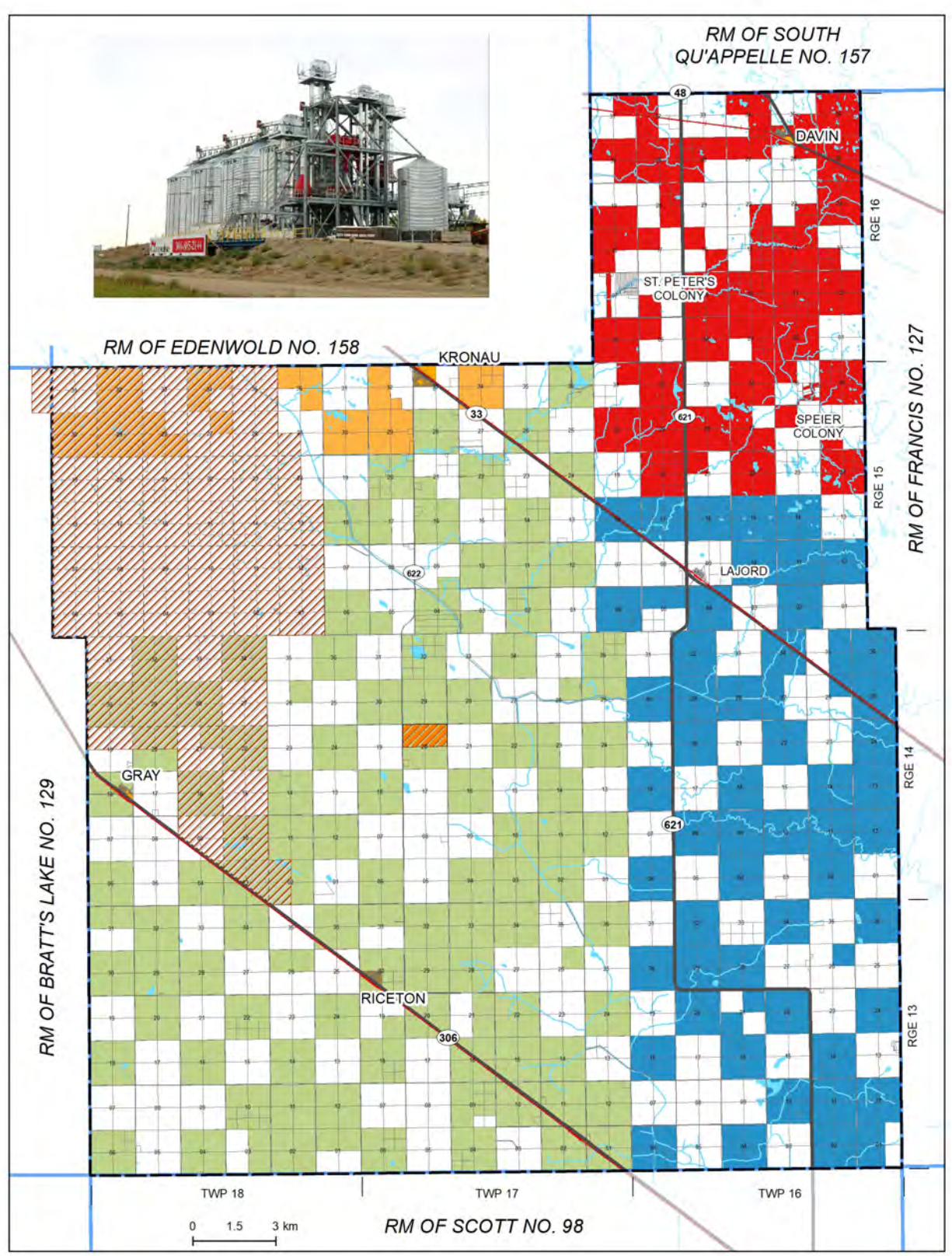




REFERENCE MAP 3 - TRANSPORTATION
RM OF LAJORD NO. 128
"The Country of your Dreams"

Primary Grid Road	Major Highway
Grid Road	Railway
Main Farm Access	Watercourse
Municipal Road	Waterbody
Graded Road	
Trail	

0 1.5 3 km



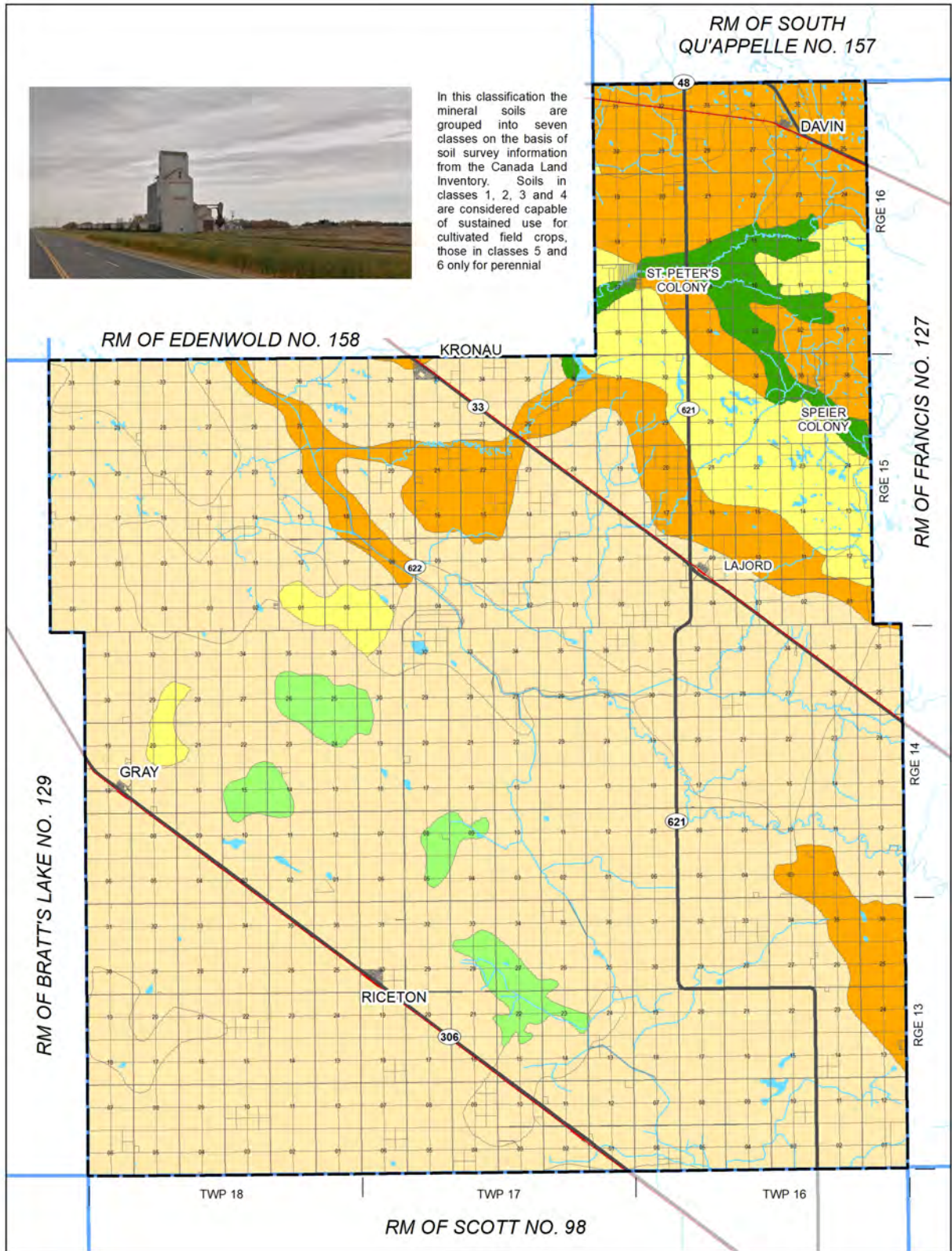
**REFERENCE MAP 4 -
RESOURCE/DISPOSITIONS**
RM OF LAJORD NO. 128
"The Country of your Dreams"

- | | | |
|--------------------|---------------------------------|---|
| Disposition Holder | BHP Billiton Canada Inc. 100% | Major Highway |
| | CanPac Potash Inc. 100% | Railway |
| | Mosaic Potash Canada ULC 100% | Watercourse |
| | Western Potash Corp. 100% | Waterbody |
| | Potential Western Project Plant | Source: Government of Saskatchewan
Mining and Petroleum GeoAtlas |
| | Invenergy Wind Project | |





In this classification the mineral soils are grouped into seven classes on the basis of soil survey information from the Canada Land Inventory. Soils in classes 1, 2, 3 and 4 are considered capable of sustained use for cultivated field crops, those in classes 5 and 6 only for perennial

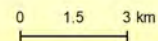


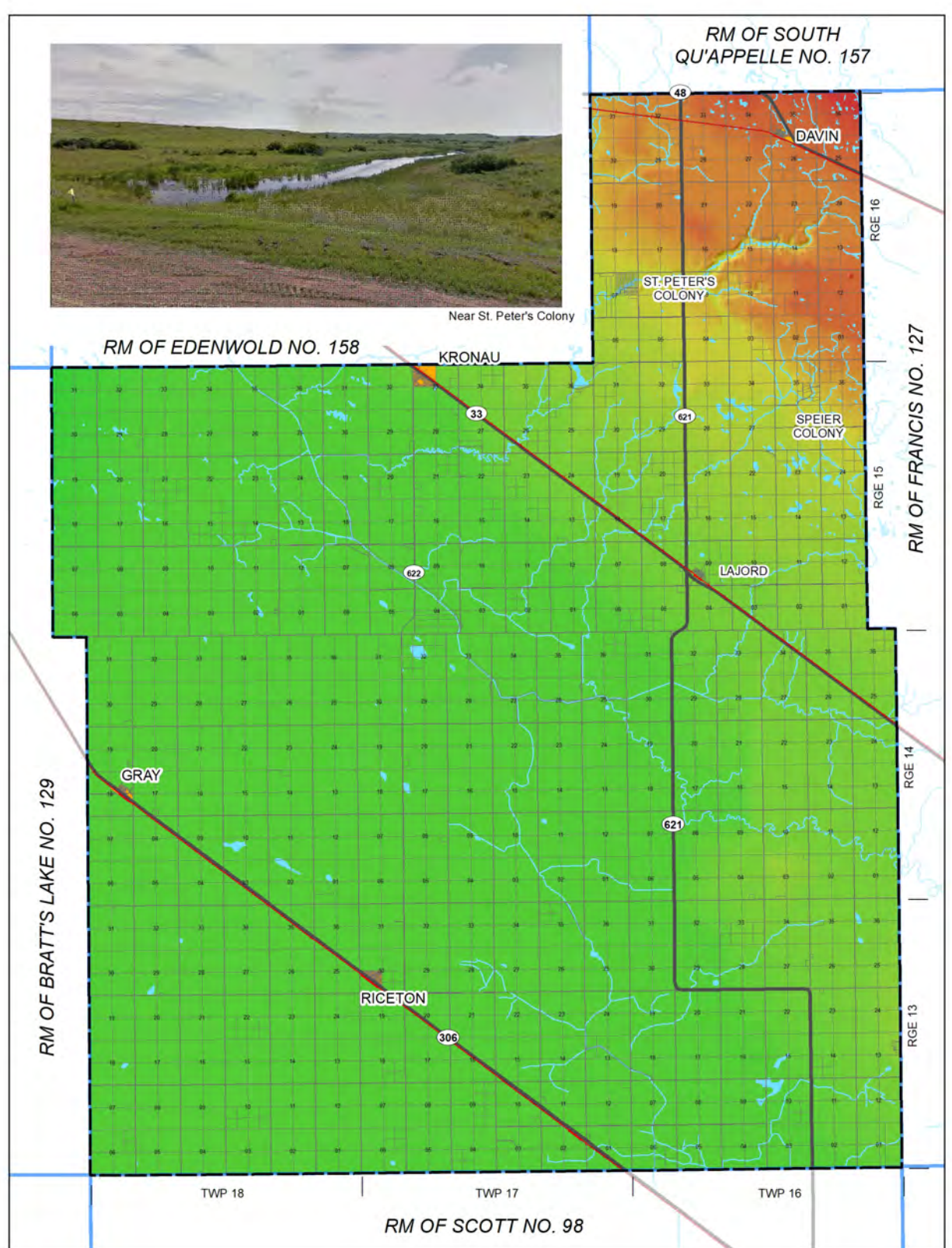
**REFERENCE MAP 5 -
AGRICULTURAL POTENTIAL
RM OF LAJORD NO. 128**
"The Country of your Dreams"

Soil Capability For Agriculture

- CLASS 2
- CLASS 3
- CLASS 4
- CLASS 5
- CLASS 6
- CLASS 7

- Major Highway
- Railway
- Watercourse
- Waterbody





**REFERENCE MAP 6 -
TOPOGRAPHY**
RM OF LAJORD NO. 128
"The Country of your Dreams"

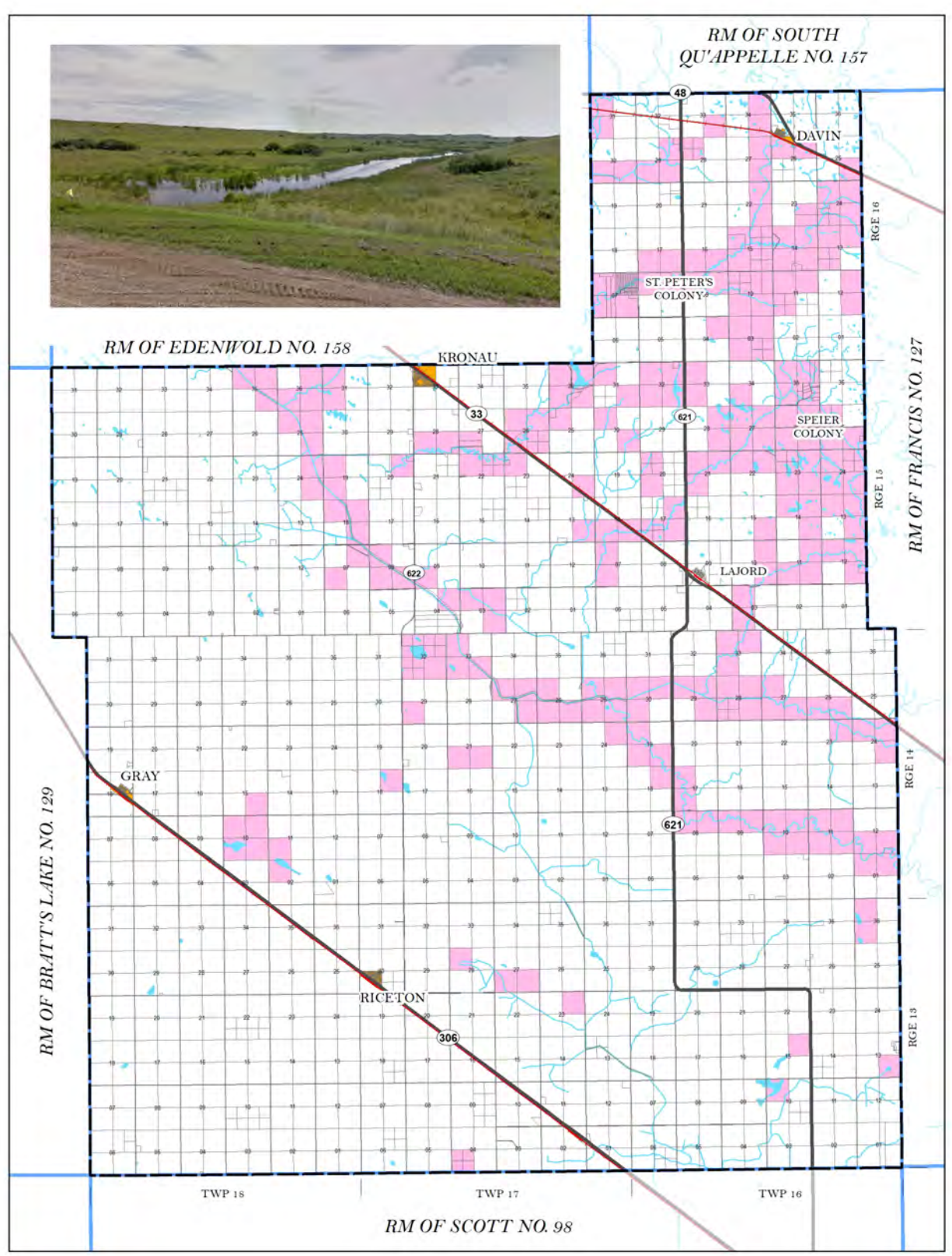
Metres Above
Sea Level

High : 670
Low : 576

- Major Highway
- Railway
- Watercourse
- Waterbody

0 1.5 3 km





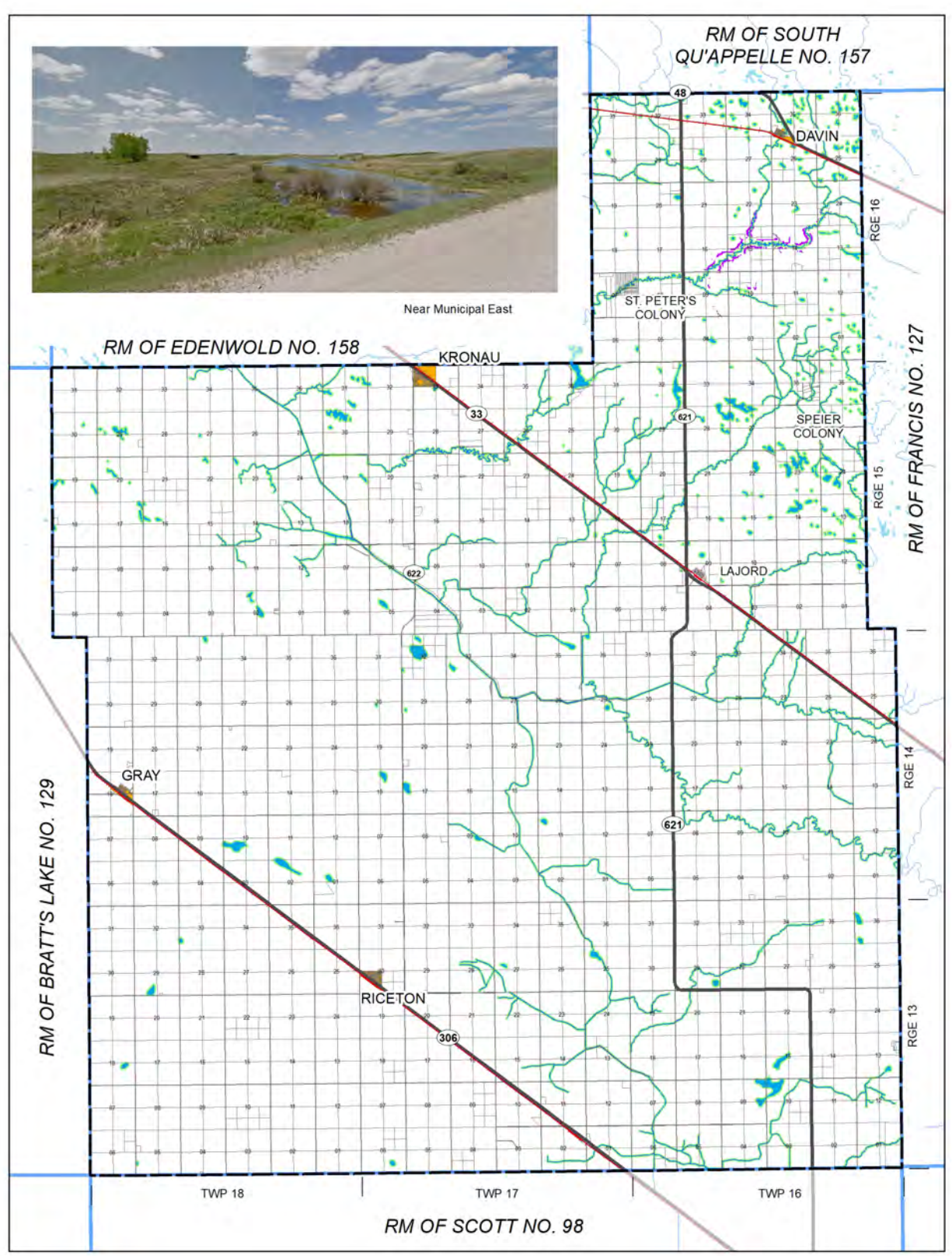
**REFERENCE MAP 7 -
HERITAGE POTENTIAL**

RM OF LAJORD NO. 128
"The Country of your Dreams"

- Lands with Heritage Potential
- Major Highway
- Railway
- Watercourse
- Waterbody

0 1.5 3 km

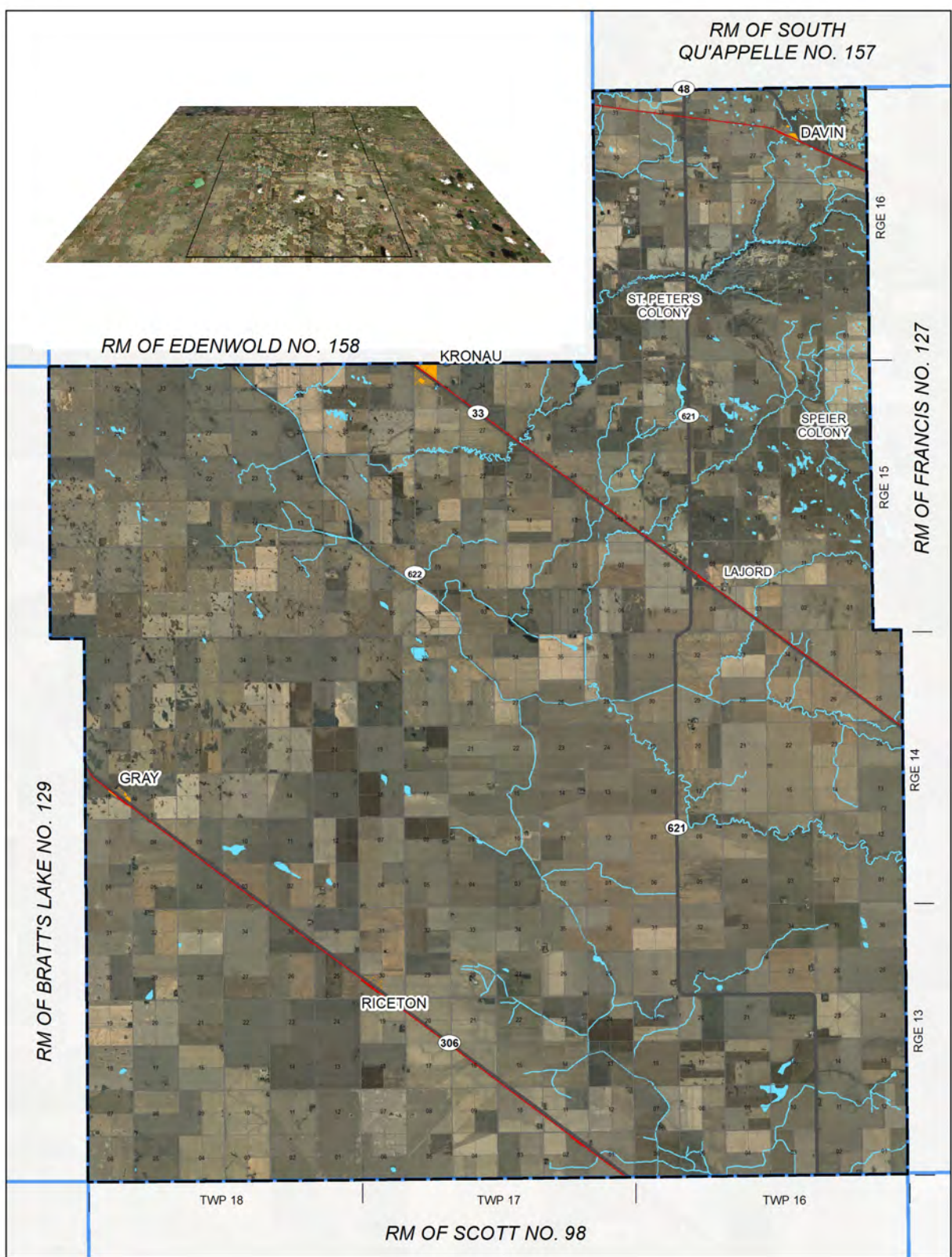




REFERENCE MAP 8 - ENVIRONMENTALLY SENSITIVE AREAS
RM OF LAJORD NO. 128
"The Country of your Dreams"

Watercourse and Waterbody 50 m. Buffer	Major Highway
Slope Percentage	Railway
0% - 15%	Watercourse
Greater than 15%	Waterbody

0 1.5 3 km



**REFERENCE MAP 9 -
AIRPHOTO
RM OF LAJORD NO. 128**
"The Country of your Dreams"

- Major Highway
- Railway
- Watercourse
- Waterbody

0 1.5 3 km