

**MINISTRY OF  
GOVERNMENT RELATIONS**

SEP 25 2012

Received by  
Community Planning

# Official Community Plan

RM of Lajord, No. 128



Affidavit Confirming Consultation  
with a Community Planning Professional

CANADA  
PROVINCE OF SASKATCHEWAN  
TO WIT:

I, JOHN LEWIS, of CALGARY in the province  
of ALBERTA do solemnly declare as follows:

- 1) I am a Full Member of the Canadian Institute of Planners, in good standing.
- 2) I am licensed under The Community Planning Profession Act by the Association of Professional Community Planners of Saskatchewan to engage in the practice of professional community planning in the Province of Saskatchewan.
- 3) The attached Official Community Plan for the Rural Municipality of LAJORD No. 128 was prepared in consultation with myself, in accordance with subsection 29(3) of The Planning and Development Act, 2007.
- 4) I confirm that the Official Community Plan submitted for approval to the Ministry of Municipal Affairs meets all relevant requirements of The Planning and Development Act, 2007, and is consistent with any applicable provincial land use policies or statements of provincial interest.

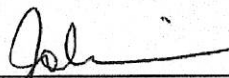
I make this solemn declaration conscientiously believing it to be true, and knowing that it is the same force and effect as if made under oath.

DECLARED AT

CALGARY

in the province of ALBERTA

THIS 31ST DAY OF AUGUST, 2012.



(Affix Seal and signature of  
Community Planning Professional)

**Rural Municipality of Lajord #128**  
**Official Community Plan**  
**Bylaw No. 292**

A Bylaw of the Rural Municipality of Lajord No. 128 to adopt an Official Community Plan.

**Whereas** the Council of the Rural Municipality of Lajord No. 128 has authorized the preparation of an Official Community Plan for the Municipality in consultation with John Lewis, PPS, RPP, MCIP a professional community planner, pursuant to Section 29 of The Planning and Development Act, 2007 Chapter P-13.2 (the "Act"); and

**Whereas** Section 35 of the Act provides that an Official Community Plan must be adopted by bylaw, in accordance with the public participation requirements of Part X of the Act;

**Whereas** the Council of the Rural Municipality of Lajord No. 128 has authorized the preparation of an Official Community Plan for the Municipality in consultation with John Lewis PPS, RPP, MCIP a professional community planner, pursuant to Section 29 of *The Planning and Development Act, 2007 Chapter P-13.2 (the Act)*; and

**Whereas** in accordance with Section 207 of the Act, the Council of the Rural Municipality of Lajord No. 128 held a Public Hearing on 28/04/2011, in regards to the proposed bylaw, which was advertised in a weekly paper on 24/03/2011 and 31/03/2011, in accordance with the public participation requirements of the Act;

**Therefore**, the Council for the Rural Municipality of Lajord No. 128 in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1. This bylaw may be cited as The R.M. of Lajord No. 128 Official Community Plan"
2. The Official community Plan of the Rural Municipality of Lajord No. 128 be adopted to provide a framework to guide and evaluate future development within the Municipality, as shown on Schedule A, attached to and forming part of this bylaw.
3. This bylaw shall come into force on the date of final approval by the Minister.

  
REEVE

  
ADMINISTRATOR



SCHEDULE A

BYLAW No. 292

RURAL MUNICIPALITY OF  
LAJORD NO. 128

OFFICIAL COMMUNITY PLAN

This is Exhibit "A" referred to in  
the affidavit of Rod Heise  
sworn before me this 21st day  
of September A.D. 19 2012

Philippe Bechard  
A Commissioner for Oaths in and  
for Saskatchewan  
My Appointment Expires Dec. 31st, 19  
Jan. 31, 2016

This is Schedule A, attached to and  
forming part of Bylaw No. 292, the  
Official Community Plan of the  
Rural Municipality of Lajord No.  
128.





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# **RURAL MUNICIPALITY OF LAJORD No. 128**

## **OFFICIAL COMMUNITY PLAN**

### **1 INTRODUCTION**

This Official Community Plan is adopted by The Rural Municipality of Lajord No. 128 in accordance with sections 29 and 35 of *The Planning and Development Act, 2007*, to provide a framework of goals, objectives and policies to guide the management and use of land and its future development within the Municipality. This Plan serves as the guiding document to stimulate change, improve quality of life and offer security to our rural community while providing opportunities for social and economic evolution. This Plan promotes orderly and sustainable growth, economic diversification and stability, encourages inter-municipal cohesion and explores mutually beneficial partnerships.

This Plan is designed to assist decision makers in securing the future and current goals of the community while evaluating the future effects of decisions regarding land use planning.

## **2 PLANNING CONTEXT**

The Rural Municipality of Lajord's municipal vision, plan philosophy, and municipal goals are adopted by Council and form the basis on which this document is built. The vision, philosophy, and goals therefore, play an important role in establishing the tone and direction of the Official Community Plan.

### **2.1 Municipal Vision**

The Rural Municipality of Lajord No. 128 is a jurisdiction that balances agricultural, residential, commercial and industrial development, while maintaining the quiet, open agricultural land use of the area, which originally founded the municipality.

Past and present Councils have always been progressive and will continue to be in the context that all development must be orderly and fit properly with what has come before.

The majority of residential development is located in Hamlets, providing residents with efficient delivery of services and a peaceful, high quality of life. Development of all kinds, including resource development, provides economic development but does not negatively impact the quality of life of residents, the agricultural nature of the RM or environmental quality.

### **2.2 Plan Philosophy**

The Municipality believes that land within its jurisdiction is a valuable resource, which must be managed, preserved, and developed efficiently through sound land use planning. The Official Community Plan is designed pursuant to *The Planning and Development Act, 2007*, which states that, "The purpose of an Official Community Plan is to provide a comprehensive policy framework to guide the physical, economic, environmental, social and cultural development of the Municipality..."

With this in mind Council encourages development and growth considering the natural advantages of the area. The municipality has always had a large, fertile and rich expanse of agricultural land, which has always been a tremendous asset to the area and must be protected. Agricultural commodity processing is already accommodated in the municipality and will continue to be encouraged. Residential, commercial and business developments are appropriate for the five hamlets and two colonies of the municipality.

Community infrastructure is seen as a vital ingredient to quality of life for residents and economic development of the RM. Long-term, economically sound decisions on all kinds of infrastructure, including water, sewer, streets, roads, bridges and culverts, is necessary for present and future success of the RM.

Council believes that encouraging orderly development by following a comprehensive plan in a disciplined fashion will facilitate quality of life within the RM.



## **2.3 Municipal Goals**

The following statements provide the focus for the Official Community Plan and its policies as they relate to development within the Municipality. The goals are not ranked by priority, but collectively represent the future aspirations of the Municipality.

The goals for the Municipality are identified as follows:

- 2.3.1** To accommodate growth and change in the Municipality in accordance with sound and sustainable land use planning practices that maximize appropriate and efficient land use patterns and minimize land use conflicts.
- 2.3.2** To enhance and diversify the agriculture industry and economic base of the Municipality, and thereby secure a place in the domestic and global marketplace, which is responsive to changing market forces.
- 2.3.3** To promote responsible 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.
- 2.3.4** To encourage residential development that creates safe, livable and strong communities that enable economic and community development.
- 2.3.5** To encourage positive communication and beneficial cooperation between the Municipality and our neighbouring communities.
- 2.3.6** To identify, within a regional context, the Municipality's and neighbouring communities' future growth plans and encourage the beneficial and orderly development of land uses and infrastructure.
- 2.3.7** To support sustainable land use and development practices that will maintain the productivity and environmental quality of the land for future generations.
- 2.3.8** To provide and maintain a sound, economical, and sustainable system of transportation and utility infrastructure as a basis for the achievement of community goals.
- 2.3.9** To work together with other local governments, cooperative agencies, and First Nations for the mutual improvement of service capacity, governance and quality of life for the rural community and region.
- 2.3.10** To improve the social, cultural, economic and environmental health of the Municipality through the responsible management of municipal resources.
- 2.3.11** To continue to foster long-standing strengths such as developing agricultural commodity processing initiatives, locating of energy transmission pipelines, residential dwelling development and to encourage new potentials such as mining or oil and gas

production.

## **2.4 Authority and Mandate**

Section 32, of the Act, states that an Official Community Plan must incorporate applicable provincial land use policies and statements of provincial interest, with respect to:

- sustainable current and future land use and development in the Municipality,
- current and future economic development,
- the general provision of public works,
- the management of lands that are subject to natural hazards, including flooding, slumping and slope instability,
- the management of environmentally sensitive lands,
- source water protection, and
- the means of implementing the Official Community Plan.

An Official Community Plan may also include:

- statements of policy regarding sustainable current and future land use and development in the Municipality,
- policies regarding the coordination of municipal programs relating to development,
- policies regarding the use of dedicated lands,
- concept plans, pursuant to the Act,
- a map or series of maps that denote current or future land use or policy areas,
- any other statements of policy relating to the physical, environmental, economic, social or cultural development of the Municipality that Council considers advisable,
- policies that address the coordination of land use and development, future growth, and
- patterns and public works with adjacent municipalities.



### **3 GUIDING PRINCIPLES**

Land use principles are a foundation to guide action and decisions. The application of sound land use principles will ensure that the needs and requirements of individual land uses are met while minimizing and adverse impacts upon other land uses, road networks, other municipal services and the natural environment.

Planning is a shared responsibility among provincial and municipal governments and individuals. Strong communities embrace the principle of shared responsibility, where citizens and decision makers are responsible for stimulating and sustaining the environment and economy and where individuals and governments are accountable for decisions and actions, in a spirit of partnership and open cooperation. These guiding principles are broad statements intended to assist decision makers as they consider the impact of their choices both locally and regionally.

#### **3.1 Balance of Interests and Flexibility**

Planning decisions should consider and balance the interests of all stakeholders. This will involve understanding the effect of development decisions on the cultural, natural, social and economic environments. There may be situations where one interest outweighs another and tradeoffs may be necessary. Council will apply this flexibility to determine an outcome that is in the best interests of its community, region and province.

#### **3.2 Sustainability**

Planning decisions should be enduring. This means that decisions on the management and development of our resources and economy will be made with consideration to the requirements of present and future generations ensuring healthy, prosperous, livable communities. Conservation, reclamation, rehabilitation, mitigation and prevention are all tools that could be employed to ensure that growth and development are sustainable.

The application of sustainable planning, development and production practices benefits everyone and demonstrates Saskatchewan's commitment to the global community.

#### **3.3 Provincial-Aboriginal Involvement**

The Municipality is committed to working with the province and any aboriginal peoples that are part of this rural community. It will assist the Province of Saskatchewan in meeting its obligations within the Treaty Land Entitlement Framework Agreement and other relevant land claim agreements. It recognizes the provincial legal duty to consult on actions and developments, which could adversely impact Aboriginal and Treaty Rights. It will take part in cooperation between governments, municipalities and First Nations in land use planning and development to the mutual benefit of the parties. The Municipality recognizes and respects the rights and responsibilities of Aboriginal people as legally defined through Treaties and *The Constitution Act, 1982*.

### **3.4 Mutual Respect**

Mutual respect between stakeholders is fundamental to good planning. Differences in status, culture, traditions, social and economic views, and values must be respected as we plan together to create a community. The needs and views of all people must be mutually respected as Council works together with its public in the management of common resources, and the development of economic, social, and environmental opportunities.

### **3.5 Cooperation**

Cooperative planning maximizes the use of people and resources. Planning in collaboration with multiple jurisdictions and sectors allows for greater access to resources, a larger resource base, shared responsibility and wealth, and increases the opportunity for growth and success across regions.

### **3.6 Consultation**

Consultation is integral to good development. The Municipality is committed to providing opportunities for active and meaningful consultation with all segments of the community. The Municipality will engage the community in the preparation of plans to guide land use and development, and to communicate with the public as development opportunities are considered. The process, notification period and appeal mechanisms will be clearly outlined in planning documents. The Municipality will encourage developers to engage the public in a discussion, work to avoid conflicts, and resolve issues as they arise. Consultation and cooperation in resolving land use issues between municipalities or other jurisdictions is essential to facilitate development.

### **3.7 Initiative and Enterprise**

Success is achieved by combining planning with individual initiative and enterprise. Planning provides direction and timing for infrastructure development to support individual business decisions. Council recognizes that opportunities may be missed if infrastructure is not available in a timely manner. Council is committed to ensuring that the local land use decisions support enterprise and initiative. Council will negotiate fairly with developers to ensure that the cost of development is appropriately borne by those who benefit.

### **3.8 Learning and Innovation**

Planning involves a process of learning and analysis. The Municipality accepts responsibility for gathering and understanding information as it relates to development decisions. The application of innovative solutions to planning issues will be carefully considered as they may provide opportunities for successful development that might not have otherwise occurred.



## **4 BACKGROUND**

### **4.1 Site and Situation**

The Rural Municipality of Lajord No. 128 is located southeast of Regina with the municipal office in Lajord, an unserviced unorganized hamlet 40 kilometres southeast of Regina. The municipality 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 tp 16-16 W2. The farmland is of a lighter texture and some land is utilized for pasture.

The more northerly areas in tp 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 common.

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.

As of 2006, the population of the municipality was 977. Population declined by 5.7% between 2001 and 2006; in 2011 the total population was 1036. 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.

### **4.2 Municipal Resources**

Agriculture flourishes in the municipality with the abundance of Regina heavy clay lands that produce even in drier years. Some of the land north of Lajord is lighter and produces abundant crops but requires a little more rain than the heavy land. Much of the land north of Lajord is very attractive for rural residential as most sites have a reasonable prospect of finding water and developing a reasonable well.

The area north of Lajord contains gravel resources and several pits are developed or have been developed in the past.

In recent times seismograph activity has been conducted and the results seem to indicate

very rich potash resources. The consensus of opinion is that a producing mine may be developed in the next few years which would bring significant economic development to the immediate area and beyond.

Oyama Regional Park was developed a few miles directly east of Kronau and boasts an attractive lake with a dam on the south side. The park grounds are grassed and treed, and at one time, contained a golf course. Ball diamonds and summer kitchens are within the park. Although the park had to be closed to the public some time ago an effort is currently in progress to restore the facilities to its previous operating status by a new board and a group of determined volunteers.

### **4.3 Regional Context**

Being situated approximately 40 kilometres miles southeast of Regina, the RM of Lajord has good working relationships with its neighbouring centers and local governments. We work closely with the City of Regina on any projects that could help residential and commercial development within the municipality's boundaries. The municipality also has a strong working relationship with the surrounding municipalities such as Edenwold and Francis.

Growth within the municipality has expanded, especially in existing communities such as Kronau, with its new subdivisions, and other communities contemplating the same.

There continues to be expansion in the agricultural field, with land prices continuing to increase and large land groups entering the Municipality. Intensive grain farming continues to be a major economic driver in the local economy. Along with intensive grain farming, possibility future economic activity could include resource development in the RM.



## **5 AGRICULTURAL USE AND DEVELOPMENT**

### **5.1 Discussion**

This plan envisions a strong, viable agricultural industry that builds the foundation for a diverse and healthy local economy. The municipality acknowledges that historically agriculture has been the backbone of the local and provincial economy. Growth within the Municipality will pay particular attention to agriculture and related service industries as a driving economic force within the Municipality. Development decisions will be made that consider land resource quality, environmental conditions, compatibility of adjacent land uses and relationships with other landowners.

The RM of Lajord embraces a larger rural community including the Hamlets of Gray, Davin, Kronau, and Riceton. The primary economic functions of the Municipality are rooted in the agricultural sector. The majority of the land in the Municipality is suited to dry-land crop farming. Recently, farmers in the RM have participated fully in the move to more sustainable farming practices and have pursued opportunities for diversification and value added agriculture. Currently within the Municipality, there has been growth in the use of zero tillage, organic farming, and specialty crops. A few livestock operations have been developed within the Municipality, as well as a few non-traditional operations, such as elk. Currently in the Municipality, there is one Hutterite Colony, The Hutterian Brethren Chapter of Lajord, 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 Municipality remains in parcels of land that are comprised of quarter sections without subdivisions, except as may be necessary for road widening. Council will recognize, in policy, the potential of subdivision for other uses such as residential use. Subdivision may be necessary or desirable in order to recognize physical barriers, such as ravines, canals and highways, to provide for boundary adjustments between farms, and to provide sites for intensive agricultural operations. Council wants to facilitate planned development in order to provide for cost efficient access, services, and infrastructure.

### **5.2 Objectives**

- 5.2.1** To develop policies, bylaws, and programs to optimize the use of the agricultural land base in support of the growth, expansion and diversification of sustainable agriculture in the Municipality's viable economic sector.
- 5.2.2** To protect agricultural land from negative impacts of incompatible land use and development.
- 5.2.3** To provide for intensive forms of agriculture including Intensive Livestock Operations

(ILOs), exotic animal operations and commercial greenhouses, and to allow for differing forms of land division patterns that intensive agriculture may create.

- 5.2.4** 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.

### **5.3 Policies for General Agricultural Development**

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

- 5.3.1** The development and operation of farms of a quarter Section or more for field crop, pasture and non-intensive livestock operations will be restricted. Non-residential accessory buildings and structures for agricultural purposes on such properties will not require municipal permits.
- 5.3.2** The subdivision of quarter sections into parcels smaller than a quarter Section will not be encouraged, except in special circumstances.
- 5.3.4** Intensive agricultural operations and intensive livestock operations will be considered as uses which may be permitted at the discretion of Council in accordance with the criteria specific to such used in the Agricultural Zone.
- 5.3.5** Council will consider intensive livestock operations as permitted uses in the Intensive Agricultural District in accordance with the criteria specific to such uses.
- 5.3.6** Council acknowledges the use of conservation easements as an environmental stewardship mechanism for transferred Crown Lands.
- 5.3.7** 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.

### **5.4 Policies for Intensive Livestock Operation Development**

- 5.4.1** Council will support 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.
- 5.4.2** 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.

- 5.4.3** Council will require an applicant 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.
- 5.4.4** Council will work with the approving agency to ensure that ILOs receive required provincial approval, for their manure storage plan, manure management plan and dead animal management plan.
- 5.4.5** When making a discretionary use decision Council 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.
- 5.4.6** Council will provide for ILOs as a permitted use in the Intensive Agricultural District, providing that they meet the specific criteria of the Zoning Bylaw as regulations.
- 5.4.7** ILO facilities and manure storage locations shall avoid lands that are located within the 1:500 flood elevation.
- 5.4.8** Council may apply standards or conditions that are consistent with Section 5.4.5 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.
- 5.4.9** Where Council had designated an area under this bylaw for ILO development, Council will not consider applications for country residential development, or other land uses that could adversely affect the sustainability of the ILO, within the separation distance, other than severance of an existing farmstead.

## **5.5 Policies for Intensive Agriculture Operation Development**

- 5.5.1** As a basis for approval, Council shall require a proponent of intensive agricultural operations, such as nurseries and market gardens, to submit a site plan of the proposed operation.
- 5.5.2** Council will require an applicant 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.
- 5.5.3** When reviewing a discretionary use application, Council may consider 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.



## **6 RESIDENTIAL DEVELOPMENT**

### **6.1 Discussion**

The Rural Municipality of Lajord is a very desirable place to live, providing alternative residential lifestyles to those typically found in urban centres. The growth in the economy and the population of the Municipality has increased demand for country residential living due to its proximity to more than one urban centre and this trend is expected to continue.

Overall, 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 Municipality 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 residential development than for agricultural uses. Council believes that the need for rural residential use 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 urban 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.

The Municipality wishes to encourage clustered, multi-parcel residential development in order 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, Council had determined that the cost of development should be borne by development. Appropriate servicing agreement or levies will be required from developers to pay the capital costs resulting from their projects.

### **6.2 Objectives**

- 6.2.1** To provide for residential development associated with agricultural land use in areas of the Municipality devoted primarily to agriculture.

- 6.2.2** To encourage development of residential land uses on land that is not well suited for agricultural use.
- 6.2.3** 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.
- 6.2.4** To minimize land use conflicts with existing agricultural use.
- 6.2.5** To ensure that new residential development is consistent with the Municipality's long term road and servicing goals and plans.
- 6.2.6** To encourage innovation in residential development that contributes to overall sustainability and energy efficiency.

### **6.3 General Policies for Residential Development**

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.

- 6.3.1** Farmsteads and other residential developments, which are ancillary to an operating agricultural use, will be permitted uses on a quarter section.
- 6.3.2** 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.
- 6.3.3** A four hectare minimum parcel size is preferred. A minimum size of two hectares may be allowed only when utilizing specialized water treatment and sewage systems.
- 6.3.4** 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. Council may approve a farmstead or residential site, in addition to the sites provided for under Section 6.3.3, under this Section as a discretionary approval. Such approval shall be subject to any legal and physical access requirements.
- 6.3.5** New residential development shall respect separation distances between residential development and intensive livestock operations, anhydrous ammonia facilities, waste disposal facilities, rendering facilities, or other discretionary use development having setback requirements.

## **6.4 Policies for Country Residential Development**

**6.4.1** Council may consider the development of a single residential parcel where the following conditions are met:

- (1) the site takes direct access from a highway, a primary grid, or another all-weather road.
- (2) the site contains an existing functional dwelling that is not used as a farmstead for farm operation, or is located in an area designated for future country residential development pursuant to this Plan.
- (3) the development complies with the provisions of Section 10 (Environmental Management) of this Plan.
- (4) 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 Rural Municipality pursuant to Section 172 of The Planning and Development Act, 2007.

**6.4.2** Council may consider 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 Residential District.

**6.4.3** At its discretion, Council may require a landowner to prepare a concept plan in support of a multi-parcel residential zoning application.

**6.4.4** Significant multi-parcel residential development will only be considered subject to the following criteria:

- (1) each parcel will gain access from a developed highway, primary grid, or other all-weather road.
- (2) the availability and adequacy of a potable water supply and sewage disposal systems necessary to support the proposed residential development and the management of storm water proposed.
- (3) the impact the proposed 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.
- (4) the development complies with the provision of Section 10 (Environmental Management) of this Plan.
- (5) 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.

- (6) 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.
- 6.4.5** Where this Plan contemplates future country residential development, Council may rezone that land for residential uses at its discretion.
- 6.4.6** 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.
- 6.4.7** 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.
- 6.4.8** Developments at country residential densities will not be considered for organized hamlet status.
- 6.4.9** 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 Section 6.3.5 may require greater separations than presently exist, or where Council is considering another proposal requiring such separation.



## **7 BUSINESS DEVELOPMENT**

### **7.1 Discussion**

Development and diversification of business is important to the economy of the Municipality. Opportunities for the growth of a variety of commercial and industrial land uses should be provided. New commercial and industrial development should be of a scale and character that complements the existing land use pattern and transportation corridors and considers the character of the rural community.

Council encourages agriculturally based commercial, industrial, and service opportunities to locate within the Municipality. Council will also participate in discussions with other Municipalities in the region in order to encourage commercial and industrial development of regional benefit.

Council recognizes that some farm operators diversify their income with onsite value added processing, home occupations, and farm based businesses. Council supports the development of vacation farms, bed-and-breakfast homes, and other forms of tourist service. Council wishes to support the development of farm based businesses where appropriate services exist.

Council acknowledges the significant importance of the resource industry, such as locating of energy transmission pipelines, and new potentials such as potash resources, and will encourage opportunities where those resources are located. Where the resource industry is capable of choosing multiple locations, Council will encourage businesses to cluster at appropriate locations, typically adjacent to provincial highways.

### **7.2 Objectives**

**7.2.1** To encourage agriculturally related business development secondary to farmstead operations.

**7.2.2** To encourage business development opportunities with a particular emphasis on:

- (1) rural agricultural product processing
- (2) rural agribusiness expansion
- (3) tourism related activities
- (4) natural resource extraction activities

**7.2.3** To allow for a broad range of home based businesses.

**7.2.4** 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.

**7.2.5** 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.

### **7.3 Policies**

**7.3.1** The Zoning Bylaw will provide for home based businesses as secondary to a residential or farmstead use subject to the following criteria:

- (1) no home based business shall change the essential agricultural or residential nature of the development of the property.
- (2) a home based business shall be secondary to the residential use.
- (3) the home based business should not cause any apparent variation from the agricultural character of the farmstead.

**7.3.2** Council may consider conversion of a home based business 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.

**7.3.3** The Zoning Bylaw will provide for business directly related to agricultural production within the Agricultural District, subject to the provisions of Section 7.3.2. Business sites shall be appropriately located in relation to 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.

**7.3.4** Tourist developments, the form of bed and breakfast operations ancillary to a residence or vacation farms ancillary to an existing farmstead/operating agricultural use, will be provided for 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.

**7.3.5** Whenever possible, businesses, which are not natural resource dependent or hazardous, are encouraged to locate within hamlets in the Municipality.

**7.3.6** Proposed business parks should locate in proximity to primary or secondary highways.

**7.3.7** 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.

**7.3.8** 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.

**7.3.9** When considering proposals for business parks, the following shall be considered by the Municipality:

- (1) 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.
- (2) demonstration of a confirmed water supply and waste disposal capacity adequate to meet provincial regulations.
- (3) 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.
- (4) the development of servicing requirements (e.g. roads, domestic water supply, sewage and fire protection).
- (5) the sensitivity of the surrounding land uses to such a proposal.

**7.3.10** Council may require a landowner to prepare a concept plan in support of a complex business rezoning application.

**7.3.11** Sand and gravel operations shall generally be allowed where the resource is located in the Municipality:

- (1) approval of the use shall be at the discretion of Council and will require the submission of a plan that details: the staging of extraction; sequential reclamation of each stage, including slope stabilization and re-vegetation of completed areas; and addresses the mitigation of any other foreseen environmental concerns.
- (2) Council may require, as a condition of approval of a sand and gravel operation, that the proponent enter an agreement with the Municipality providing for heavy haul agreements, truck weight recording, financial performance bonds or other security against failure to carry out the sequential reclamation.
- (3) 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.
- (4) Council will work with the Ministry responsible for highways to ensure that nothing in this Section will hinder the ability of the province to develop and maintain the provincial highway system.

**7.3.12** 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, Council may require screening or special locations on the site as a condition of approval.

**7.3.13** 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.



## **8 HAMLETS**

### **8.1 Discussion**

Hamlets within the Rural Municipality of Lajord provide the unique opportunity for urban style residential and commercial or business development within a rural context. They historically functioned as service centres and provided a community focus for rural residents. Today hamlets form part of the identity of the Municipality. Further development of these service nodes allows for the diversification of employment, recreation and housing forms. There are four hamlets within the Rural Municipality of Lajord.

The first is the Hamlet of Kronau located approximately 15 minutes southeast of Regina on Highway #33 with a population of approximately 215 people. Kronau has experienced relative prosperity, there is currently two new subdivisions being developed within. There are a few businesses and personal services within the Hamlet including a gas station/store, ice cream shop, Insurance group, rink, hall, museum and a volunteer fire department. It is important to the municipality to maintain this Hamlet as a local service centre as it offers a range of community services to surrounding residents.

The second is the Hamlet of Gray located on the 306 Highway approximately 18 miles southeast of Regina. The population of Gray is approximately 90 people. Gray houses a recreation centre/rink, which brings many different programs/recreational activities to the community.

The third is the Hamlet of Riceton located on the 306 Highway approximately 28 miles southeast of Regina. The population of Riceton is approximately 65 people. Riceton provides such services as a gas station, convenience store/restaurant and a volunteer fire department/First Responders.

The fourth is the Hamlet of Davin located on the 48 Highway approximately 32 Km east of Regina. The population of Davin is approximately 50 people.

### **8.2 Objectives**

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

**8.2.4** To provide for home based business in service centre hamlets as an expansion of local business services.

**8.2.5** 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.

**8.2.6** To ensure that appropriate amounts of dedicated land or cash in lieu are received to meet the future recreational needs of the Hamlet.

### **8.3 General Hamlet Policies**

**8.3.1** Hamlet land use districts shall only be applied within an identified hamlet boundary.

**8.3.2** Hamlet expansions should not be greater than that required to accommodate a proposed subdivision or development.

**8.3.3** Council may require a landowner to prepare a concept plan in support of a rezoning or subdivision application within or adjacent to a hamlet.

**8.3.4** 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.

**8.3.5** 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.

**8.3.6** 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.

**8.3.7** 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.

**8.3.8** The creation of new hamlets will generally 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 and servicing agreements.

**8.3.9** 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 Agricultural or Residential Acreage District.

## **9 ROADS, SERVICES, UTILITIES, COMMUNITY FACILITIES**

### **9.1 Discussion**

#### **9.1.1 The Road System**

The 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 potential costs to the ratepayers.

Council is particularly concerned that the development of any new all weather road systems to serve new residential developments or business developments will be paid for through servicing agreements and new tax revenues derived from those developments.

#### **9.1.2 Utilities**

The municipality 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 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 supplies are 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, therefore, expansion to the capacity of this line has not been proposed.

#### **9.1.3 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 under the management of the Regina/Qu'Appelle Health District.

The Hamlets of Kronau, Gray, Riceton and Davin, 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.

## **9.2 Objectives**

### **9.2.1 To develop a road system plan that:**

- (1) provides appropriate access to the agricultural land in the Municipality
- (2) provides for necessary and efficient links to agricultural, industrial and commercial business locations within the RM and adjacent municipal jurisdictions
- (3) identifies areas that are suitable and cost effective for commercial or intensive residential developments, and criteria for upgrading requirements for road access
- (4) addresses the needs of the Municipality within the region as a whole
- (5) provides for the logical extension of the existing road network in support of new commercial or industrial development.

### **9.2.2 To ensure that all new residential development in the Municipality will have a safe and sustainable water supply.**

### **9.2.3 To provide for sustainable, cost effective and efficient waste disposal, transportation, facilities, and utility services for the existing urban settlements in or near the Municipality.**

### **9.2.4 To consider waste disposal, utility services and transportation facilities, in regards to future development.**

### **9.2.5 To explore, in cooperation with other local governments, opportunities for the development of regional recreation and tourism sites that benefit the region as a whole.**

### **9.2.6 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.

- 9.2.7 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.
- 9.2.8 To work with the Prairie Valley, SouthEast Cornerstone, and St. Augustine School Division in regards to school bus services.

### **9.3 Policies - General**

- 9.3.1 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 Planning and Development Act, 2007* 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.
- 9.3.2 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 development levy agreement pursuant to the RM of Lajord's Bylaws.

### **9.4 Policies - Road System**

- 9.4.1 All residential, commercial, industrial, or intensive agricultural development shall require direct access to a developed road.
- 9.4.2 Where a proposed development requires the construction or upgrading of a road to provide suitable access, Council will enter onto an agreement with the developer, pursuant to *The Planning and Development Act, 2007*, 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.
- 9.4.3 Any development of a new road system shall take into account the need for fire protection and emergency service access. Within forested areas with a risk of wildfire, Provincial FireSmart principles shall be considered in the decision making process.
- 9.4.4 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.

### **9.5 Policies - Utilities**

- 9.5.1** 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.
- 9.5.2** 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.
- 9.5.3** 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.
- 9.5.4** 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.
- 9.5.5** 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.
- 9.5.6** 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.

## **9.6 Policies - Community and Recreational Land and Facilities**

- 9.6.1** Council will enter into discussions with each of the surrounding municipalities within the region with a view to establishing collaborative committees on the provision of community recreational services and facilities.
- 9.6.2** Where dedication of Municipal Reserve (MR) land is required for subdivision, Council should consider accepting land that provides recreational development opportunities.
- 9.6.3** Where land should be protected due to environmental sensitivity, Council should consider requesting dedication of those lands as Environmental Reserve (ER).
- 9.6.4** Dedication of MR land will generally be preferred for high density residential. Strategic location of MR may be considered in forested areas to provide for and contribute to FireSmart 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.

- 9.6.5** Payment of cash-in-lieu of land will generally be preferred for country residential and single parcel developments.
- 9.6.6** Council will consider using dedicated lands funds for Municipal Reserve development either within the Municipality or in urban areas where the Municipal Reserve will also serve the residents of the Rural Municipality.

## **10 ENVIRONMENTAL MANAGEMENT**

### **10.1 Discussion**

While the provincial authorities responsible for environment, health and water each work to achieve environmental quality and water management and protection, Council recognizes its role and responsibility to develop and support environmental objectives within the framework of *The Planning and Development Act, 2007* and other statutes.

There are several areas in the Municipality, which while attractive for residential and other uses, may be naturally hazardous for development. Likewise, there are land use activities that potentially create hazards for adjacent development. These include:

- river and valley slopes which may be geotechnically unstable
- flood plains and shore lands which may be flooded prone and prone to ice action
- forested lands which are prone to natural wildfires
- lands in close proximity to mining, petroleum, agricultural chemical or hazardous storage and disposal sites.

Areas of environmental, historical or cultural significance or sensitivity should be managed to preserve and enhance their natural, historical or cultural features. These include:

- wetlands which may be aquifer and source water recharge area and may be critical wildlife habitat.
- sand dunes and other sandy soil areas which may be particularly sensitive to removal of ground cover, overgrazing, or nutrient/contaminant loading
- prehistoric, archaeological, and palaeontological sites may exist which require scientific examination and may offer unique tourism development potentials if preserved
- historical sites and structures - these may have tourism and development potential value if preserved

### **10.2 Objectives**

- 10.2.1** To encourage development and management practices which preserve and/or enhance the natural environment and minimize the risk of contamination, nuisance, or damage to environmental resources.
- 10.2.2** To preserve or enhance defined areas of critical habitat and heritage resources.
- 10.2.3** To preserve or enhance critical water supply resources, including both ground and surface water resources.





### **10.3 Policies**

- 10.3.1** Council will encourage development practices that conserve soil, improve soil quality, conserve moisture, and protect water supplies. Council may deny a permit to any development that may significantly deteriorate the land resources for agriculture, negatively impact ground and surface water sources, or impact ground and surface water availability to adjacent lands.
- 10.3.2** Council will work with agencies of the provincial government to protect and preserve any significant heritage resources, critical wildlife habitat, or rare or endangered species. In the event that any of these resources require provincial review, Council will delay development until such time as the requirements of the relevant provincial agencies to protect such resources have been met.
- 10.3.3** Council may consult with provincial agencies or private professionals to ensure that soil, water and any other natural resources of significance are protected.
- 10.3.4** Where a subdivision is proposed for lands that Council has considered hazard land, the applicant shall submit a professional report on the proposed development. The report shall assess the geotechnical suitability of the site for the intended use, susceptibility to flooding, and any other environmental hazards, along with any necessary mitigation measures. These mitigation measures may be attached as conditions to a development permit approval. Characteristics of hazard lands are provided in Section 11.1 (5).
- 10.3.5** Development within the 1:500 year flood plan is not allowed unless flood proofed up to a safe building elevation of 0.5 metres above the 1:500 year flood elevation to be determined by a qualified hydraulic engineer or as established by the Saskatchewan Watershed Authority.
- 10.3.6** Council will encourage the identification of significant environmental or heritage resources and will explore opportunities, in cooperation with other local governments, for the development of ecological, historical or cultural tourism in conjunction with conservation efforts.

## **11 IMPLEMENTATION**

### **11.1 Future Land Use Designations**

Map 1- Future Land Use indicates emphasis for proposed development in various areas of the Municipality. Initially, land is designated as follows:

(1) **AGRICULTURE**

Land in this designation is expected to be primarily used for all types of agriculture, including intensive agricultural activities where compatible with adjacent development. Resource development will be allowed where related to a particular resource located at the site. Residential development is expected to be associated with agriculture. Council may consider higher density residential uses upon completion of appropriate studies and with special consideration towards existing adjacent land uses and the Municipality's existing infrastructure. Scattered residential development that dissects the opportunity for certain types of agricultural activity should be avoided.

(2) **HAMLETS**

The existing Hamlets of Kronau, Riceton, Gray, and Davin, and any villages that may become organized hamlets are designated in this category. Development of small service centres, residential development, and selected industrial uses will be encouraged, as they contribute to the economic and social needs of the region.

(3) **COUNTRY RESIDENTIAL**

Land in this designation is generally considered as acceptable for residential developments of both single parcel and multiple parcel forms. Council will encourage development proposals to locate in these areas in order to maximize infrastructure and servicing efficiencies. Included in this designation are any existing colony settlements within the municipality. These are noted specifically as "Colony Settlements" on Map 1. Also included in this designation are lakes with existing resort development or the potential for lakeshore development. Initially, the undeveloped land is zoned for agriculture or forest use, but may be rezoned to an appropriate district as development occurs. Ideally, these uses are located in proximity to existing roads, utility corridors and service centres.

(4) **COMMERCIAL**

Land in this designation is considered acceptable for commercial or rural industrial uses subject to meeting other criteria and access requirements. Land may change from agricultural (or residential) to commercial or rural industrial by the process of rezoning, or as a result of discretionary use decisions for agriculturally related commercial and industrial uses.

(5) **HAZARD LANDS**

In addition to lands that may be considered hazard lands for any other reason, land identified as hazard lands may not be subdivided or developed for residential or other use with a building containing habitable rooms unless a study has first been carried out by a qualified professional to determine whether the use and associated buildings can be economically developed given the mitigation measures prescribed or recommended.

Hazard lands shall include:

- Any land subject to flooding, erosion and potential slope instability.
- Any land within a 1:500 design flood freeboard elevation as identified by The Saskatchewan Watershed Authority or by other competent authority responsible for flood potential estimate.
- Any other land considered 'hazard land' by the Saskatchewan Watershed Authority.

## **11.2 Zoning Bylaw**

The Zoning Bylaw will be the principal method of implementing the objectives and policies contained in this Official Community Plan.

### **11.2.1 Content and Objectives**

The Zoning Bylaw will implement the land use policies contained in this Official Community Plan by prescribing and establishing Zoning Districts. Initially the Zoning Bylaw will contain 5 districts as follows:

(1) **AGRICULTURE DISTRICT**

The objective of this District is to provide for the primary use of land in the form of agricultural development and associated farmsteads. Other uses compatible with agricultural development are provided for to support a rural way of life. Location dependent natural resource development is also provided for. Fragmentation of agricultural land in this District will generally be avoided.

The Municipality will be zoned to this District except where circumstances require a special purpose district, or where the land is Crown Provincial Forest.

(2) **INTENSIVE AGRICULTURAL DISTRICT**

The objective of this district is to provide for areas where intensive or commercial agricultural pursuits are recognized as permitted uses of land. This District also provides for other uses compatible

with intensive agricultural development that support a farming community. Location dependent natural resource development is also provided for. Fragmentation of, or near, this agricultural District is to be avoided. Country residential development is not encouraged in or adjacent to this district.

(3) **RESIDENTIAL ACREAGE DISTRICT**

The objective of this District is to provide for the subdivision and development of country residential development. It will be used to accommodate country residential development where more than three sites containing residential uses are located in a quarter section, and it will be used for multi-parcel country residential developments.

(4) **COMMERCIAL DISTRICT**

The objective of this District is to provide for specific areas and standards for commercial and industrial development. Areas will only be designated to this District by a process of rezoning that involves the submission of a specific proposal that is satisfactory to Council and meets the criteria of this Plan. The Commercial District is intended to encourage business development opportunities highway corridors.

(5) **HAMLET DISTRICT**

The objective of this District is to provide for residential, commercial and industrial development at urban densities which may not be directly related to agriculture. Organized hamlets with existing commercial and residential development will be zoned as Hamlet District.

## **11.2.2 Additional District Classifications**

Council may consider adding other Zoning Districts to carry out the objectives of this Plan, or to provide for a greater density of development than initially considered in this Plan.

## **11.3 Other Implementation Tools**

### **11.3.1 Inter-Municipal Cooperation**

- (1) Council will cultivate positive, mutually beneficial relationships with neighbouring rural and/or urban municipalities to develop joint service programs where such arrangements will be of benefit to both municipalities and the region.
- (2) Council will consider the support and funding of centralized/regional economic, cultural and recreational centres,



with other local governments that the facilities are intended to serve.

- (3) Council will negotiate with surrounding towns and RM's in regards to revenue and/or tax sharing as it relates to facilities, services and infrastructure that are utilized by members of all communities and large businesses.

### **11.3.2 Provincial Land Use Policies/Statements of Provincial Interest**

- (1) This Plan shall be administered and implemented in conformity with applicable provincial land use policies or statements of provincial interest, statutes and regulations and in cooperation with provincial agencies.
- (2) Council will review this Plan and the Zoning Bylaw for consistency with a new provincial land use policies or statements of provincial interest adopted pursuant to *The Planning and Development Act, 2007*.
- (3) Wherever feasible and in the municipal interest, Council will avoid duplication of regulation of activity and development governed by provincial agency controls.

### **11.3.3 Administration**

- (1) This plan is binding of Council and all development in the Municipality.
- (2) The interpretation of words as contained in the Zoning Bylaw shall apply to the words in this plan.
- (3) If any part of this Plan 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 Plan.