

# WATERWOLF PLANNING DISTRICT

## DRAFT OFFICIAL COMMUNITY PLAN

Prepared for:

THE WATERWOLF DISTRICT PLANNING COMMISSION

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SASKATOON, SK

APRIL 2021

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# 1 INTRODUCTION

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## 1.1 PURPOSE

The purpose of the WaterWolf Official Community Plan is to manage growth and development in the WaterWolf Planning District in a manner that sustains the economy, preserves the environment and enhances community and quality of life for residents. The District Plan will provide a consistent approach to planning on a regional basis. Competition for development opportunities will be minimized as will land use conflicts since there will be a greater predictability and certainty for land use decisions by both the public and private sector. Opportunities for inter-municipal cooperation will provide for increased joint planning initiatives, enhanced administrative capacity and providing overall benefits to the greater community.

The District Plan is adopted pursuant to the authority of Section 102 of *The Planning and Development Act, 2007*. The policies contained in this document shall be implemented in conformance with *The Statements of Provincial Interest Regulations* and other applicable provincial statutes and regulations.

The policies are intended to provide the WaterWolf District Planning Commission and its members with direction and guidelines for establishing bylaws, programs and decision making on future land use and development proposals in the Planning District. All development within the Planning District shall conform to the objectives and policies contained in this Official Community Plan.

## 1.2 WATERWOLF PLANNING DISTRICT

The WaterWolf Planning District consists of twenty-three members; twenty-two (22) rural and urban municipalities, and one (1) First Nation located in the west-central portion of Saskatchewan adjacent to the South Saskatchewan River, bordering on Lake Diefenbaker and along Highway #11.

The WaterWolf District Planning Commission is a voluntary association of municipal governments and one First Nation government dedicated to providing a multiple number of services that enhance the overall living conditions and environment of the region. The Commission's basic purpose is to prepare a coordinated plan for development within the District. In addition to its role in intermunicipal and regional planning, the Commission is responsive to the changing conditions and demands of its partners and the general public.

Communities continue to be challenged to find the most efficient and effective solutions for a multitude of challenges. In the WaterWolf Planning District, public concern for viable communities, open space, lake and river access, and a clean environment are interwoven with current demands for effective public education, desirable jobs, affordable housing, and efficient roads, among others. Reliance on individual municipal budgets alone often make individual solutions impractical. To meet these challenges, WaterWolf exists to assist its partners with responsive and innovative solutions and partnerships to address these issues.

## 1.3 PLANNING CONTEXT

The participating municipalities have prepared this Official Community Plan in a spirit of cooperation. In 2013, member municipalities adopted the WaterWolf Growth Management Plan 2025. This Plan is intended to update and build upon this original Growth Management Plan.

Planning and development in the WaterWolf region has occurred against the backdrop of a wide range of economic, social, and environmental influences. The Municipalities and First Nation in this region have demonstrated the foresight to develop long-standing relationships which address the importance of regional cooperation.

The underlying premise of this Official Community Plan is that each member partner has legitimate aspirations for growth and development that must be recognized and addressed in policy. Each partner, as well as the region as a whole, benefit from growth and development regardless of its location within the District.

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## 2 VISION & GOALS

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The Vision of the WaterWolf Planning District Official Community Plan focuses on commonalities and aspirations of the Municipalities and First Nation for the future of the Planning District and is described as follows:

“WaterWolf is a grassroots initiative intent upon building a sustainable framework for a New Rural Economy that will not only enhance the quality of rural life in the greater community, but also afford surety and guidance for investors.”

The Goals of the WaterWolf Planning District Official Community Plan emerge from the Vision reflecting the values of the community and providing the context for the Objectives and Policies contained in this Plan:

- (1) **Environmental Stewardship** – Development in the WaterWolf Planning District takes place in a sustainable manner with ecosystems and biodiversity being protected, maintained and restored. Water is managed and protected to provide adequate quality and quantity for hydro-electric generation, human consumption, irrigation, recreation and ecosystem integrity.
- (2) **Resource Management** – Natural resources and agricultural lands are managed and used sustainably to support a growing regional economy while ensuring that environmental values are respected. The agricultural community is strong and continues to drive community sustainability and a robust regional economy.
- (3) **Building a Strong Economy** – A strong and diversified economy that supports job creation and retention and regional prosperity.
- (4) **Building Vibrant Communities** – Communities are distinct, well-designed and maximize public investment in infrastructure. Communities are resilient in dealing with shifting economic, social and cultural dynamics.
- (5) **Interjurisdictional Interests** – Relationships between the WaterWolf partners will be maintained and enhanced for a sustainable region through ongoing partnerships while respecting the autonomy of the individual partners. The support and assistance of senior governments and other stakeholders will be obtained in the realization of the goals and objectives of this Plan.
- (6) **Public Participation** – Each Partner in the District will maintain its commitment to an open, consultative and transparent planning and decision making process.

## 3 OBJECTIVES & POLICIES

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### 3.1 Natural Resources & Environment

#### 3.1.1 Provincial Interest

The Statements of Provincial Interest Regulations provides the following statements regarding natural resources and environment (which are addressed in the objectives and policies that follow):

- *The province has an interest in ensuring Saskatchewan's cultural and heritage resources are protected, conserved and responsibly used.*
- *The province has an interest in the protection of water sources that provide safe drinking water.*
- *The province has an interest in conserving Saskatchewan's biodiversity, unique landscapes and ecosystems for present and future generations.*
- *The province has an interest in maintaining and encouraging the exploration for and development of mineral resources.*
- *The province has an interest ensuring that sand and gravel resources are accessible for development.*
- *The province has an interest in ensuring the safety and security of individuals, communities and property from natural and human-induced threats.*

#### 3.1.2 Objectives & Policies

##### **Objective 3.1.2.1 Natural Features**

To protect natural features, resources, communities and ecosystems in the Planning District, and to encourage the preservation of natural wildlife habitat areas and other significant areas of natural vegetation.

**Policy (a)** The District Planning Commission will work with agencies of the provincial government to protect any significant heritage resources, critical wildlife habitat, or rare or endangered species. Where significant potential for the occurrence of such features or resources has been identified to the Commission, the Commission may delay development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained. Any costs associated with meeting such requirements will be the responsibility of the applicant.

**Policy (b)** Wetland areas along a lake, slough or creek will be protected and, where appropriate, integrated with recreational uses and development. Future development will not alter such wetland areas other than by the addition of appropriate structures such as walkways, pedestrian bridges, boardwalks, and interpretive media.

**Policy (c)** Development shall not damage or destroy fish habitat, nor needlessly destroy unique flora or critical wildlife habitat.

**Policy (d)** Development shall avoid land that is environmentally sensitive.

##### **Objective 3.1.2.2 Development on Potentially Hazardous Land**



To discourage development on potentially hazardous land and ensure that appropriate development standards are met when development is feasible.

- Policy (a)** Ensure the most recent information on potential hazard areas within the Planning District as it relates to new subdivision applications and applications for development permits is used.
- Policy (b)** Ensure that subdivision of land or the development of structures on hazard land does not occur or, if applicable, occurs in accordance with specified mitigation measures. The costs of any required flood hazard report to identify the risk of proceeding with a proposed development on potentially hazardous land or recommending specified measures to mitigate the risk of development of hazardous land will be the responsibility of the proponent of the proposed development.
- Policy (c)** Storm water management shall be designed by a professional engineer in accordance with appropriate engineering standards as well as standards established by the Water Security Agency.
- Policy (d)** As per the Statements of Provincial Interest, the development of new buildings and additions to buildings in the flood way in the 1:500 year flood elevation of any watercourse or water body shall be prohibited.
- Policy (e)** As per the Statements of Provincial Interest, development of new buildings and additions to buildings to an elevation of 0.5 metres above the 1:500 year flood elevation of any watercourse or water body in the flood fringe shall be flood-protected.
- Policy (f)** Require that an applicant for proposed development on land that is identified as being potentially hazardous submit a report prepared by a qualified professional that assesses the risk associated with the development and identifies any necessary mitigation measures.

### **Objective 3.1.2.3 Water Resources**

To protect ground water and other water resources from contamination to ensure a safe supply of drinking water and to maintain the highest possible level of overall water quality.

- Policy (a)** Development shall avoid depleting or polluting ground water.
- Policy (b)** The District Planning Commission is committed to protection of ground and surface water, public health, property and the environment through the use of water management programs that:
  - (i) Maintain healthy ecosystems;
  - (ii) Provide safe and reliable drinking water; and,
  - (iii) Provide advanced waste water treatment and storm water management to the greatest possible extent within the constraints of the municipalities' resources.
- Policy (c)** Developments that ensure that water bodies, waterways, shore lands, groundwater and riparian systems are protected and sustained will be encouraged.

- Policy (d)** Agricultural practices, particularly with regard to manure management and chemical application, shall be encouraged to minimise risks to groundwater and surface water.
- Policy (e)** Chemicals and other products shall be stored, handled, manufactured, managed and used with methods which prevent and avoid contamination with aquifers and well heads.
- Policy (f)** The District Planning Commission shall work in partnership with the Saskatchewan Water Security Agency to maintain and conserve the South Saskatchewan River watershed and its source water resources.

#### **Objective 3.1.2.4 Historical and Heritage Resources**

To protect historic, archaeological and other features, resources or sites of cultural heritage significance from incompatible development and, where such protection cannot be achieved, to ensure appropriate mitigation of impacts.

- Policy (a)** Development shall not damage, destroy, or otherwise negatively impact any building or site deemed to be of cultural, historical, or heritage significance.
- Policy (b)** Ensure that the subdivision of land in potentially heritage sensitive parcels occur in accordance with the guidelines and criteria identified by the Heritage Conservation Branch of Saskatchewan. Considering recommendations from the Planning Commission, development may be delayed until such time as the requirements of the relevant provincial agencies to protect such resources (such as the undertaking of mitigative measures) has been obtained. The developer may be required to contract a professional to assess potential impacts to the development area. Any costs associated with meeting such requirements will be the responsibility of the applicant.
- Policy (c)** Support the designation of provincial heritage and municipal heritage buildings and sites within the Planning District.

#### **Objective 3.1.2.5 Sustainable Development**

To encourage the subdivision and development of land in an environmentally sustainable manner.

- Policy (a)** The District Planning Commission may employ site-specific planning programs, either alone or in cooperation with other agencies, organisations or governments, to protect water bodies, waterways and shore lands. Considering recommendations from the Planning Commission, a Municipality may limit, restrict, delay or prohibit development in these areas until site-specific planning has been completed and/or until the Commission is satisfied that specific development projects will sustain these areas. Site-specific plans may result in limiting or prohibiting development in these areas.
- Policy (b)** No development will begin until consideration for the size and configuration of an adjoining waterway, water body or shore land, the capacity for public access, the potential impacts (social, economic and environmental) of development, general and site-specific environmental and ecosystem characteristics and economic potential for development in the area. The developer is responsible for all expenses associated with these recommendations. These studies shall be undertaken by qualified professionals at the expense of the developer.

### **Objective 3.1.2.6 Aggregate Resources**

To protect known aggregate (gravel) and other mineral sources from incompatible forms of development and accommodate industries which utilize these resources.

**Policy (a)** Subdivision of land for non-agricultural use shall not be permitted on land known to have source gravel potential so as to not interfere with future extraction.

**Policy (b)** The extraction, processing and storage of raw materials including sand, gravel, clay, earth, topsoil or mineralized rock shall be subject to the following policies:

- (i) The extraction of significant commercial mineral resources prior to development that would preclude or constrain future extraction of the resource shall be encouraged.
- (ii) Aggregate resource industries shall be listed as discretionary uses in the Rural Municipal Zoning Bylaws.
- (iii) Considering recommendations from the Planning Commission, Rural Municipal Councils shall consider discretionary use applications for aggregate resource industries subject to:
  - (a) reclamation and restoration of the land for an approved end use;
  - (b) the manner in which the pit or quarry is to be operated;
  - (c) limiting or avoiding land use conflict due to noise, vibration, smoke, dust, odour or potential environmental contamination; and,
  - (d) minimizing the effect of the operation on infrastructure and services including but not always limited to roadways.
  - (e) ensuring road access is sufficiently located as to limit impact on existing residential dwelling units.
- (iv) Aggregate resource industries shall meet all municipal bylaws and provincial regulations respecting access to and from provincial highways and municipal roads and shall ensure that road access to the operation is located, as far as possible, from existing residential dwelling units.
- (v) Multi parcel country residential developments or intensive recreational developments shall not be located within 610 m (2,000 ft) of an aggregate resource deposit.
- (vi) Single parcel country residences or residential sites shall not be located within 305 m (1,000 ft) of an aggregate resource deposit.
- (vii) Aggregate resource extraction, processing, and storage industries shall establish a buffer area between the operation and surrounding land uses.
- (viii) Aggregate resource extraction, processing and storage industries shall ensure that operations are screened, bermed or landscaped.

### **Objective 3.1.2.7 Oil and Gas Development**

To support oil and gas exploration, extraction and development in the region.

- Policy (a)** Petroleum pipelines, oil and gas wells and related facilities shall be permitted in the Agriculture District of each Rural Municipal Zoning Bylaw.
- Policy (b)** Dry and abandoned well sites, stratigraphic test wells, and associated facilities shall be assessed, decommissioned and reclaimed pursuant to Section 56 (1) of *The Oil and Gas Conservation Regulations* upon abandonment or decommissioning.
- Policy (c)** A Detailed Site Assessment (DSA) shall be submitted in conjunction with an application for Acknowledgement of Reclamation (AOR) to substantiate the satisfactory reclamation of the site to the Ministry of the Economy.
- Policy (d)** Oil and gas exploration, extraction and development within the Planning District shall occur in accordance with *The Oil and Gas Conservation Regulations, 2012*.
- Policy (e)** Multi parcel country residential developments, single parcel country residences and residential sites located in proximity to oil wells may be subject to separation requirements from an oil well, as per *The Subdivision Regulations*.
- Policy (f)** Multi parcel country residential developments, single parcel country residences and residential sites located in proximity to sour gas wells with H<sub>2</sub>S concentrations over 100 ppm may be subject to separation requirements based on guidelines as recommended by the Ministry of Government Relations.

## 3.2 First Nations

### 3.2.1 Provincial Interest

The Statements of Provincial Interest Regulations provides the following statements regarding First Nations and Metis engagement (which are addressed in the objectives and policies that follow):

- *The province has an interest in enhancing the participation of First Nations and Metis communities in land use planning and in fostering respectful relationships between municipalities and First Nations and Metis communities.*

### 3.2.2 Whitecap Dakota First Nation

- (i) The Whitecap Dakota First Nation is a modern and progressive First Nation with a proud culture and a strong sense of community. Whitecap's members have mandated their leadership to implement a nation-building vision geared toward Strengthening Community and Building Opportunity. With a long history of establishing partnerships, Whitecap Dakota First Nation continues a Spirit of Alliance, working with its neighbours and governments in support of its nation-building agenda.
- (ii) Within their authority for land use planning and development decisions, the partner municipalities and the Whitecap Dakota First Nation shall continue to work together in a spirit of cooperation on community planning, economic development, and public service delivery.

### 3.2.3 First Nations and Metis Engagement

- (i) Within their authority for land use planning and development decisions, the partner municipalities will consult and work with the Whitecap Dakota First Nation, and other First Nations and Metis communities to preserve and protect Treaty and Aboriginal Rights to hunt, trap and fish for food or carry out traditional land uses and to avoid potential adverse impacts on any cultural, spiritual or other important sites within the planning district.

### 3.3 Rural Areas

#### 3.3.1 Provincial Interest

The Statements of Provincial Interest Regulations provides the following statements regarding agriculture and rural development (which are addressed in the objectives and policies that follow):

- *The province has an interest in supporting and promoting a sustainable and dynamic agriculture sector that optimizes the use of agricultural land for growth opportunities and diversification in agricultural production and value-added agribusinesses.*
- *The province has an interest in safe, healthy, reliable and cost effective public works to facilitate economic growth, community development, and resilience to extreme weather events.*
- *The province has an interest in supporting a high quality of life for Saskatchewan's citizen's and visitors by providing and actively promoting recreation and tourism opportunities.*
- *The province has an interest in citizens having access to a range of housing options to meet their needs and promote independence, security, health and dignity for individuals, enhancing the economic and social well-being of communities.*
- *The province has an interest in environmental stewardship, responsible development and public access to provincial water bodies and shorelands.*
- *The province has an interest in supporting the development of communities that enhance the physical and mental health and well-being of Saskatchewan people. The province has an interest in a strong provincial economy that helps improve the quality of life for all Saskatchewan people.*

#### 3.3.2 Agriculture Objectives & Policies

##### **Objective 3.3.2.1 Protection of Farm Land**

To recognize the value of high quality agricultural land for continuing productive agricultural use in order to protect agricultural land use from negative impacts of non-agricultural use and development.

**Policy (a)** The primary agricultural uses include grain farming, mixed grain/livestock operations, farm operations and farm residences, intensive agricultural uses, agricultural related commercial and industrial developments, and farm or home-based businesses. Rural Municipal Zoning Bylaws will contain an Agriculture District to provide for these uses and compatible development.

##### **Objective 3.3.2.2 Agriculture**

To accommodate traditional forms of agricultural activity, land use, subdivision and development.

**Policy (a)** This Plan shall accommodate primary agricultural uses including grain farming, mixed grain/livestock operations, farm operations and farm residences, intensive agricultural uses, communal farm settlements, agricultural related commercial and industrial developments, and farm or home-based businesses. Rural Municipal Zoning Bylaws will contain an Agriculture District to provide for these uses and compatible development. The quarter-section is recognized as the primary land unit for general agriculture however,

reduced areas and specific development standards will be provided to accommodate the development of intensive forms of agriculture.

**Policy (b) *Agricultural Subdivision Policy***

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

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

**Policy (c) *Farm Dwellings***

One farm dwelling will be permitted for agricultural operations. Additional dwelling units may be accommodated in a Rural Municipal Zoning Bylaw as a discretionary use, if accessory to a legitimate agricultural operation and if it is intended to accommodate farm workers. The granting of a dwelling development permit by the RM for such additional farm dwellings shall not be construed, in any way, as consent or approval for future subdivision.

**Policy (d) *Farm-Based Businesses***

- (i) It is recognized that farm based businesses and on-farm employment opportunities, including but not limited to bed and breakfast establishments and vacation farms, can provide a valuable contribution to the diversified economic base of the District. Farm based businesses shall be accommodated in a Rural Municipal Zoning Bylaw as discretionary use. Approvals will be based on the evaluation of individual operations relative to specific Zoning Bylaw criteria to ensure that the agricultural character or land value is not diminished.
- (ii) Farm based businesses that include the provision of commercial accommodation, including but not limited to bed and breakfast establishments and vacation farms,

shall maintain minimum separation distances from existing industrial and hazardous industrial uses as shown in Table 4-1.

### **Objective 3.3.2.3 Agricultural and Economic Diversification**

To encourage agricultural and natural resource development which will improve the economic health of the District; to provide opportunity for further development and land uses that will result in increased economic diversification, agricultural innovation and agriculture-related value-added activity in the District; and to provide opportunity for farm-based business opportunities.

#### **Policy (a) *Agricultural Related Commercial and Industrial Uses***

- (i) Rural Municipal Zoning Bylaws will accommodate principal agricultural related commercial and industrial uses as discretionary uses.
- (ii) The approval for such commercial or industrial developments may be granted if their function is related to agriculture and only after a review is undertaken to ensure that:
  - (a) Incompatibility with other land uses will be avoided, including consideration of proximity to urban centres, hamlets, lake oriented residential developments and multiple-parcel country residential subdivisions.
  - (b) Policies for environmental quality control will not be jeopardized, including water and waste disposal servicing.
  - (c) The design and development of the use will conform to high standards of safety, visual quality and convenience.
  - (d) The development will be situated along an all-weather municipal road.
  - (e) All relevant approvals are obtained from government agencies for uses such as anhydrous ammonia fertilizer facilities.

### **Objective 3.3.2.4 Intensive Agricultural Development**

To accommodate intensive agricultural uses in the Planning District provided they observe development standards and do not override environmental concerns or create conflict between agricultural land use and non-agricultural land use and development.

#### **Policy (a) *Intensive Agricultural Uses***

- (i) Intensive agricultural uses, such as nurseries, market gardens and other forms of agribusiness including agricultural product processing, energy production, and agro-tourism aimed at diversification of the farm economy, will be accommodated in Rural Municipal Zoning Bylaws as a discretionary use. As a basis for approval, proponents of such developments may be required to demonstrate that the water supply is sufficient for the development and that the supply for neighbouring developments will not be adversely affected by the proposed operation.
- (ii) Rural Municipal Zoning Bylaws will contain minimum site size standards for intensive agricultural uses. Smaller sites will be permitted for intensive agricultural uses to facilitate their development.



- (iii) New intensive agriculture development in the form of market gardens shall maintain minimum separation distances from existing industrial and hazardous industrial uses as shown in Table 4-1.

**Policy (b) Intensive Livestock Operations**

- (i) The development of intensive livestock operations is appropriate in the Planning District, provided that unacceptable land use conflicts are not created as a result of such development. In general, the District will support the development of intensive livestock operations unless specific locational conflicts would be created.
- (ii) Rural Municipal Zoning Bylaws will facilitate intensive livestock operations as discretionary uses in accordance with specific policies contained herein. An expansion of an operation to provide for a greater number of animal units than the maximum number specified in the original discretionary use approval, or any change in an operation which alters the species of animal reared, confined or fed in the operation, shall require a new discretionary use approval.
- (iii) A Rural Municipal Zoning Bylaws shall provide for the temporary confinement of livestock on a farm operation during winter months as part of a permitted mixed farm operation.
- (iv) Using the discretionary use process outlined in the Zoning Bylaw, Council shall require public notice advertisement of a proposal that will result in development of an intensive livestock operation, or an expansion or alteration of an intensive livestock operation requiring a new discretionary use approval, and shall hold a public hearing on the proposal.
- (v) Council shall require the applicant to demonstrate that the water supply is sufficient to for the development and neighbouring developments will not be adversely affected by the proposed operation.
- (vi) Council may require an applicant to utilize manure management practices or other technology than conventional spreading and stockpiling.
- (vii) As a condition of approval, Council may impose standards to reduce the potential for conflict with neighbouring uses which specify:
  - The location of holding areas, buildings or manure storage and treatment facilities on the site;
  - Manure management practices of the operation;
  - Use of synthetic or other covers for liquid manure storage lagoons or earthen manure storage facilities;
  - Requirements for monitoring wells for water quality and quantity purposes;
  - Annual confirmation of the availability of sufficient suitable lands for the disposal of manure.
- (viii) In order to minimize land use conflicts, Council shall observe the separation distances between the development of intensive livestock operation facilities and other existing land use as set out in Section 4, Table 4-1. These minimum separation distance policies shall apply both to development, alteration or

expansion of intensive livestock operations and to other development proposed in the vicinity of an intensive livestock operation.

- (ix) Council may consider approving a lesser separation distance than set out in Section 4, Table 4-1 where the applicant establishes that the development will minimize the potential for conflict with adjacent uses. Council, at its discretion, may approve an agreement between an applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between council, an applicant, and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands.
- (x) Council may require a separation distance that is 20% greater than that set out in Section 4, Table 4-1 where an unacceptable land use conflict would result with existing development (e.g. in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).
- (xi) Council may require a greater separation distance from any liquid manure storage or treatment facility involving an intensive livestock operation, to residential and other developments than set out in Section 4, Table 4.1. A separation distance to the lagoon or storage facility from a residence 1.5 times the distance required as per x above will generally be considered adequate.
- (xii) Wild boar or other exotic species operations, including expansion to existing operations, shall not generally be permitted.

#### **Objective 3.3.2.5 Reservoir Development Areas**

To ensure that development within Reservoir Development Areas is undertaken in accordance with the requirements of the Water Security Agency.

**Policy (a)** *The Water Security Agency Regulations, 2015*, have been enacted to ensure proper lake and reservoir shoreline development in designated Reservoir Development Areas. Development permits must be approved before shoreline changes can take place. The regulations ensure safe orderly shoreline development without affecting reservoir or lake operations while preventing damage from flooding, erosion or landslides.

**Policy (b)** Proposed development in all areas designated as Reservoir Development Areas by *The Water Security Agency Regulations, 2015* shall be subject to approval by the Water Security Agency. Pursuant to these regulations, the District will communicate any local input respecting the proposal to the Water Security Agency.

### 3.3.3 Country Residential Objectives & Policies

**Objective 3.3.3.1 Single Parcel Country Residential Development**

To accommodate single parcel country residential development in agricultural areas while limiting the undue fragmentation of agricultural land.

**Policy (a) *Single Parcel Country Residential***

A Rural Municipal Zoning Bylaw may accommodate single-parcel country residential subdivisions. Each Zoning Bylaw shall prescribe the maximum number of such subdivisions that may be allowed per quarter-section. Where possible, such residential subdivisions shall be encouraged to locate on:

- (i) any site fragmented from the balance of a quarter-section by either natural (river, creek, coulee, etc.) or man-made (developed road, railway, etc.) barriers; or
- (ii) a previously developed, but now unoccupied farmyard.

**Policy (b) *Locational Criteria***

In order to minimize conflict between single-parcel country residential subdivisions and other development, developments will observe the separation distances between single-parcel country residential development and other existing land uses as listed in Table 4-1. A Council may consider approving a lesser separation than set out in Table 4-1 where the applicant establishes that the development will minimize the potential for land use conflict in accordance with the following provisions:

- (i) A copy of an agreement between the applicant and the owners of another affected development or Urban Council, as appropriate, agreeing to such lesser separation shall be submitted to the Rural Council who may use this information in its consideration to reduce the separation distances as set out in Table 4-1. Any agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation must be approved by Council. Such agreements between council, an applicant, and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands.

**Policy (c) *Services***

- (i) Single parcel country residential subdivision and development will be permitted only where direct all-weather public road access has been provided to the satisfaction of the Council or the development of a direct all-weather public road is undertaken to the satisfaction of the Council.
- (ii) Single parcel residential subdivision and development must accommodate a private, on-site supply of water and a sewage system, both of which must meet provincial standards.

**Policy (d)      *Development Standards***

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

**Policy (e)      *General***

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

**Objective 3.3.3.2      *Multiple Parcel Country Residential Development***

To accommodate a range of multiple parcel residential development options, to provide a growth stimulus to the community and choice of lifestyles for residents, while ensuring that residential land uses do not jeopardize essential agricultural or other natural resource activities, the environment or other surrounding land uses.

**Policy (a)      *Development Options***

A Rural Municipal Zoning Bylaw may contain a series of country residential zoning districts to accommodate multiple parcel country residential subdivisions at various densities.

**Policy (b)      *Scale and Density***

Applications for multiple parcel country residential development will be considered on the basis of project merits relative to the policies in this Section. Such subdivision shall be implemented in association with a rezoning to a country residential zoning district. Each multiple parcel country residential subdivision development shall be limited to a maximum area of 64.8 hectares (160 acres). Multiple parcel country residential subdivisions shall contain residential sites no larger than 4 hectares (10 acres).

**Policy (c)      *Locational Guidelines***

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

- (i) near a school of sufficient capacity to handle the increase in enrolment;
- (ii) in reasonable proximity to power, natural gas and telephone lines of sufficient capacity to handle such development;
- (iii) so that adequate police and fire protection can be conveniently provided;
- (iv) in locations which do not infringe on unique flora or critical wildlife habitat; and

- (v) only where direct all-weather public road access has been provided to the satisfaction of the Council.

**Policy (d)      *Locational Requirements***

In order to minimize conflict between multiple parcel country residential subdivisions and other development, developments will observe the separation distances between multiple parcel country residential development and other existing land uses as listed in Table 4-1. A Council may consider approving a lesser separation than set out in Table 4-1 where the applicant establishes that the development will minimize the potential for land use conflict in accordance with the following provisions:

- (i) A copy of an agreement between the applicant and the owners of another affected development or Urban Council, as appropriate, agreeing to such lesser separation shall be submitted to the Rural Council who may use this information in its consideration to reduce the separation distances as set out in Table 4-1. Any agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation must be approved by Council. Such agreements between council, an applicant, and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands.
- (ii) Multiple parcel country residential subdivisions shall not be located:
  - (a) Where direct all-weather public road access has not been developed, except where arrangements have been made, to the satisfaction of Council, for the development of such access.
  - (b) On land subject to flooding, or land where there is a high water table or potential for soil slumping or subsidence unless it can be demonstrated that the land is safe for development or that recommended mitigation measures will assure the necessary level of safety.
  - (c) In a linear fashion stretched along municipal roads.

**Policy (e)      *Comprehensive Development Application***

- (i) In the interests of ensuring a comprehensive and planned approach to development, a Municipality may require a developer, to prepare a Comprehensive Development Application (CDA) for proposed multiple parcel country residential developments. A CDA shall include the following information:
  - (a) Plans showing an integrated layout for all lands intended for development, including internal roadways, access to external public roads, municipal and environmental reserve parcels, utility parcels, and phasing of the development.

- (b) Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other hazards together with any required mitigation measures.
- (c) Engineering reports to address water supply, surface water drainage, sewage treatment and disposal, and fire suppression.
- (d) Any other information Council deems necessary in order to appropriately evaluate an application.

**Policy (f) *Comprehensive Development Application Evaluation***

- (i) In evaluating a Comprehensive Development Application (CDA), a Council may ensure compliance with any municipal requirement or standard through the provision of a servicing agreement or condition of the approval of a development permit as appropriate.
- (ii) Once a CDA has been approved, no subsequent subdivision or development that is inconsistent with the approved CDA will be permitted without the approval of a revised CDA as appropriate.

**Policy (g) *Service Levels***

Each Rural Municipality will provide a level of services to country residential subdivisions that is consistent with the level of service provided to agricultural lands. It shall be the responsibility of the developer and future residents to provide enhanced services.

**Policy (h) *Required Services***

Based on the recommendations of engineering reports as per subsection (ii) above:

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

approved pursuant to either The Public Health Act, 1994 and associated regulations, as administered by the Regional Health Authority or The Environmental Management and Protection Act, 2002 and associated regulations.

(iii) *Solid Waste:*

- (a) New development will be approved subject to the availability of facilities for the disposal of solid waste by future residents in a licensed solid waste management facility.

**Policy (i) *Development Standards***

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

**Policy (j) *Shore Land Dedication***

Shore land shall be designated as municipal reserve or environmental reserve in any new subdivision adjacent to Lake Diefenbaker or the South Saskatchewan River in order to ensure public access to shorelines.

**Policy (k) *Drainage***

The submission of a site grading plan may be required for development of sites in country residential districts to ensure that there is adequate drainage from a site and that neighbouring properties and municipal infrastructure will not be adversely affected by potential runoff from the development.

**Policy (l) *Alternative to Conventional Subdivision***

Subject to all other policies in this document, a Rural Municipal Council may consider bare-land condominium development as an alternative to conventional subdivision, to achieve the goals and residential objectives set out in this document.

**Policy (m) *Innovative Design***

Innovative country residential subdivision and development that addresses current broad societal issues respecting energy conservation and production, climate change, food security/self-sufficiency and health and safety for communities will be encouraged.

**Objective 3.3.3.3 Other Associated Development**

To accommodate recreational uses, home based businesses, community facilities and other forms of development normally associated with multiple parcel country residential development that are consistent with and complementary to the overall residential character of the development.

**Policy (a)** Approvals for home based businesses will be based on the evaluation of individual operations relative to specific Zoning Bylaw criteria to ensure that the residential character or land value is not diminished.

**Policy (b)** A Rural Municipal Zoning Bylaw may provide for other forms of development, facilities and recreational uses in residential districts that are consistent with and complementary to the overall residential and recreational uses of the district.

#### **Objective 3.3.3.4 Temporary Work Camps**

To provide for high quality temporary work camps necessary to accommodate the residential needs of workers during the construction of major development projects and to ensure that such camps are appropriately decommissioned upon their termination.

##### **Policy (a) Temporary Work Camps**

A Rural Municipal Zoning Bylaw may facilitate temporary work camps as a discretionary use subject to compliance with the following requirements:

- (i) Temporary work camps will only be approved where it can be demonstrated that the use and intensity of use is appropriate to the site and that it will have a minimal impact on the surrounding adjacent areas;
- (ii) Temporary work camps shall observe the separation distances listed in Table 4-1 or within 800 metres of a residential building. This separation distance may be reduced where it can be demonstrated that appropriate steps have been undertaken to adequately address any potential land use conflicts;
- (iii) Solid waste storage facilities (including adequate space for both recycling and general waste bins) shall be provided on-site, appropriately located, and screened or landscaped to avoid any adverse visual impact from the road and within the development;
- (iv) All exterior lighting shall be night sky compliant;
- (v) Council may approve a discretionary use application for a temporary work camp subject to specific time limits where the use that is intended to be temporary or to allow Council to monitor the impact of the use on surrounding development. Any time extension, beyond that granted by Council, shall require a new discretionary use application;
- (vi) Upon expiration of the discretionary use approval or termination of use of the temporary work camp, the Applicant shall restore the site to predevelopment condition or a more pristine state in accordance with an approved site closure and restoration plan. Restoration should include removal of all infrastructure and facilities including sewer, water, electrical, telephone, roads and all site improvements, re-grading (as applicable), weed control, and planting and fertilization necessary to restore the site to predevelopment or more pristine condition;



- (vii) Council may impose requirements in addition to those set out above. Council may also require a performance bond by any person or company undertaking any work outlined in sub-section (vi), above, to ensure that the development is carried out in the manner specified. The amount of the performance bond shall be determined by Council.

### 3.3.4 Lake Oriented Residential Objectives & Policies

#### **Objective 3.3.4.1 Lake Oriented Residential Development**

To accommodate a range of lake oriented residential development options, to provide a growth stimulus to the community and choice of lifestyles for residents, while ensuring that residential land uses do not jeopardize essential agricultural or other natural resource activities, the environment or other surrounding land uses.

#### **Policy (a) *Development Options***

A Rural Municipal Zoning Bylaw may contain zoning districts to accommodate lake oriented residential subdivisions at various densities. When provided, the Bylaw will prescribe maximum and minimum lot sizes and other appropriate development standards with the aim of preserving productive agricultural land and ensuring that such development does not result in increased road hazards related to obstruction of sight lines or other similar conditions.

#### **Policy (b) *Scale and Density***

Each lake oriented residential subdivision development shall be limited to a maximum area of 64.8 hectares (160 acres). The number of building sites and the density of development shall be commensurate with the physical capability of the land to reasonably accommodate such development and the types and levels of services that will be provided.

#### **Policy (c) *Locational Guidelines***

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

- (i) near a school of sufficient capacity to handle the potential increase in enrolment;
- (ii) in reasonable proximity to power, natural gas and telephone lines of sufficient capacity to handle such development;
- (iii) so that adequate police and fire protection can be conveniently provided;
- (iv) in locations which do not infringe on unique flora or critical wildlife habitat; and
- (v) only where direct all-weather public road access has been provided to the satisfaction of the Council.

#### **Policy (d) *Locational Requirements***

In order to minimize conflict between lake oriented residential subdivisions and other development, developments will observe the separation distances between lake oriented residential development and other existing land uses as listed in Table 4-1. A Council may consider approving a lesser separation than set out in Table 4-1 where the applicant establishes that the development will minimize the potential for land use conflict in accordance with the following provisions:

- (i) A copy of an agreement between the applicant and the owners of another affected development or Urban Council, as appropriate, agreeing to such lesser separation shall be submitted to the Rural Council who may use this information in its consideration to reduce the separation distances as set out in Table 4-1. Any agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation must be approved by Council. Such agreements between council, an applicant, and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands.
- (ii) Lake oriented residential subdivisions shall not be located:
  - (a) Where direct all-weather public road access has not been developed, except where arrangements have been made, to the satisfaction of Council, for the development of such access.
  - (b) On land subject to flooding, or land where there is a high water table or potential for soil slumping or subsidence unless it can be demonstrated that the land is safe for development or that recommended mitigation measures will assure the necessary level of safety.
  - (c) In a linear fashion stretched along municipal roads.

**Policy (e) *Comprehensive Development Application***

- (i) In the interests of ensuring a comprehensive and planned approach to development, a Municipality may require a developer, to prepare a Comprehensive Development Application (CDA) for proposed lake oriented residential developments. A CDA shall include the following information:
  - (a) Plans showing an integrated layout for all lands intended for development, including internal roadways, access to external public roads, municipal and environmental reserve parcels, utility parcels, and phasing of the development.
  - (b) Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other hazards together with any required mitigation measures.
  - (c) Engineering reports to address water supply, surface water drainage, sewage treatment and disposal, and fire suppression.

- (d) Any other information Council deems necessary in order to appropriately evaluate an application.

**Policy (f) *Comprehensive Development Application Evaluation***

- (i) In evaluating a Comprehensive Development Application (CDA), a Council may ensure compliance with any municipal requirement or standard through the provision of a servicing agreement or condition of the approval of a development permit as appropriate.
- (ii) Once a CDA has been approved, no subsequent subdivision or development that is inconsistent with the approved CDA will be permitted without the approval of a revised CDA as appropriate.

**Policy (g) *Service Levels***

Each Rural Municipality will provide a level of services to lake oriented residential subdivisions that is consistent with the level of service provided to agricultural lands. It shall be the responsibility of the developer and future residents to provide enhanced services.

**Policy (h) *Required Services***

Based on the recommendations of engineering reports as per subsection (ii) above:

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

(iii) *Solid Waste:*

- (a) New development will be approved subject to the availability of facilities for the disposal of solid waste by future residents in a licensed solid waste management facility.

**Policy (i) *Shore Land Dedication***

Shore land shall be designated as municipal reserve or environmental reserve in any new subdivision adjacent to Lake Diefenbaker or the South Saskatchewan River in order to ensure public access to shorelines.

**Policy (j) *Drainage***

The submission of a site grading plan may be required for development of sites in country residential districts to ensure that there is adequate drainage from a site and that neighbouring properties and municipal infrastructure will not be adversely affected by potential runoff from the development.

**Policy (k) *Alternative to Conventional Subdivision***

Subject to all other policies in this document, a Rural Municipal Council may consider bare-land condominium development as an alternative to conventional subdivision, to achieve the goals and residential objectives set out in this document.

**Policy (l) *Innovative Design***

Innovative lake oriented subdivision and development that addresses current broad societal issues respecting energy conservation and production, climate change, food security/self-sufficiency and health and safety for communities will be encouraged.

**Policy (m) *Development Standards***

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

**Objective 3.3.4.2 Other Associated Development**

To accommodate recreational uses, small scale convenience commercial uses, home based businesses, community facilities and other forms of development normally associated with lake oriented residential development that are consistent with and complementary to the overall residential character of the development.

- Policy (a)** Approvals for home based businesses will be based on the evaluation of individual operations relative to specific Zoning Bylaw criteria to ensure that the residential character or land value is not diminished.

**Policy (b)** A Rural Municipal Zoning Bylaw may provide for other forms of development, facilities and recreational uses in residential districts that are consistent with and complementary to the overall residential and recreational uses of the district.

### 3.3.5 Rural Commercial & Industrial Objectives & Policies

#### **Objective 3.3.5.1 Economic Development**

To attract investment and foster economic growth within the Planning District.

**Policy (a)** The partners in the Planning District will continue to cooperate on regional initiatives that build on the region's economic strengths including coordinated land use, infrastructure and long-range planning.

**Policy (b)** The partners in the Planning District will continue to cooperate to attract economic activity.

#### **Objective 3.3.5.2 Highway Commercial Development**

To facilitate highway commercial development that will provide commercial services to agricultural and resource users, as well as the traveling public, and which require large land areas and minimal services. Highway commercial development shall be located so as to provide maximum exposure to prospective businesses while being located and developed in a manner that will minimize potential traffic impacts.

**Policy (a)** *Highway Commercial Zoning District*

Highway commercial development in the Planning District is intended to complement commercial services provided within the urban centres. In this respect, Rural Municipal Zoning Bylaws shall contain highway commercial zoning districts that will permit a range of commercial uses that are oriented to agricultural and resource users, as well as the traveling public, and that require large land areas and minimal services.

#### **Objective 3.3.5.3 Rural Industrial Development**

To accommodate industrial development in the Planning District that requires large land areas and minimal services.

**Policy (a)** *Industrial Zoning District*

Industrial development in the Planning District is intended to accommodate a diverse range of industrial development. In this respect, Rural Municipal Zoning Bylaws shall contain an industrial zoning district that will permit a range of industrial uses that require large land areas and minimal services.

#### **Objective 3.3.5.4 Mitigation of Land Use Conflicts**

To accommodate new rural commercial and industrial development in existing nodes and in new locations that avoid land use conflicts and future urban growth.

**Policy (a)** *Locational Requirements*

In order to minimize conflict between commercial and industrial subdivisions and other development, developments will observe the separation distances between single-parcel country residential development and other existing land uses as listed in Table 4-1. A Council may consider approving a lesser separation than set out in Table 4-1 where the applicant establishes that the development will minimize the potential for land use conflict in accordance with the following provisions:

- (i) A copy of an agreement between the applicant and the owners of another affected development or Urban Council, as appropriate, agreeing to such lesser separation shall be submitted to the Rural Council who may use this information in its consideration to reduce the separation distances as set out in Table 4-1. Any agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation must be approved by Council. Such agreements between council, an applicant, and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands.
- (ii) Rural commercial and industrial developments shall not be located:
  - (a) Where direct all-weather public road access has not been developed, except where arrangements have been made, to the satisfaction of Council, for the development of such access.
  - (b) On land subject to flooding, or land where there is a high water table or potential for soil slumping or subsidence unless it can be demonstrated that the land is safe for development or that recommended mitigation measures will assure the necessary level of safety.
  - (c) In a linear fashion stretched along municipal roads.

**Policy (b) Services**

- (i) Rural commercial development shall typically be accessed by service roads and access points at appropriately located intersections. As part of the consideration of application for rezoning or subdivision, a traffic impact assessment, prepared by a qualified engineer, shall be submitted. All provisions for access to a provincial highway shall be planned, designed and constructed to the satisfaction of the Ministry of Highways and Infrastructure. The costs of all road construction, intersection improvements, or any other signage, works or improvements shall be the responsibility of the developer.
- (ii) The provision of water supply and sewage disposal shall be based on the recommendations contained in the engineering reports submitted as part of the comprehensive development application. The options for the provision of this servicing include:
  - (1) *Water:*

- (a) Each site in the proposed development area shall have its own independent water system; or
  - (b) Each site in the proposed development area will be connected to a regional water distribution system; or
  - (c) Each site in the proposed development area will be serviced by an independent, approved communal water system.
- (2) *Sewer:*
- (a) Each site in the proposed development area shall have its own independent sewage disposal system approved by the Saskatchewan Health Authority; or
  - (b) Each site in the proposed development area will be serviced by an independent, approved communal water system.
- (3) *Solid Waste:*
- (a) New development will be approved subject to the availability of facilities for the disposal of solid waste by future residents in a licensed solid waste management facility.

**Policy (f) *Development Application Requirements***

Before considering an industrial or commercial development, subdivision or rezoning application, the Rural Municipality may require that the development application contain information with respect to:

- (i) the types of industry or commercial use to be contained on the site.
- (ii) the size and number of parcels proposed.
- (iii) the installation and construction of roads, services, and utilities.
- (iv) the potential impacts on adjacent land uses, and proposed measures to mitigate any negative impacts.
- (v) the environmental suitability of the site and other potentially affected lands with particular consideration to the soils, topography, drainage and availability of services, proximity to public recreation and wildlife management areas and hazard land.
- (vi) the access, egress, and the potential impacts of the proposed development on the highway system and traffic safety.
- (vii) development standards or design criteria that include such aspects as parking for large trucks, landscaping, screening, storage, and signage.
- (viii) any other matters that Council considers necessary.

**Policy (d)      *Comprehensive Development Application***

An application for rural commercial or industrial development involving the subdivision or rezoning of land shall prepare a Comprehensive Development Application (CDA). A CDA shall include the following information:

- (i) Plans showing the layout of all lands intended for highway commercial development, including service roads, access to external public roads and highways, municipal and environmental reserve parcels, utility parcels, and phasing of the development.
- (ii) Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other hazards together with any required mitigation measures.
- (iii) Engineering reports to address traffic, water supply, surface water drainage, sewage treatment and disposal, and fire suppression.
- (iv) Maps illustrating surrounding land uses and a description of how future land use conflict between the proposed use and existing uses will be suitably avoided or mitigated.
- (v) Any other information Council deems necessary in order to appropriately evaluate an application.

**Policy (e)      *Evaluation of Comprehensive Development Application***

- (i) Based on Planning Commission recommendations and the evaluation of a CDA, a Rural Municipal Council may ensure compliance with any municipal requirement, standard or policy through: servicing agreements, conditions of approval, or through contract zoning agreements, as appropriate.
- (ii) Once a CDA has been approved, no subsequent subdivision or development that is inconsistent with the approved CDA will be permitted without the approval of a revised CDA, as appropriate.

**Objective 3.3.5.5    *Land Use Conflicts and Environmental Considerations***

To minimize land use conflicts between rural commercial and industrial developments and any existing land uses, as well as any potential environmental impacts as a result of such development.

**Policy (a)**      Future rural commercial or industrial development shall avoid conflict with existing land uses. Conflicts will be demonstrated by, but such demonstration will not necessarily be limited to, the following:

- (i) anticipated levels of noise, odour, smoke, fumes, dust, night lighting, glare, vibration or other emissions emanating from the operation will be sufficient to affect nearby areas; or



- (ii) anticipated levels or types of vehicle traffic which may create unsafe conditions for vehicles, cyclists or pedestrians.

**Policy (b)** In association with an application for a development permit, the submission of a site grading plan shall be required, demonstrating that there is adequate drainage from a site and that neighbouring properties and municipal infrastructure will not be adversely affected by potential runoff from the development.

**Policy (c)** Where a proposed rural commercial or industrial development may require large volumes of water, the applicant may be required to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.

**Policy (d)** *Hazardous Industries*

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

- (i) Hazardous industries have the potential to negatively affect the general welfare of nearby residents and farm operations, relating to such factors as decreased land values and perceived hazards. Therefore, in order to minimize conflict between hazardous industrial uses and other development, policies for minimum separation distances between hazardous industrial uses and other principal land uses are listed in Table 4-1. These minimum separation distance policies shall apply both to development, alteration or expansion of hazardous industries and to other development proposed in the vicinity of existing hazardous industries.
- (ii) A copy of an agreement between the applicant and the owners of another affected development or Urban Council, as appropriate, agreeing to such lesser separation shall be submitted to the Rural Council who may use this information in its consideration to reduce the separation distances as set out in Table 4-1. Such agreements between an applicant and an owner of the other developments must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, the Rural Council shall be party to the agreement and may use Section 235 of *The Act* to register an interest to the titles of the affected lands.
- (iii) A Rural Municipal Council may require a separation twenty per cent (20%) greater than set out in Table 4-1 where an unacceptable land use conflict would result with existing developments. (e.g. in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).
- (iv) Separation from permanent surface water bodies or water courses of at least 1.6 km (1 mile).
- (v) Buildings or yards used for the storage, handling or processing of hazardous materials shall be located at least 75 m (250 feet) from any road or railway right-of-way.

- (vi) Using the discretionary use procedure outlined in its Zoning Bylaw, a Rural Municipal Council shall require public notice of a proposal that will result in development, expansion or alteration of a hazardous industrial use and shall hold a public hearing on the proposal.

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## 3.4 Urban Areas

### 3.4.1 Provincial Interest

*The Statements of Provincial Interest Regulations* provides the following statements concerning urban development (which is addressed in the objectives and policies that follow):

- *The province has an interest in ensuring the safety and security of individuals, communities and property from natural and human-induced threats.*
- *The province has an interest in safe, healthy, reliable and cost effective public works to facilitate economic growth, community development, and resilience to extreme weather events.*
- *The province has an interest in supporting a high quality of life for Saskatchewan's citizen's and visitors by providing and actively promoting recreation and tourism opportunities.*
- *The province has an interest in citizens having access to a range of housing options to meet their needs and promote independence, security, health and dignity for individuals, enhancing the economic and social wellbeing of communities.*
- *The province has an interest in safe, cost effective transportation systems that meet existing and future needs for economic growth, community development and diversification.*
- *The province has an interest in supporting the development of communities that enhance the physical and mental health and well-being of Saskatchewan people.*
- *The province has an interest in a strong provincial economy that helps improve the quality of life for all Saskatchewan people.*

### 3.4.2 General Urban Objectives & Policies

#### **Objective 3.4.2.1 General Objectives**

To ensure that growth in the urban municipalities occurs in an orderly and sustainable manner.

- Policy (a)** Growth of the existing urban centres will continue to be encouraged. The Urban Municipalities shall be the major focal points for community focused commercial development. Residential development and non-residential development that provide the basic services to the community and the surrounding population shall be encouraged.
- Policy (b)** The urban centres will strive, through this Plan, to provide an adequate inventory of suitable lands to attract a broad range of residential, commercial, industrial, recreation, and institutional amenities to meet anticipated long-term need.
- Policy (c)** Land uses or activities that are detrimental to the health, safety, or general welfare of persons residing or working in these communities shall be discouraged.

**Policy (d)** Planned development will help to increase land values, not be wasteful of the land resource, minimize public expenditure in service provision, and recognize significant community features in maintaining the small community lifestyle.

### 3.4.3 Community Services and Infrastructure Objectives & Policies

#### **Objective 3.4.3.1 Community Services and Infrastructure**

To promote and strengthen the urban communities and their services as an asset to the Planning District.

**Policy (a)** Community Service lands include institutional, public services, recreational, health, cultural or educational uses. In making land use decisions Councils shall recognize and assess the impact future adjacent land uses may have on these uses.

**Policy (b)** Zoning Bylaws will accommodate community service uses, as appropriate, based on their compatibility with surrounding land uses.

**Policy (c)** Each urban municipality will examine, from time to time, the feasibility of expanding or adjusting the types of programs or facilities in the community in accordance with demographics and population changes, by monitoring shifts in population structure and shifts in the demand and needs of the population.

**Policy (d)** Natural areas should be maintained, to the greatest extent possible, as an environmental resource and as an educational resource to facilitate understanding and appreciation of the natural environment.

**Policy (e)** Urban municipalities will work with service delivery agencies and other municipalities by participating in activities which enhance the delivery of services and ensuring the provision of infrastructure development which supports community services.

**Policy (f)** The use of existing municipal infrastructure should be optimized, wherever feasible, before consideration is given to developing new infrastructure and public service facilities.

**Policy (g)** Infrastructure and community service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs by integrating servicing and land use considerations at all stages of the planning process.

**Policy (h)** Planning for water supply and waste management infrastructure shall ensure that they are provided in a manner that is environmentally sustainable, financially viable and compliant with all regulatory requirements.

**Policy (i)** Investment by the Urban Municipalities in water supply and waste management infrastructure should, when feasible, encourage regional development to utilize this infrastructure.

**Policy (j)** Urban municipalities shall not be responsible for the costs associated with the provision of municipal services to new subdivisions, except where the municipality is the developer. Where a private development requires municipal services, including drainage, the proponent will be responsible for the costs associated with providing such services.

- Policy (k)** Where a subdivision of land will require the installation or improvement of municipal services including, but not limited to, water treatment and distribution, sanitary sewer, storm sewer and drainage, streets, sidewalks, and parks, the developer shall be required to enter into a servicing agreement with the municipality to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading off-site services. Council shall establish the standards and requirements for such agreements and charges, including the provision of performance bonds and letters of credit.
- Policy (l)** Urban municipalities should undertake a review of a storm-water management and drainage management plan for both existing and new development areas. New urban development shall assess local water drainage patterns as part of initial concept designs and avoid developing in low-lying areas or drainage courses.
- Policy (m)** Development may be permitted with properly engineered infill to ensure the safe building elevation is achieved, water drainage is not disrupted and adjacent and down-stream property owners are not negatively affected.

#### 3.4.4 Urban Residential Objectives & Policies

##### **Objective 3.4.4.1 Residential Development**

To encourage residential development in a variety of forms and locations to address the diverse needs of residents specifically including the issues of housing affordability.

- Policy (a)** The infilling of vacant lots within urban municipalities shall be encouraged in order to take advantage of areas currently serviced with existing infrastructure.
- Policy (b)** Urban municipalities shall facilitate an adequate supply of affordable and special needs housing that is safe, appropriately designed and located close to necessary services and amenities.
- Policy (c)** Supportive housing, including personal care homes, shall be facilitated in all residential areas. The zoning bylaw will contain development standards for these uses.
- Policy (d)** New residential development shall be designed to be pedestrian friendly, walkable, and connected by orienting development to serve pedestrian and cycling traffic in addition to automobile traffic.
- Policy (e)** Residential uses shall be properly buffered from incompatible uses, railways and major roadways.
- Policy (f)** The development of new residential areas should contain a variety of housing forms, including such housing as single detached dwellings, semi-detached and two unit dwellings, secondary suites, and multiple unit dwellings, to accommodate a range of users including seniors.
- Policy (g)** Multiple unit dwellings should generally be located with satisfactory access to residential access points and should be located to minimize potential land use conflicts with other residential uses.
- Policy (h)** The predominant use of land within areas designated as residential shall be residential. A range of complementary uses that are compatible with a residential environment may also be permitted. Examples of complementary uses include places of worship, schools,

community centres, public parks and recreation facilities, health services, and neighbourhood convenience commercial. These uses shall be compatible with the use and scale of the residential area, shall provide a needed service, and shall appropriately address issues of transportation, parking, and land use conflicts.

**Policy (i)** New residential areas should connect to and complement existing and future developments, by requiring that a Comprehensive Development Application (CDA) be submitted to the municipality for approval prior to consideration of a rezoning application. A CDA shall include the following information:

- (a) Plans showing an integrated layout for all lands intended for development, including internal roadways, access to external public roads, municipal and environmental reserve parcels, utility parcels, and phasing of the development.
- (b) Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other hazards together with any required mitigation measures.
- (c) Engineering reports to address water supply, surface water drainage, sewage treatment and disposal, and fire suppression.
- (d) Any other information Council deems necessary in order to appropriately evaluate an application.

**Policy (j)** In evaluating a Comprehensive Development Application (CDA), a Council may ensure compliance with any municipal requirement or standard through the provision of a servicing agreement or condition of the approval of a development permit as appropriate. Once a CDA has been approved, no subsequent subdivision or development that is inconsistent with the approved CDA will be permitted without the approval of a revised CDA as appropriate.

### 3.4.5 Urban Commercial Objectives & Policies

#### **Objective 3.4.5.1 Urban Commercial Development**

To promote and enhance attractive and viable commercial areas which provide services to residents of the urban municipality and surrounding region and individuals drawn to the region's tourism attractions.

**Policy (a)** Commercial development should be focused on existing community centre and highway commercial locations.

**Policy (b)** Community centre commercial areas may be enhanced by:

- the construction or upgrading of infrastructure;
- public realm improvements such as streetscapes and public park development;
- the provision of incentives to promote the use of vacant and underutilized buildings or sites;
- encouraging development with minimal front yard setbacks, grade level direct entrances, and clear glazing at street level;
- encouraging residential / commercial mixed use and commercial developments.

- Policy (c)** Highway commercial development should accommodate uses that by virtue of their scale or locational requirements are not readily suited to a community centre location.
- Policy (d)** Home based businesses that are clearly secondary to the principal residential use of the dwelling unit and are compatible with the residential environment shall be accommodated in the zoning bylaw. The zoning bylaw shall contain development standards to ensure that home based businesses are compatible with their residential location.
- Policy (e)** New commercial land should only be developed in circumstances where such development will not have negative impacts on existing community centre and highway commercial uses. New commercial land shall only be developed in locations which do not create land use conflicts, are capable of being economically serviced, and meet the needs of potential users.
- Policy (f)** New commercial areas should connect to and complement existing and future developments, by requiring that a Comprehensive Development Application (CDA) be submitted to the municipality for approval prior to consideration of a rezoning application. A CDA shall include the following information:
- (a) Plans showing an integrated layout for all lands intended for development, including internal roadways, access to external public roads, municipal and environmental reserve parcels, utility parcels, and phasing of the development.
  - (b) Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other hazards together with any required mitigation measures.
  - (c) Engineering reports to address water supply, surface water drainage, sewage treatment and disposal, and fire suppression.
  - (d) Any other information Council deems necessary in order to appropriately evaluate an application.
- Policy (g)** In evaluating a Comprehensive Development Application (CDA), a Council may ensure compliance with any municipal requirement or standard through the provision of a servicing agreement or condition of the approval of a development permit as appropriate. Once a CDA has been approved, no subsequent subdivision or development that is inconsistent with the approved CDA will be permitted without the approval of a revised CDA as appropriate.

### 3.4.6 Urban Industrial Objectives & Policies

#### **Objective 3.4.6.1 Urban Industrial Development**

To facilitate economic development by accommodating industrial uses that do not create land use conflicts or nuisance conditions in the normal course of operations.

- Policy (a)** To the extent possible, industrial development should be focused on existing industrial locations.

- Policy (b)** Sufficient land should be provided to accommodate industrial development opportunities.
- Policy (c)** Lands identified for industrial development shall be adequately buffered, screened and separated from incompatible uses.
- Policy (d)** Industrial development shall be directed to areas which are accessible to major transportation infrastructure, which are capable of being economically serviced, and which shall not have adverse impacts on the environment, including groundwater resources.
- Policy (e)** Heavy industrial uses, which may create land use conflicts in the normal course of operations, shall be located in areas which provide appropriate separation from incompatible uses and highly visible locations such as highways and other entrance ways to the municipality.
- Policy (f)** New industrial areas should connect to and complement existing and future developments, by requiring that a Comprehensive Development Application (CDA) be submitted to the municipality for approval prior to consideration of a rezoning application. A CDA shall include the following information:
- (a) Plans showing an integrated layout for all lands intended for development, including internal roadways, access to external public roads, municipal and environmental reserve parcels, utility parcels, and phasing of the development.
  - (b) Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other hazards together with any required mitigation measures.
  - (c) Engineering reports to address water supply, surface water drainage, sewage treatment and disposal, and fire suppression.
  - (d) Any other information Council deems necessary in order to appropriately evaluate an application.
- Policy (g)** In evaluating a Comprehensive Development Application (CDA), a Council may ensure compliance with any municipal requirement or standard through the provision of a servicing agreement or condition of the approval of a development permit as appropriate. Once a CDA has been approved, no subsequent subdivision or development that is inconsistent with the approved CDA will be permitted without the approval of a revised CDA as appropriate.



## 3.5 South Saskatchewan River & Lake Diefenbaker

### 3.5.1 Provincial Interest

*The Statements of Provincial Interest Regulations* provides the following statements concerning the South Saskatchewan River and Lake Diefenbaker (which are addressed in the objectives and policies that follow):

- *The province has an interest in supporting and promoting a sustainable and dynamic agriculture sector that optimizes the use of agricultural land for growth opportunities and diversification in agricultural production and value-added agribusinesses.*
- *The province has an interest in supporting a high quality of life for Saskatchewan's citizen's and visitors by providing and actively promoting recreation and tourism opportunities.*
- *The province has an interest in environmental stewardship, responsible development and public access to provincial water bodies and shorelands.*
- *The province has an interest in the protection of water sources that provide safe drinking water.*

### 3.5.2 Objectives & Policies

#### **Objective 3.5.2.2 South Saskatchewan River & Lake Diefenbaker**

To recognize the importance of the South Saskatchewan River and Lake Diefenbaker as core assets to the WaterWolf Planning District.

- Policy (a)** Development in the vicinity of the South Saskatchewan River or Lake Diefenbaker should only proceed after giving full consideration to the environmental and ecological impacts on the River and Lake as well as the potential impacts on agriculture and irrigation, aquaculture, hydro-electric power generation, and tourism and recreation uses which are dependent on the River and Lake.
- Policy (b)** The Planning District will continue to work with the Partners for the Saskatchewan River Basin and other stakeholder groups in promoting sustainability and stewardship of the river basin.
- Policy (c)** The Planning District will continue to work with the Provincial Government and other stakeholders in the expansion of irrigation in the vicinity of Lake Diefenbaker, specifically including the expansion and buildout of the Westside Irrigation Project. Once further details of this project are known, further study will be required to identify its impacts and to fully facilitate the resulting benefits to the region.
- Policy (d)** Shore land shall be designated as municipal reserve or environmental reserve in any new subdivision adjacent to Lake Diefenbaker or the South Saskatchewan River in order to ensure public access to shorelines. Shore lands may also be protected through conservation easements, purchase, or, if necessary, land use regulation.
- Policy (e)** The Lake Diefenbaker Tourism Destination Plan, as updated from time to time, showcases and explains the types of development that would be best suited around the Lake.

## 3.6 Transportation & Infrastructure

### 3.6.1 Provincial Interest

*The Statements of Provincial Interest Regulations* provides the following statements concerning transportation and infrastructure (which are addressed in the objectives and policies that follow):

- *The province has an interest in safe, healthy, reliable and cost effective public works to facilitate economic growth and community development.*
- *The province has an interest in safe, cost effective transportation systems that meet existing and future needs for economic growth, community development, and resilience to extreme weather events.*
- *The province has an interest in ensuring the safety and security of individuals, communities and property from natural and human-induced threats.*

### 3.6.2 Objectives & Policies

#### **Objective 3.6.2.1 Development Levies and Servicing Considerations**

To ensure adequate servicing capabilities for future development by existing facilities or by expansion to infrastructure.

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

**Policy (b)** Rural Municipal Councils will not support new development or subdivision applications unless infrastructure and utility systems and services have adequate capacity, including the availability of a licensed solid waste management facility for use by the new development.

**Policy (c)** All developments shall provide for:

- (i) individual on-site water supply appropriate to the proposed use; or,
- (ii) water supply from a regional water distribution system; or,
- (iii) an independent communal water supply system approved pursuant to either The Public Health Act, 1994 and associated regulations, as administered by the Regional Health Authority or The Environmental Management and Protection Act, 2002 and associated regulations.
- (iv) on-site liquid waste treatment and disposal approved pursuant to The Public Health Act, 1994 and associated regulations, as administered by the Regional Health Authority; or

- (v) an independent communal sewage collection, treatment and disposal system approved pursuant to either The Public Health Act, 1994 and associated regulations, as administered by the Regional Health Authority or The Environmental Management and Protection Act, 2002 and associated regulations.

**Policy (d)** Rural Municipalities will not be responsible for the capital costs associated with the provision of municipal services to new subdivisions, except for developments owned by the Municipality. Where a private development requires municipal services, the proponent will be responsible for all costs associated with providing the services. The Rural Municipality may require a proponent of a development to undertake an engineering study that clearly articulates the on and off-site infrastructure required to support the development. On-site and off-site infrastructure to support new development proposals may:

- (i) already exist and have the capacity to support the development, subject to the payment of applicable levies or fees; or
- (ii) be proposed to be constructed by the developer as an integral component of the development itself.

**Policy (e)** Rural Municipal Councils will consider all new developments containing communal water and sewer systems on the basis that the users of these systems will be responsible for the costs of their construction, management and operation through the auspices of a public body such as the Board of an Organized Hamlet, a resident association or a private utility arrangement in the form of a cooperative or non-profit corporation.

**Policy (f)** Rural Municipal Councils will consider any proposals by residents of a multiple lot country residential or lake oriented residential development for the construction of a communal water distribution system. Proposals must be based on a preliminary engineering report outlining design requirements and cost estimates for the proposed system and be accompanied by evidence of resident support for the proposal. Financing for any approved system will be derived pursuant to The Local Improvement Act. Rural Municipal Councils will require in their approval that residents assume responsibility for ongoing operation and maintenance of the system through the auspices of a public or private utility.

#### **Objective 3.6.2.2 Locational Criteria**

**Policy (a)** Public works in the form of solid and liquid waste management or disposal facilities will be allowed at the discretion of the Rural Municipal Council subject to locational and development standards as specified in the Zoning Bylaw and subject to the following locational policies:

- (i) Public works in the form of solid and liquid waste management or disposal facilities have the potential to negatively affect the general welfare of nearby residents and the quality of recreation opportunity, relating to such factors as odours, blowing debris, decreased land values and perceived hazards. Therefore, in order to minimize conflict between such public works and other development, policies for separation between public works in the form of solid and liquid waste management or disposal facilities and other principal land uses are listed in Table 4-1.

- (ii) A copy of an agreement between the applicant and the owners of another affected development or Urban Council, as appropriate, agreeing to such lesser separation shall be submitted to the Rural Council who may use this information in its consideration to reduce the separation distances as set out in Table 4-1. Such agreements between an applicant and an owner of the other developments must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, the Rural Council shall be party to the agreement and may use Section 235 of *The Act* to register an interest to the titles of the affected lands.
- (iii) A Rural Municipal Council may require a separation twenty per cent (20%) greater than set out in Table 4-1 where an unacceptable land use conflict would result with existing developments. (e.g. in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).
- (iv) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice of a proposal for the development, expansion or alteration of a solid or liquid waste management or disposal facility and shall hold a public hearing on the proposal.

#### **Objective 3.6.2.3 Servicing Agreements**

To ensure that the cost of required infrastructure for development is known and covered by servicing agreement fees.

**Policy (a)** In accordance with Section 172 of *The Act*, a Council may require a servicing agreement with the proponent of a subdivision development in their municipality. In order to provide overall direction and guidance in the negotiation of individual agreements with developers, that Council may establish, by resolution, a schedule of development specifications and servicing fees. Such servicing specifications will provide a consistent set of development standards for provision of services and works by developers within a proposed subdivision development. Subdivision servicing fees contribute in whole or in part towards the capital costs of services within or outside the subdivision that directly or indirectly serve the proposed subdivision.

**Policy (b)** Where appropriate, Municipalities will enter into joint service agreements to facilitate new developments in the Planning District.

#### **Objective 3.6.2.4 Transportation**

To ensure that road maintenance obligations created by any future development in the Planning District can be fulfilled and that the impacts of both urban and rural development on the respective transportations systems is minimized.

**Policy (a)** Each municipality will cooperate with the Ministry of Government Relations, the Ministry of Highways and Infrastructure, and adjacent municipalities in long-term planning that addresses its transportation needs. Where feasible, the municipalities will identify future transportation corridors and implementation measures to realize development.

**Policy (b)** Rural Municipalities will endeavour to upgrade the major access roads within the Planning District, within their ability to pay for such upgrades, and with the support of senior government funding wherever possible.

**Policy (c)** Development shall not create any potentially unsafe traffic conditions in the Planning District and shall be required to:

- (i) observe appropriate road designs, speed limits and traffic control devices are used to help ensure traffic and road safety;
- (ii) be consistent with the safety standards and access policies established by the Ministry of Highways and Infrastructure; and
- (iii) ensure that development does not conflict with future long-term highway transportation plans.

**Policy (d)** Each municipality will review the need for extended airport protection measures to apply to the subdivision and development of land in the Planning District, subject to future airport modifications, upgrade and expansion.

#### **Objective 3.6.2.5 Road Maintenance**

To ensure that the road maintenance obligations created by any future major industrial or natural resource development can be fulfilled.

**Policy (a)** Rural Municipal Councils may enter into a road maintenance agreement where development involving heavy truck traffic has the potential to negatively impact municipal roads.

#### **Objective 3.6.2.6 Emergency Response Planning**

To ensure that emergency response plans are current and reflect changes in land use or activities.

**Policy (a)** The partner communities shall develop and maintain Emergency Response Plans as necessary and appropriate to the needs of each community.

## 3.7 Tourism & Recreation

### 3.7.1 Provincial Interest

*The Statements of Provincial Interest Regulations* provides the following statements concerning tourism and recreation (which is addressed in the objectives and policies that follow):

- *The province has an interest in supporting a high quality of life for Saskatchewan's citizen's and visitors by providing and actively promoting recreation and tourism opportunities.*

### 3.7.2 Objectives & Policies

#### **Objective 3.7.2.1 Tourism and Recreation**

To ensure that tourism and recreation development opportunities are identified and implemented.

- Policy (a)** The Planning District will work with private sector developers, provincial agencies, and other stakeholders to encourage and facilitate the development of new, and the enhancement of existing, recreation facilities and parks to broaden the recreation activities available for residents and visitors.
- Policy (b)** The partners in the Planning District shall continue to explore opportunities to cooperate in the provision of tourism, recreation and community services to residents of the District.
- Policy (c)** Recreational lands shall be developed in accordance with the Lake Diefenbaker Tourism Destination Area Plan as updated from time to time.
- Policy (d)** Sites designated recreational should be compatible with adjacent land uses. Land use activities adjacent to Provincial Parks, Regional Parks, conservation areas, or other recreation areas shall be limited to those which would not create land use conflicts or detract from the public enjoyment of the area.
- Policy (e)** The partners in the Planning District shall give due consideration to the impacts of development on natural areas and shall cooperate to achieve preservation of natural areas to the greatest extent possible. Natural and scenic areas of significant value, where possible, shall be placed in public ownership.
- Policy (f)** The Planning District shall continue to work with the Whitecap Dakota First Nation to take advantage of opportunities arising from the Dakota Dunes Destination Resort.

## 3.8 Interjurisdictional Cooperation

### 3.8.1 Provincial Interest

*The Statements of Provincial Interest Regulations* provides the following statements concerning Interjurisdictional cooperation (which is addressed in the objectives and policies that follow):

- *The province has an interest in enhancing the participation of First Nations and Metis communities in land use planning and in fostering respectful relationships between municipalities and First Nations and Metis communities.*
- *The province has an interest in promoting inter-municipal cooperation that facilitates strong partnerships, joint infrastructure and coordinated local development.*

### 3.8.2 Objectives & Policies

#### 3.8.1 Intermunicipal and Interjurisdictional Agreements

- (i) Intermunicipal and interjurisdictional agreements shall be pursued to ensure that local and regional growth issues are addressed proactively. A coordinated, integrated and comprehensive approach should be used when addressing planning matters which cross municipal or jurisdictional boundaries, including:
  - (a) managing or promoting development opportunities;
  - (b) managing natural heritage, water, agricultural, mineral, tourism, cultural heritage and archaeological resources;
  - (c) infrastructure, public service facilities, and waste management systems;
  - (d) ecosystem, shoreline, and watershed related issues;
  - (e) natural and human-made hazards; and
  - (f) housing and health care delivery opportunities.
- (ii) Partners shall collaborate in the planning and provision of infrastructure and services that meet at their boundaries to ensure proper coordination.
- (iii) Each partner shall cover the cost of its infrastructure and services up to its boundary, unless both partners agree to share the cost as may be mutually deemed appropriate.
- (iv) The partners may jointly identify and explore opportunities to collaborate in the provision of shared services to provide cost efficiency and avoid duplication.
- (v) Coordination requires that partners in the District inform one another, on a regular basis, of infrastructure and servicing requirements within the Planning District.

#### 3.8.2 Investment and Revenue Sharing

Investment and revenue sharing may be explored where there are significant opportunities to promote and enhance development and growth within the region by working together in a cooperative manner, and where any major regional development opportunity that is considering the region and will provide benefit to a number of municipalities. Tax sharing agreements will be negotiated on a fair and equitable basis with respect to recovery of capital investments, land use developments standards, and negotiating compatible servicing agreements.

### 3.8.3 Regional Infrastructure and Development Levies

- (i) The partners in the Planning District will work with each other and with other communities in the region to construct and manage infrastructure that will support future development including, but not limited to:
  - roads and transportations systems;
  - water treatment and distribution;
  - sanitary sewage collection and treatment;
  - parks and recreation facilities and
  - solid waste management facilities.
- (ii) In accordance with Section 3.6.2.1(a) of this Plan and Section 169 of *The Act*, the partners in the Planning District will work toward establishing a system of regional development levies for the purpose of recovering the capital cost of infrastructure provided on a regional or inter-municipal level as noted in subsection (i) above. Such levies shall be based on studies to establish the cost of municipal servicing and recreational needs and on a consideration of future land use and development and the anticipated phasing of associated public works.

### 3.8.4 Regional Municipal Reserve Fund

- (i) The Planning District will establish a Regional Municipal Reserve Fund into which reserve proceeds would be placed for the purpose of assembling and developing regional recreational facilities.
- (ii) In the consideration of subdivision applicants, member municipalities shall take cash-in-lieu of municipal reserve except in situations where a specific recreation need will be addressed through the designation of municipal reserve. Any cash-in-lieu of municipal reserve collected by a municipality which exceeds the specific needs identified by that municipality, shall be designated to the Regional Municipal Reserve Fund.

### 3.8.5 Annexation

- (i) The periodic need for urban expansion through the annexation process should be logical and consistent with the policies of this Plan. Annexation should be undertaken in an orderly and timely process where there is a clear and present need and when development is expected to occur within a five year period. Municipalities should avoid a large and complex annexation in favour of annexations involving smaller amounts of land occurring on an as needed basis.
- (ii) Where it is deemed necessary to expand the boundaries of an urban municipality, the expansion should occur in a logical basis and should integrate with the existing community and its infrastructure. Where possible, urban growth should avoid prime agricultural land and existing livestock operations.
- (iii) The affected rural municipality should evaluate an annexation proposal in terms of financial and infrastructure implications on the rural municipality as well as its effect on the residents inside and adjacent to the proposed annexation area. Consideration should be given to measures which will mitigate these potential impacts.
- (iv) The affected urban municipalities may enter into an agreement, when deemed appropriate, to compensate the rural municipality for the loss of the municipal portion of property taxes.



### 3.8.6 Dispute Resolution

To provide a mechanism for avoiding and resolving disputes locally, partner municipalities shall participate in the following process for dispute resolution:

- (i) A municipality identifying an issue in dispute may notify the Secretary of the District Planning Commission to have the matter placed on the next regular meeting of the Commission.
- (ii) Prior to the matter being placed on the District Planning Commission agenda, administrative staff from each municipality shall meet to clarify the issues in dispute and to discuss potential solutions. Based on this meeting the staff shall prepare a report to the Commission.
- (iii) The Commission shall hear representation from the parties in dispute and attempt to resolve the matter by consensus.
- (iv) Should the Commission fail to resolve the dispute, the respective Councils shall meet to arrive at a solution.
- (v) Should the Councils fail to achieve agreement the parties may initiate a request for mediation and/or a binding decision by the Saskatchewan Municipal Board under Section 233 of *The Act*.

## 3.9 Governance & Administration

### 3.9.1 WaterWolf Planning District Commission

The WaterWolf District Planning Commission continues as identified in the Bylaws of WaterWolf Planning Inc. and the Minister's Order pursuant to Section 97 of *The Planning and Development Act, 2007* as amended from time to time.

### 3.9.2 Adoption of Official Community Plan

In accordance with Sections 29, 32 and 102 of *The Planning and Development Act, 2007 (The Act)*, the WaterWolf District Planning Commission has prepared this document for the participating Urban Municipalities, Rural Municipalities, and First Nation for adoption as the WaterWolf Planning District Official Community Plan (OCP). The Official Community Plan will provide the member municipalities with goals, objectives and policies relating to approximately 20 years of future growth and development within the Planning District.

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

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

### 3.9.3 Official Community Plan Binding

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

### 3.9.4 Statements of Provincial Interest

The Province adopted The Statements of Provincial Interest Regulations effective January 1, 2021, applicable to community planning and development under Section 7 of *The Act*. Section 8 of *The Act* provides that every Official Community Plan and Zoning Bylaw must be consistent with The Statements of Provincial Interest Regulations.

Where a reference is made in this Plan to a provincial statute or regulation and that statute or regulation is amended or repealed and substituted with a replacement statute or regulation, the reference herein to the statute or regulation shall be taken to mean the amended or replacement statute or regulation.

### 3.9.5 Adoption of Municipal Zoning Bylaws

- (i) *The Planning and Development Act, 2007*, requires the individual Municipalities to adopt a Zoning Bylaw in conjunction with the Official Community Plan. The Zoning Bylaw will be used to implement the policies and achieve the objectives of this Plan by prescribing the uses of land and the buildings or other improvements that will be allowed in the different zoning districts established in the Planning District. In addition, the Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet.
- (ii) The Zoning Bylaw provides the Municipalities with actual control over land use and development within the Planning District. To ensure, that these regulations work to help achieve the stated goals and objectives, the Bylaw itself must be consistent with the policies and the intent of this Official Community Plan. In considering a Zoning Bylaw or an amendment, the WaterWolf Planning District Commission should refer to the policies contained in the Plan to ensure that the development objectives of the Planning District are met.
- (iii) Existing Zoning Bylaws, in effect at the time of adoption of this plan, shall continue to be in effect. Any provision of an existing Zoning Bylaw that is inconsistent with the provisions of this Plan shall have no effect insofar as it is inconsistent.

### 3.9.6 Compatibility with Other Official Community Plans

Pursuant to Section 102 of *The Planning and Development Act, 2007* an affiliated municipality may have a separate official community plan. If an affiliated municipality has an official community plan, it must be consistent with the WaterWolf Planning District Official Community Plan.

### 3.9.7 Contract Zoning

- (i) Where an application is made to rezone land to permit the carrying out of a specified proposal, a Council may, for the purpose of accommodating the request, enter into an Agreement with the Applicant pursuant to Section 69 of *The Act*.
- (ii) A Council may enter into an agreement with the applicant setting out a description of the proposal and reasonable terms and conditions with respect to:
  - (a) the uses of the land and buildings and the forms of development;
  - (b) the site layout and external design, including parking areas, landscaping and entry- and exit-ways;
  - (c) any other development standards considered necessary to implement the proposal, provided that the development standards shall be no less stringent than those set out in the requested underlying zoning district.
- (iii) A Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.
- (iv) A Council may consider rezoning by agreement to accommodate development or subdivision proposals when:
  - (a) limiting the uses within a zoning district will avoid land use conflict;

- (b) it is necessary to ensure that appropriate services and infrastructure are provided.

### **3.9.8 Use of the Holding Symbol “H”**

- (i) Pursuant to Section 71 of *The Act*, the municipality may use the Holding Symbol "H" in conjunction with any zoning district designation in their respective Zoning Bylaw, to specify the use to which lands or buildings may be put at any time that the holding symbol is removed by amendment to the Zoning Bylaw.
- (ii) Council may use the Holding Symbol "H" to accommodate multiple phase subdivisions and developments.
- (iii) In making a decision as to whether to remove the Holding Symbol "H" by amendment to the Zoning Bylaw, Council shall consider whether development has progressed to a point where extension of municipal services is appropriate.

### **3.9.9 Special Studies and Concept Plans**

As necessary, the member municipalities will undertake such studies or concept plans required to facilitate and encourage the growth and development of the Planning District.

### **3.9.10 Community Engagement**

In addition to the requirements of *The Act*, provisions for public participation may be initiated which are appropriate to the nature and scope of the planning matter being addressed. Examples of initiatives for which the community engagement process applies includes land use issues, social issues, safety issues, recreation issues and utility services.

For any situation where the community engagement process applies, the District Planning Commission and municipal Councils will consider the following principles:

- Municipal government decisions must be made in a context that is sensitive and responsive to public concerns and values.
- The community engagement process must demonstrate openness, honesty and transparency of purpose, as well as the communication of the results.
- The process must be respectful of decision-making protocols.
- The process must demonstrate a commitment to being time-sensitive and cost-effective.

### **3.9.11 Public Works**

The capital works program of each partner in the Planning District shall be consistent with the set out in this Official Community Plan.

### **3.9.12 Subdivision Process**

In reviewing any application for subdivision, a Council shall indicate support for such application only when it has:

- (i) Ensured that all policies and guidelines established regarding occupancy levels, development standards and design of the subdivision, as set out in this Official Community Plan, have been

- satisfied.
- (ii) Negotiated the terms of a servicing agreement, if required, with the applicant.
  - (iii) Determined its wishes with respect to the dedication of lands.

### 3.9.13 Dedicated Lands

- (i) When reviewing any application for subdivision, Council may indicate to the approving authority, its desire to have unstable or flood-prone areas set aside as environmental reserve, as a condition of subdivision approval, pursuant to Section 185 of *The Act*.
- (ii) Pursuant to *The Act*, Council may elect to request that an approving authority require the owner of land that is the subject of a proposed subdivision to provide money in place of all or a portion of land that would otherwise be required to be dedicated as municipal reserve.
- (iii) Council will consult with the Province, appropriate School Divisions, and affected regional partners regarding Municipal Reserve dedication for school purposes.
- (iv) The following factors shall be considered in making decisions on the provision of municipal reserves:
  - (i) Smaller municipal reserve areas within new residential subdivisions should be provided for neighbourhood parks and playgrounds.
  - (ii) In commercial and industrial subdivisions, cash-in-lieu of municipal reserve dedication will be considered as the primary method of meeting the municipal reserve requirement, unless the requirement can be transferred to an acceptable area and dedicated.
  - (iii) School site needs, as identified by the School Division, ensuring the creation of municipal reserve areas large enough to be used for schools.

### 3.9.14 Monitoring Process

Plans and projections for future development shall be monitored on an ongoing basis. Policies contained in this District Official Community Plan shall be reviewed and updated within five years of adoption.

## 4 MINIMUM SEPARATION DISTANCES **Do we want to include ILO separation distances?**

Table 4-1: Separation Distances Between Uses (in metres)  WaterWolf Planning District		Municipal Wells	Residential *			Recreational Development (campground, ski hill, festival site, etc.) <sup>(4)</sup>	Permanent Waterbodies or Watercourses	Urban Municipality, Resort Village <sup>(5)</sup>	Intensive Agriculture <sup>(6)</sup>	Hazardous Industrial <sup>(11)</sup>
			Single Parcel <sup>(1)</sup>	Multi-lot Country/ Resort Residential, Hamlet, Organized Hamlet <sup>(2)</sup>	Tourist Accommodation or temporary work camp <sup>(3)</sup>					
Urban Municipality, Resort Village		--	--	--	--	--	N/A	--	--	
Airport / Airstrip <sup>(7)</sup>		--	--	800	--	--	800	--	--	
Gravel Pit (non-clay)		--	200	600	200	--	--	--	--	
Waste Mgmt. <sup>(8)</sup>	Solid	1,600	457 550	457 550	457 550	457 550	457	457 550	457	
	Liquid	1,600	457	457	457	457	457	457	457	
Anhydrous <sup>(9)</sup>	Non-refrigerated	--	305	305	305	305	--	305	--	
	Refrigerated	--	600	600	600	600	--	600	--	
Industrial <sup>(10)</sup>		800	305	800	305	305	--	800	--	
Hazardous Industrial <sup>(11)</sup>		1,600	1,600	2,400	1,600	1,600	1,600	2,400	1,600	

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

- (1) Single residential building...
- (2) Multi-lot residential or hamlet building site...
- (3) Tourist accommodation or work camp...
- (4) Recreational site...
- (5) Municipal boundary...
- (6) Intensive agriculture site...
- (7) Airport / airstrip facility...
- (8) Waste management facility or lagoon...
- (9) Anhydrous ammonia storage facility...
- (10) Industrial site...
- (11) Hazardous industrial site...

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

\* All residences existing as of the adoption date of this bylaw are exempt from the separation distances required in Table 4-1.

\* Council may reduce the prescribed separation distances where appropriate fencing, screening, landscaping, berming, building and site orientation, road upgrading or other similar measures are provided to mitigate potential land use conflicts to the satisfaction of Council.

\* Refer to Section 3.3.2.2 (g) of this OCP for separation distances from land uses within an adjacent municipality.

\* Setbacks between ILO's and permanent waterbodies and watercourses are subject to Provincial Regulations and approvals by the Ministry of Agriculture.

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## 5 RURAL COMMUNITY PROFILES

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This Section identifies specific objectives and policies for each rural municipality participating in the WaterWolf Planning District Official Community Plan. These objectives and policies identify local issues and priorities which should be addressed in a manner consistent regional objectives and policies throughout the WaterWolf Planning District Community Plan.

### 1. RM of Eyebrow No. 193

#### 1.1 – Findings:

The RM of Eyebrow is located in the Southeast corner of the WaterWolf Planning District. Eyebrow's assets include lake areas in the southeast, a main highway (highway 42), a primary haul grid (grid 627), emerging wind power opportunities to the north east, and potential oil development in the south. The RM expects develop opportunities to arise resulting from the planned Gensource Tugaske potash project. Challenges exist in declining population, increasing farm size, and road upgrading. In terms of infrastructure, the RM owns a gravel pit and runs water through wells; sewage is private septic. Regarding development opportunity, the RM of Eyebrow is primarily encouraging industrial to the west of grid 627 and south of highway 42. For residential development, the RM would like to see growth in existing country residential/hamlet areas such as Darmody (services include a landfill and new community well) and Mawer (services include power and propane) and single acreages. If lake development is to occur, the RM would require a sustainable plan by the developer to address road building and supporting evidence that critical habitat areas would be integrated or unharmed. Eyebrow discourages Intensive Livestock Development.

#### 1.2 – Objectives and Policies:

##### 1.2.1 Objectives

- a) To encourage industrial development to the west of the RM
- b) To encourage country residential growth in existing areas which are currently serviced
- c) To promote single acreage development
- d) To integrate critical habitat areas for lakefront development around Pelican Lake

##### 1.2.2 General Policies

- a) Industrial development shall follow industrial development standards located in the RM of Eyebrow No. 193 Zoning Bylaw.
- b) Areas located in around the Hamlets of Darmody and Mawer shall support residential growth. Residential growth within a Hamlet District (H) will be subject to hamlet zoning regulations in the RM of Eyebrow No. 193 Zoning Bylaw. Residential growth adjacent to a Hamlet District (H) is encouraged to develop using larger parcel sizes and following Country Residential (CR) zoning regulations in the RM of Eyebrow No. 193 Zoning Bylaw.
- c) Single acreage development will be permitted in the Agricultural District (AG).

##### 1.2.3 Land Use Map

- a) Residential



- New residential development shall primarily locate in and around and the hamlets of Darmody and Mawer seen on map. There may also be development potential around Pelican Lake in the south east of the RM.
- b) Critical Habitat
  - Critical habitat areas can be seen as a band stretching from west to east and ending on the lake
- c) Industrial
  - Future industrial development shall locate to the west of grid 627 and south of Highway 42.

## **2. RM of Huron No. 223 NOT UPDATED**

### 2.1 – Findings:

The RM of Huron is located in the south east area of the WaterWolf Planning District. Huron's assets include potential irrigation development, potential wind facility development, and benefiting from previous oil pipeline development. In terms of infrastructure the RM residents are on wells for water and septic for sewer. Regarding development opportunity, Huron would like to see a redevelopment of the once existing community of Bridgeford as lot design is already predetermined. The RM has also identified a half section of land for Intensive livestock operation development northeast of the gravel pit on highway 367. Wind facility development is also welcome in the RM. The majority of Huron stretching from the northwest to southeast has been identified as critical habitat areas and would be best suited for its current use as pasture land

### 2.2 – Objectives and Policies:

#### 2.2.1 Objectives

- a) To encourage wind facility development
- b) To redevelop and re-establish the bridgeford community
- c) To follow through with identified Intensive Livestock Operation site
- d) To protect and manage critical habitat areas

#### 2.2.2 General Policies

- a) Council will follow wind facility development standards located in the RM of Huron Zoning Bylaw.
- b) Residential development in and around the Bridgeford area will consist of larger parcel sizes.
- c) Intensive Livestock development will be required to follow development standards and setback distances in the RM of Huron No. 223 Zoning Bylaw.

#### 2.2.3 Land Use Map

- a) Residential
  - New residential development shall locate in and around and the old Bridgeford town site. This area is located on the west boundary of the RM on Highway 367.
- b) Critical Habitat
  - Critical habitat areas can be seen as areas surrounding the identified grazing co-ops and Elbow PFRA. Development will be discouraged in these areas.
- c) Intensive Livestock
  - Areas for future intensive livestock development will be limited to the half section of land located north of the gravel pit adjacent to Highway 367

## **3. RM of Canaan No. 225**

### 3.1 – Findings:

The RM of Canaan is located on the southwest side of the WaterWolf Planning District, bounded by Lake Diefenbaker on the south and east sides. The RM's assets include excellent access to lake front land and large gravel deposits. The RM's challenges include fluctuating high water levels which can result in erosion at the banks, and limited road access when the Riverhurst Ferry crossing isn't available. In terms of infrastructure many residences and farm operations within the municipality have water supplied by the Coteau Hills Rural Water Pipeline, and waste is managed with private septic systems. The RM would like to see more country residential and lakeshore developments such as Meadow Bay Estates, and recreational opportunities, such as new marinas or boat launches. Industrial or commercial development such as additional fish farm expansions would be suitable for the area

### 3.2 – Objectives and Policies:

#### 3.2.1 Objectives

- a) To encourage residential and recreational cluster development around Lake Diefenbaker.
- b) To facilitate new marina and boat launch developments.
- c) To continue to maintain and enhance the municipality's road network to accommodate grain transportation.
- d) To work with the Province to maintain and manage lake levels

#### 3.2.2 General Policies

- a) Residential developments along Lake Diefenbaker will be subject to relevant country residential and resort residential requirements contained in the Zoning Bylaw.
- b) Council and administration will work with WaterWolf planning staff on identifying appropriate setbacks from the water's edge.
- c) Industrial developments shall adhere to the industrial and commercial requirements contained in the Zoning Bylaw.

#### 3.2.3 Land Use Map

- a) Residential
  - New residential development shall primarily locate on the west side of the lake around Highway 42.
- b) Recreation
  - Future recreation areas are identified adjacent to the lake, primarily in the southwest of the RM.
- c) Industrial/Commercial
  - Future industrial will locate around the north coulee on the west side of the lake.

## **4. RM of Loreburn No. 254**

### 4.1 – Findings:

The RM of Loreburn is located in the geographic center of the WaterWolf Planning District. Loreburn's assets include having lake shore frontage, a good road network, including the recent upgrading to Highway 219, an active CP rail line, an irrigation canal, and two rural water pipelines. The RM sees challenges in providing emergency services to the increased population of seasonal residents, erosion along the lakeshore, and access to high speed internet. With respect to infrastructure, Loreburn has two pipelines providing water to agricultural and residential users, and waste is managed with private septic systems and agreements to

use the Village of Elbow and Village of Loreburn lagoon facilities. With respect to future development, the RM has identified cluster residential opportunity around the lakeshore extending from the Village of Elbow to Danielson Park and an area in the south east based on speculation. Loreburn has also identified potential industrial development adjacent to the Gardiner Dam terminal.

#### 4.2 – Objectives and Policies:

##### 4.2.1 Objectives

- a) To continue working with appropriate urban municipalities on sanitary sewage facilities.
- b) To improve communications with Provincial agencies with respect to the management of lakeshore lands.
- c) To cluster new residential development, specifically around Lake Diefenbaker.
- d) To minimize new servicing costs such as roads, water, electrical, and natural gas.
- e) To facilitate opportunities for industrial development.
- f) To preserve and enhance the agricultural economic base of the municipality.

##### 4.2.2 General Policies

- a) The Municipality and its WaterWolf partners will continue to work together to address issues of common concern.
- b) Residential developments along Lake Diefenbaker will be subject to relevant country residential and resort residential requirements contained in the Zoning Bylaw.

##### 4.2.3 Land Use Map

- a) Residential
  - Country residential development will primarily be encouraged between the Village of Elbow and Danielson Provincial Park and in the southeast portion of the RM.
- b) Industrial
  - Future industrial development will be located in the vicinity of the Gardiner Dam terminal between the villages of Loreburn and Strongfield.

## **5. RM of King George No. 256 NOT UPDATED**

#### 5.1 – Findings:

The RM of King George is located on the west side of the WaterWolf Planning District. King George can best be described as a community with peaceful country living, a sense of harmony and security, an agricultural lifestyle, and close proximity to Lake Diefenbaker. Their agricultural base also provides a strong economy. Challenges for the RM include poor highway conditions which require major work, lack of business to attract new people for employment, and declining population as farm size is increasing and young people are not moving back to the family farm. In terms of infrastructure, the RM currently looks after 5 municipal wells. Each rate payer has their own individual septic tanks and water wells. The RM also has large power lines, gas lines, and telephone lines running through the community. Development opportunities for the RM primarily exist in oil and gas exploration.

#### 5.2 – Objectives and Policies:

##### 5.2.1 Objectives

- a) To improve highway conditions.
- b) To market the community as an excellent area for agricultural activities.
- c) To continue with exploration and development of oil and gas.

#### 5.2.2 General Policies

- a) Council and administration will work with WaterWolf staff and the Ministry of Highways on marketability and improvements to highway network.
- b) Agricultural acreage residential shall continue to be promoted.
- c) Agricultural acreage residential development will be subject to Agricultural/Resource District (AG) regulations in the RM of King George No. 256 Zoning Bylaw.
- d) Oil and gas development will be subject to standards in the Agricultural/Resource District (AG) regulations in the RM of King George No. 256 Zoning Bylaw.

### 6. RM of McCraney No. 282 **NOT UPDATED**

#### 6.1 – Findings:

The RM of McCraney is located on the east side of the WaterWolf Planning District. McCraney's assets include an excellent transportation network consisting of highway 15, 11, and primary haul grid 764 running north and south. The RM also benefits from having a high pressure gas line running along highway 11. Regarding infrastructure, McCraney has the Condie power line, a high pressure gas line, and well and septic systems for residents. For future development opportunity, the RM sees a future in Intensive livestock development, acreages and country residential along highway 11 between Bladworth and Kenaston, and industrial potential south of Kenaston (see Land Use Map).

#### 6.2 – Objectives and Policies:

##### 6.2.1 Objectives

- a) To encourage Country Residential and acreages
- b) To encourage Intensive Livestock Operation development.
- c) To encourage industrial development to locate south of Kenaston.

##### 6.2.2 General Policies

- a) Cluster residential development will be subject to Country Residential District (CR) development standards in the RM of McCraney No. 282 Zoning Bylaw.
- c) Agricultural acreage residential development will be subject to Agricultural/Resource District (AG) regulations in the RM of McCraney No. 282 Zoning Bylaw.
- d) Intensive livestock development will be subject to standards in the RM of McCraney No. 282 Zoning Bylaw.
- e) Industrial development shall adhere to Industrial/Commercial District (M) regulations in the RM of McCraney No. 282 Zoning Bylaw.
- f) Development shall not commence within the critical habitat areas.

##### 6.2.3 Land Use Map

- a) Agricultural
  - Intensive livestock operation development will locate in the north portion of the RM on grid 764.
- b) Country Residential
  - Cluster and acreage residential development will locate along Highway 11.

- c) Industrial
  - Industrial development will locate south of the Village of Kenaston.
- d) Critical Habitat
  - Critical habitat areas will stretch north from the McCraney PFRA.

## **7. RM of Fertile Valley No. 285**

### 7.1 – Findings:

The RM of Fertile Valley is located on the west side of the WaterWolf Planning District. Fertile Valley's assets include prime agricultural land, recent interest in wind facility development, an active rail line owned by Big Sky Rail Corp., and recent repairs and upgrading to highway 45 north of highway 15. Challenges for the RM exist in working towards primary haul weights on highway 45. In terms of infrastructure, Fertile Valley owns three municipal wells (one potable and two non-potable). The Outlook West Regional Pipeline supplies water to those on the pipeline. With respect to sewage disposal, all residents use septic tanks. The RM's vision on future development can best be seen on the Land Use Map. Country residential is encouraged to locate adjacent to the river, around the intersection of Highways 15 and 45, and continuing along highway 45 northbound. Areas for future Intensive Livestock Operation (ILO) development exist south of highway 15 in the southwest portion of the RM, and east of highway 45 on the southeast side of the RM within the Macrorie grazing Co-op area. The proposed Lake Diefenbaker Irrigation Project (Phase I – Westside Irrigation Project) will see building on existing infrastructure on the west side of the South Saskatchewan River with the potential to irrigate 80,000 acres in the Municipality.

### 7.2 – Objectives and Policies:

#### 7.2.1 Objectives

- a) To achieve a primary haul weight status on Highway 45.
- b) To encourage vegetation/tree stands on new and existing developments.
- c) To facilitate intensive livestock development in appropriate locations.
- d) To encourage residential development to locate near Highway 45 and Highway 15.
- e) To encourage appropriate scale infill development on existing lots in the Hamlets of Ardath, Anerly, Bratton, and Bounty.
- f) To encourage irrigation development as part of the Westside Irrigation Project.

#### 7.2.2 General Policies

- a) The RM Council will work with WaterWolf on an economic impact study to achieve an increased priority for Highway 45.
- b) The local health region will dictate minimum lot sizes in hamlet areas to handle private on-site services such as liquid waste.
- c) The Westside Irrigation Project has the potential to significantly impact the RM. Once further details of this project are known further study will be required to identify its impacts and to fully facilitate the resulting benefits to the region.
- d) The RM Council will work with WaterWolf on the potential to irrigate additional land within the municipality and to identify opportunities to benefit from the economic impacts of such development.

#### 7.2.3 Land Use Map

- a) Agricultural

- Future Intensive livestock development shall locate near the Macrorie Grazing Co-op and southwest of Highway 15.
- b) Residential
- Country residential development will locate along Highways 15 and 45 and adjacent to the bank of the South Saskatchewan River.
  - Hamlet development will locate in and around areas shown as Ardath, Anerly, Bratton and Bounty.

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## 6 URBAN COMMUNITY PROFILES

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This Section identifies specific objectives and policies for each urban municipality participating in the WaterWolf Planning District Official Community Plan. These objectives and policies identify local issues and priorities which should be addressed in a manner consistent regional objectives and policies throughout the WaterWolf Planning District Community Plan.

### 1. Village of Beechy **NOT UPDATED**

#### 1.1 – Findings:

The Village of Beechy is located in the South-West corner of the WaterWolf Planning District, 18 kilometres north of the shore of Lake Diefenbaker. The village prides itself on having paved streets, excellent drinking water, and a health center with a doctor. The village however realizes that it has challenges in the form of declining population thus lowering enrolment in their school. Challenges also exist in retaining businesses to maintain a consistent tax base. In terms of water and sewer capacities, Beechy can support a population of roughly 400 people before expansion is required (an increase of 150). Based on the Land Use Map, the Village of Beechy has a mix of residential, commercial, and industrial infill development opportunities; however the largest demand for new development seems to exist in residential rental properties. All lands in the village are suitable for development and do not contain any environmental hazards.

#### 1.2 – Objectives and Policies:

##### 1.2.1 Objectives

- a) To encourage residential re-development within the village limits, ideally rental style apartments.
- b) To attract and retain commercial businesses.

##### 1.2.2 General Policies

- a) Council will support residential re-development by participating in future housing projects as encouraged by the WaterWolf Advisory Planning Commission.
- b) Encouraging multi unit residential infill shall be a high priority for the village.
- c) Council will work with the WaterWolf Advisory Planning Commission on making the village and the region an attractive destination for business development.

##### 1.2.3 Land Use Map

- a) Residential
  - Multi unit residential infill will be located throughout existing residential areas of the village.
- b) Commercial
  - The Village of Beechy has identified the east portion of lot 3, block 22 as a potential area for new highway commercial development.
- c) Community Service
  - Council has identified the need for more campground space within the village boundaries. This area has been identified as a portion of parcel L and to the east of parcel A.
- d) Industrial
  - New industrial development shall occur on the new subdivision on the west half of parcel L and lot 1, block 22

## 2. Village of Bladworth **NOT UPDATED**

### 2.1 – Findings:

The Village of Bladworth is located on the east side of the WaterWolf Planning District on Highway 11. Bladworth's assets include being situated on Highway 11, an upgraded water treatment plant, strong sense of community, and a country residential feel. Challenges for the village include a small tax base, volunteer garbage disposal, having to rely on street grading/snow clearing from the RM, and general difficulty in keeping the village running. For infrastructure, Bladworth uses groundwater with a recently upgraded plant, and has a lagoon across the highway; both sewer and water have enough capacity to accommodate growth. In terms of development opportunity, Bladworth would like to see commercial and residential infill; the village would also like to see areas adjacent to the old rink be suited for future industrial development.

### 2.2 – Objectives and Policies:

#### 2.2.1 Objectives

- a) To have more control and efficiency for service delivery
- b) To infill commercial and residential development prior to outward expansion
- c) To see future commercial or industrial locate around the old rink site (North half of Block 8)

#### 2.2.2 General Policies

- a) Service delivery will be enhanced by following inter-jurisdictional co-operation policies included in the WaterWolf Growth Management Plan.
- b) Infill development will maximize the use of existing services and ensure cost efficiency.
- c) Industrial development in this area will allow adequate separation distances to limit nuisances for adjacent residents.
- d) Residential development for the Village of Bladworth will primarily exist in infill of single detached dwellings.
- e) Since this area is currently zoned Village Centre Commercial (C1), a rezoning to a General Industrial District (IND) will be required to accommodate industrial development.

#### 2.2.3 Land Use Map

- a) Residential
  - Residential development will locate in the surveyed lot areas as infill
- b) Commercial
  - Commercial re-development shall be focused on 3<sup>rd</sup> Street to maintain and grow the commercial district
- c) Future Commercial or Industrial
  - The North half of block 8 (lots 1-6) may have an opportunity for commercial or industrial re-development.

## 3. Village of Broderick

### 3.1 – Findings:

The Village of Broderick is located 10 km east of the Town of Outlook, the focal center of the WaterWolf Planning District. Broderick's assets include good water, low taxes, access to Highway #15 (primary haul),



and plenty of capacity in terms of water treatment. Challenges exist in having upgraded internet service, maintaining the municipal roads, bylaw enforcement, keeping the village beautified, and infrastructure upgrading. Based on the Land Use Map, Broderick feels the best use of resources would be to encourage residential development south of the train tracks, specifically for young families and senior citizens. All lands in the village are suitable for development and do not contain any environmental hazards.

### 3.2 – Objectives and Policies:

#### 3.2.1 Objectives

- a) To upgrade the road network and other infrastructure
- b) To implement bylaw enforcement
- c) To encourage residential development south of the train tracks
- d) To attract young families and senior citizens
- e) To support and encourage home-based businesses in residential areas

#### 3.2.2 General Policies

- a) Council will continue to work with its WaterWolf partners and other groups to ensure the provision of necessary services to the Village.
- b) Council will support development in close proximity to existing development, ensuring cost effective servicing.
- c) Council will ensure that its Zoning Bylaw continues to facilitate appropriate development opportunities.

#### 3.2.3 Land Use Map

- a) Residential
  - Future residential development shall be encouraged south of the Railway and adjacent to Wilkinson Avenue as servicing in this area is easily accessible.

## **4. Town of Central Butte**

### 4.1 – Findings:

The Town of Central Butte is located in the southern area of the WaterWolf Planning District on highway #19 and #42. The town's assets include a long term care facility, a school, retail, good municipal roads and being seen as a service centre. Close proximity to Lake Diefenbaker and affordable living are also viable assets. Central Butte's challenges include sustaining medical services, increases to taxable assessment, and maintaining infrastructure with limited funds. With regards to sewer and water, the town's lagoon can support up to a population of 600 (an increase of roughly 200) and the well system can support a population of 750. The Town has experienced some commercial growth with the recent construction of a seed cleaning plant and a farm implement dealership. The Town expects to benefit from the construction of the Gensource Tugaskie Potash Mine and the anticipated expansion of irrigation in the region. In terms of development opportunities, Central Butte would like to see new residential in the north bordered by further urban development to the north and east sides. On the west side of Highway #19, the town would also like to see future industrial and commercial development. Central Butte would also like to see a majority of future industrial development to the South West of the rail line.

### 4.2 – Community Objectives and Policies: START HERE

#### 4.2.1 Objectives

- a) To sustain the Town's current assets such as the school, the retail sector, the long term care facility, and to continue to be seen as the area's service centre.
- b) To increase taxable assessment through new developments
- c) To maintain and repair municipal infrastructure
- d) To fill potential and existing residential areas
- e) To expand industrial sector to the south.

#### 4.2.2 General Policies

- a) The Town feels that with continued development the community will thrive, expand, and retain its function as a service centre. The Town has had success providing tax incentives for industrial and commercial development.
- b) The Town has established a residential lot sales policy which has had some success in attracting new residential development.
- c) By updating inventory of existing waterworks and scheduling reviews of existing infrastructure as per provincial guidelines, the Town is able to allocate and plan appropriate investment for infrastructure maintenance.

#### 4.2.3 Land Use Map

- a) Residential
  - Future residential expansion will locate to the North of block 23, 24 and parcel N.
- b) Industrial
  - Future industrial development will locate South West of the rail line and east of the Town (area yet to be annexed).

### **5. Village of Conquest NOT UPDATED**

#### 5.1 – Findings:

The Village of Conquest is located on the west side of the South Saskatchewan River and north of Lake Diefenbaker. According to the 2011 Census, the community reached a population of 176 residents and also serves the surrounding agricultural area. Conquest's assets include a healthy water supply, affordable housing, low taxes commuting distance to Saskatoon, a community rink, and a small village lifestyle. Challenges exist in aging infrastructure (water and sewer system), new development, and bylaw enforcement. Regarding water and sewer capacities, Conquest should be able to build up to 500 people before expansion is required. In terms of growth Conquest is looking to encourage industrial development on the village fringe to the North and West sides. The village will also be able to accommodate new residential and commercial development as well as infill. All lands in the village are suitable for development and do not contain any environmental hazards.

#### 5.2 – Objectives and Policies:

##### 5.2.1 Objectives

- a) To upgrade lagoon and the water/sewer system
- b) To maintain and grow the community.
- c) To implement bylaw enforcement to ensure village standards are met.
- d) To provide for various forms of land use in the village.

##### 5.2.2 General Polices

- a) Through regular upgrades to the water/sewer system, the Village hopes to maintain a healthy infrastructure in an affordable manner.
- b) Council will support inter-municipal co-operation and initiatives as provided for in the WaterWolf Growth Management Plan.

- c) To work with groups such as SALIBO (Saskatchewan Association of Licensed Inspectors and Bylaw Officers).
- d) The Village of Conquest Land Use Map will direct the development of lands in the community. The Village of Conquest Zoning Bylaw will regulate standards on these lands.

### 5.2.3 Land Use Map

- a) Residential
  - New conventional residential development is encouraged on Block 14 as it has been surveyed but not yet serviced. Areas west of Conquest Street will accommodate acreage development.
- b) Industrial
  - Future heavy industrial development will locate adjacent to the rail line, less intensive industrial shall locate on blocks 3 and 4.
- c) Future Commercial or Industrial
  - Land with this designation is zoned as General Industrial (IND) on the 'Village of Conquest Zoning District Map', rezoning may be considered to accommodate commercial development.

## 6. Town of Dundurn **NOT UPDATED**

### 6.1 – Findings:

The Town of Dundurn is located on the north end of the WaterWolf Planning District on Highway 11. Dundurn's assets include close proximity to Saskatoon, close proximity to Blackstrap Park, and being situated on a 4-lane highway. The town's challenges include attracting population growth, maintaining municipal roads, annexation, and keeping a business sector separate from Saskatoon. Regarding infrastructure, Dundurn is currently expanding water and sewer utilities which when complete will service 600 homes (an increase of 346). In terms of development opportunity, The Town of Dundurn has identified future residential to be located on the west end, future recreational to be located in the South end, and future industrial and commercial development to be located on the east side next to Highway 11 (see Land Use Map).

### 6.2 – Objectives and Policies:

#### 6.2.1 Objectives

- a) Attracting population growth
- b) Maintaining municipal roads
- c) Growing and maintaining business sector
- d) To encourage commercial and industrial development adjacent to Highway 11
- e) To encourage future residential development to the West end
- f) To encourage future recreational development on the Town's south side

#### 6.2.2 General Policies

- a) The Town of Dundurn will work with the MidSask Community Futures and the WaterWolf Planning Commission on developing a business plan on attracting residents.
- b) Council will work with the WaterWolf Planning Commission on developing a road rehabilitation program (see Transportation Planning Action Item, Section 10 – WaterWolf Growth Management Plan).

- c) Council and administration will work with the WaterWolf Planning Commission on developing strategic economic development plans for businesses (Economic Development Action Plan – Section 10 – WaterWolf Growth Management Plan).
- d) Commercial and industrial development in this area will benefit the most from maximum exposure and advertising.
- e) Development in this area will follow the proposed concept plan (see Land Use Map)
- f) Recreational developments will follow Community Service (CS) Zoning District regulations in the Town of Dundurn Zoning Bylaw.
- g) Future industrial developments abutting residential districts may be required to install landscape buffering (such as trees and shrubs) to limit nuisances.

### 6.2.3 Land Use Map

- a) Residential
  - Future residential development will locate in the west portion of the town.
  - Further residential development may locate north of conceptualized area.
- b) Commercial
  - Future highway commercial development will take place east of town, along Highway 11
- c) Community Service
  - New community service areas to the north (yet to be annexed) will likely house the new community rink.
  - Park space will continue to expand to the south west.
- d) Industrial
  - Future industrial developments will primarily locate around the rail tracks.
- e) Future Commercial or Industrial
  - This identified area will locate south east of the town adjacent to Highway 11 (see concept plan for further detail).

## 7. Village of Eyebrow

### 7.1 – Findings:

The Village of Eyebrow is located in the south east area of the WaterWolf Planning District. Eyebrow's assets include close proximity to the City of Moose Jaw and Lake Diefenbaker, having a K-12 school, good municipal roads, and identifying themselves as a safe community based on low criminal activity. Eyebrow's challenges include creating jobs, attracting young families, and filling the demand of rental housing. With regards to infrastructure capacities, the village is at full capacity in terms of water servicing. It should be noted that every household north of highway #42 is on their own wells and the 13 households south of the highway are on the ground water treatment system. The sewer system however would be able to support twice the current population (an increase of 135). In terms of development opportunity, The Village of Eyebrow has identified future industrial growth south of the train tracks and a small parcel (parcel G) of future commercial development surrounded by future urban growth just North of Highway #42. (see Land Use Map)

### 7.2 – Objectives and Policies:

#### 7.2.1 Objectives

- a) Continuing to keep the village a safe place to live
- b) To create jobs
- c) To attract young families

- d) To attract rental housing developments
- e) To infill vacant residential lots
- f) To encourage industrial and commercial development

### 7.2.2 General Policies

- a) Council will continue to work with its WaterWolf partners and other groups to ensure the provision of necessary services to the Village.
- b) Council will work with the WaterWolf Planning Commission on developing an emergency response plan and ensure that new developments are planned in a safe and sustainable manner.
- c) Council will continue to work with the WaterWolf Planning Commission and Community Futures to facilitate economic development.

### 7.2.3 Land Use Map

- a) Commercial
  - The village identifies Parcel G just north of the Prairie Avenue (Highway 42) as an area for future commercial development.
- b) Industrial
  - The village envisions areas south of the rail line as slated for future industrial development.

## 8. Village of Glenside

### 8.1 – Findings:

The Village of Glenside is located in the central region of the WaterWolf Planning District. The village's assets include close proximity to Lake Diefenbaker, close proximity to the Town of Outlook, access to Chief Whitecap Trail (Highway 219), an active recreation board with activity center, and easier access to Saskatoon with recent improvements to Highway 219. Challenges exist in enforcing clean-up of village lots and upgrading the sewer system. Currently the village is on septic tanks which are pumped out to the lagoon. In terms of development opportunity, the Land Use Map indicates that the village would like to see future commercial development to the east side of the village, beside Highway 219.

### 8.2 – Objectives and Policies:

#### 8.2.1 Objectives

- a) To implement bylaw enforcement for nuisances.
- b) To upgrade the sewer system.
- c) To encourage commercial development.

#### 8.2.2 General Policies

- a) Council will consider working with groups such as SALIBO (Saskatchewan Association of Licensed Inspectors and Bylaw Officers).
- b) Council will consider investing in environmentally friendly options for waste water upgrading through federal and provincial grants.
- c) Future commercial developments shall locate west of Highway 219, with a focus on businesses that support recreation and tourism.
- d) New residential developments will offer flexibility in accommodating seasonal residents.

- e) Council recognizes the importance of recreational areas as integral to keeping residents in the community.

### 8.2.3 Land Use Map

- a) Commercial
  - Future commercial developments will exist just west of Highway 219.
- c) Community Service
  - Council and administration will be expanding and improving recreational activities in the old school and adjacent park space since this area is the focal centre of the village (parcel C).

## 9. Town of Hanley

### 9.1 – Findings:

The Town of Hanley is located in the North central portion of the WaterWolf Planning District on Highway #11. Hanley's assets include location to a major highway, close proximity to Saskatoon, a small business sector, and a K-12 school. Although some of the infrastructure is aging, the town was recently connected to the Dundurn Rural Water pipeline. Roughly speaking, Hanley should be able to handle a population increase of 20% (an increase of 90-100) before a sewer system upgrade should be considered. In terms of roads, the Town completed a paving project for the main street into town. The other roads are gravel and are in good condition. Regarding development opportunity (see Land Use Map), Hanley currently has a 20 lot subdivision (to the west of the town) and a 220 acre parcel developed for commercial or industrial purposes (to the south west of the town). Hanley has also identified future urban development to the North. There are currently no infill lots available.

### 9.2 – Objectives and Policies:

#### 9.2.1 Objectives

- a) To bring a sense of community to the Town.
- b) Continue to upgrade sewer/water lines.
- c) To complete the development of the lots in the new residential subdivision.
- d) To fill commercial or industrial lots.
- e) To develop the area north of Town as needed.

#### 9.2.2 General Policies

- a) Council will take time and resources to interact with the community to set a vision for the future
- b) New subdivisions will benefit by being supplied by the Dundurn Rural Water Utility.
- c) Commercial and industrial development will ensure adequate separation distances from town residents.
- d) Future residential development in this area will allow efficient and cost effective access to existing infrastructure for servicing.

#### 9.2.3 Land Use Map

- a) Residential
  - New residential developments shall locate to the northwest of Block 27.
- b) Commercial
  - Highway commercial development shall be encouraged to locate on Parcels M, J, Q, and Y.

- c) Community Service
  - Community service areas adjacent to the new residential subdivision to the north will offer park amenities to suit the needs of residents.
- d) Industrial
  - New industrial development will be encouraged to locate adjacent to existing industrial uses.
- e) Future Commercial and Industrial
  - Future commercial and industrial areas will be located southwest of the rail tracks.

## **10. Village of Hawarden NOT UPDATED**

### 10.1 – Findings:

The Village of Hawarden is located in the central area of the WaterWolf Planning District on Highway 19. Hawarden's assets include abundant green space, low-priced lots, low taxes, friendly sense of community, close proximity to Lake Diefenbaker, and an hour's drive from Saskatoon. Challenges for the village include low population, aging infrastructure, marketing lots, lack of business, and not having a school. In terms of infrastructure, the village is on a well system and owns a lagoon; both should be able to handle growth up to 200 people (an increase of roughly 130). Hawarden recognizes that new development should best be suited in infill opportunity for residential, commercial and industrial. Hawarden also sees potential for a residential subdivision in the current urban holding area on the south end (see Land Use Map) and a manufacturing operation in the old school (west part of the village)

### 10.2 – Objectives and Policies:

#### 10.2.1 Objectives

- a) To work on a business model to market lots
- b) To allow for seasonal residences
- c) To infill residential, commercial, and industrial in designated areas (see Land Use Map)
- d) To further improve and develop existing park space.

#### 10.2.2 General Policies

- a) Along with the WaterWolf Planning Commission, Council will follow the Residential Choices Action plan (section 10 – WaterWolf Growth Management Plan).
- b) Council will follow residential, commercial, and industrial development provisions set out in Section 7 of the WaterWolf Growth Management Plan and (R1) Residential District regulations in the village's zoning bylaw.
- d) The development of park space will follow community service provisions in section 7 of the WaterWolf Growth Management Plan and (CS) Community Service district regulations in the village's zoning bylaw.
- e) Existing residential lots will offer flexibility in accommodating seasonal residents.
- f) Council recognizes that the rezoning of vacant lots to Community Service (CS) will provide re-beautification of the village centre.

#### 10.2.3 Land Use Map

- a) Residential
  - Future residential will locate within surveyed areas of the village as infill
- b) Commercial

- New commercial developments will expand north of existing commercial adjacent to the rail right of way.
- c) Community Service
  - Council and administration will take necessary steps to keep the rink economically viable (Parcel ?)
- d) Industrial
  - The village primarily envisions areas surrounding the rail line as slated for future industrial development.
  - The old school site (block 10) has seen interest in accommodating a food manufacturing facility.

## **11. Village of Kenaston NOT UPDATED**

### 11.1 – Findings:

The Village of Kenaston is located on the eastern side of the WaterWolf Planning District and is on the intersection of Highway 15 and Highway 11. Kenaston's assets include their location, (located in a major highway intersection), having a school, recreational facilities, and a business sector. Challenges for the Village include: attracting more population, infrastructure upgrades, and supplying an appropriate stock of housing. In terms of infrastructure, the village is completing a reverse osmosis upgrade to the water system and should be able to handle up to a population of 600; the lagoon should be able to handle the same (an increase of 300). Based on the Land Use Map, Kenaston would like to see new residential and industrial/commercial north of Highway 15. The Village would also like to see new and infill residential on the southeast side where they already have between 20 and 25 lots available. Future Industrial shall locate on the west end.

### 11.2 – Objectives and Policies:

#### 11.2.1 Objectives

- a) To maintain and increase the commercial and industrial business sector.
- b) To upgrade existing infrastructure.
- c) To diversify housing stock to meet demand for infill and new residential.

#### 11.2.2 General Policies

- a) Council will take steps to prioritize infrastructure investment and replacement.
- b) Along with the WaterWolf Planning Commission, Council will follow the Residential Choices Action plan (section 10 – WaterWolf Growth Management Plan).

#### 11.2.3 Land Use Map

- a) Residential
  - Kenaston envisions future residential development north of the proposed commercial or industrial development (North of Highway 15) and further residential expansion to the south east (Parcels A and G).
- b) Industrial
  - Future industrial expansion will be considered adjacent to the railway.
- c) Future Commercial or Industrial
  - Areas where these developments are envisioned are north of Highway 15 and west of the railway.

## **12. Village of Loreburn**



### 12.1 – Findings:

The Village of Loreburn is located in the central area of the WaterWolf Planning District on Highway 19. The Village's assets include pipeline water, close proximity to Lake Diefenbaker, close proximity to The Elbow Harbour Golf Course and having a K-12 school. Challenges for Loreburn include financial pressures for fixing/upgrading infrastructure and creating job opportunities. Regarding water and sewer, the Village of Loreburn should be able to handle growth up to 200 people (an increase of roughly 100) before system expansion is required. Developments opportunities (indicated on the Land Use Map) show that the village has 6 serviced residential lots for sale. Loreburn has also designated future commercial/industrial development to be located in the southeast corner of the village.

### 12.2 – Objectives and Policies:

#### 12.2.1 Objectives

- a) To upgrade infrastructure
- b) To create new job opportunities
- c) To encourage new commercial and industrial developments

#### 12.2.2 General Policies

- a) Council will take steps to prioritize infrastructure investment and replacement.
- b) Council and administration will work with the WaterWolf Planning Commission on business retention and expansion programs.
- c) New Commercial and Industrial developments will locate in the southeast corner of the village to take advantage of line 19 pipeline water.

#### 12.2.3 Land Use Map

- a) Residential
  - The Village of Loreburn currently has an inventory of residential lots which will be adequate for the foreseeable future.
- b) Commercial
  - Service/Highway commercial type businesses will continue to locate on the first commercial block into the village boundary off of Highway 19.
  - Commercial developments in the centre of the village will be encouraged to locate on the main street.
- c) Future Commercial or Industrial
  - This area will be located south of block 14 and follows existing service lines.

## **13. Village of Lucky Lake**

### 13.1 – Findings:

The Village of Lucky Lake is located at the junction of Highways 42 and 45 in the southwest portion of the WaterWolf Planning District. The Village's assets include close proximity to Lake Diefenbaker, excellent water supply, and businesses that provide the necessities of life. Lucky Lake's challenges include maintaining streets, finishing the subdivision, attracting new businesses, attracting new businesses, and attracting families. The current water and sewer system should be able to support a population of approximately 400, an increase of about 100 people. In order to reach this goal, Lucky Lake is encouraging new and infill residential development on the east side of the village and commercial/industrial on the north end.

### 13.2 – Objectives and Policies:

#### 13.2.1 Objectives

- a) To work on developing street improvement and beautification.
- b) To complete the build-out of the new residential subdivision.
- c) To retain existing business and attracting new ones.
- d) To see the development of a new child care facility in the Village.
- e) To continue the development and implementation of an asset management policy and strategy including the evaluation of all municipal assets.

#### 13.2.2 General Policies:

- a) Council will continue to maintain and upgrade the Village's infrastructure to ensure current levels of service and to accommodate future growth.
- b) Council will review and update its bylaws, such as Nuisance Abatement and Traffic, to ensure that the quality of life of the Village's residents remains a priority.
- c) Council will continue to work with its WaterWolf partners and other groups to ensure the provision of necessary services to the Village.
- d) The Village will work with developers and the RM of Canaan No. 225 on establishing new subdivisions outside of Village boundaries.

#### 13.2.3 Land Use Map:

- a) Residential / Community Service
  - Areas east of 4<sup>th</sup> Avenue will accommodate future residential and community service uses as detailed on the Land Use Map.
  - Blocks 23 and 24 will accommodate future mobile home residential.
- b) Future Commercial or Industrial
  - This area is located outside of the village boundaries east of block 9 and 20.

## **14. Village of Strongfield NOT UPDATED**

### 14.1 – Findings:

The Village of Strongfield is located in the central area of the WaterWolf Planning District on Highway #19. Strongfield's assets include pipeline water, serviced lots, and proactive government. A challenge that the village faces is a lack of housing. Regarding water and sewer, the village is able to accommodate growth up to 200 people (an increase of roughly 155). According to the land use map below, Strongfield has infill residential development opportunity and envisions commercial potential along parcel B (west of highway 19) and parcel C. The community would also like to see areas west of the railway slated for future industrial development potential.

### 14.2 – Objectives and Policies:

#### 14.2.1 Objectives

- a) To increase housing stock
- b) Increase the business sector

#### 14.2.2 General Policies

- a) Council will support residential re-development by participating in future housing projects as encouraged by the WaterWolf Advisory Planning Commission.
- b) Council and administration will work with the WaterWolf Planning Commission on developing a business retention and expansion program.
- c) Council and administration will take necessary steps in keeping the village hall economically viable.
- d) Expansion and alterations to the community hall will be regulated by the Village of Strongfield Building Bylaw.

#### 14.2.3 Land Use Map

- a) Residential
  - Council may consider accommodating seasonal residents on vacant residential lots within the village boundaries.
- b) Commercial
  - Commercial areas identified on parcels A, B, and C will be required to follow Highway Commercial (C2) district policies in the Village of Strongfield Zoning Bylaw.
- c) Community Service
  - Efforts will be made by administration and council to preserve and protect the Strongfield war memorial (located on parcel E) as it provides a unique tourism opportunity for visitors to the region.
  - Tree rows or municipal buffer strips may be required east of railway to allow for adjacent industrial development.
- d) Industrial
  - Future industrial development shall locate west of the railway.

### 15. Village of Tugaske **NOT UPDATED**

#### 15.1 – Findings:

The Village of Tugaske is located in the southeast area of the WaterWolf Planning District on Highway #367. Tugaske's assets include its peaceful environment and artsy culture. Concerns of the village include the lagoon, sewer lift station, and sewer mains. The village's challenges are centered in planning, retaining or increasing population, and keeping the community viable. With regards to water supply, the village is on a well system with high water table. Regarding sewer capacity, Tugaske can handle up to a population of 250 (an increase of 145) before expansion is required. In terms of development opportunity, Tugaske would like to see new and infill residential development on the west side of the village, a stretch of highway commercial to the north side, and a section of growth (not yet decided) to be located to the south.

#### 15.2 – Objectives and Policies:

##### 15.2.1 Objectives

- a) To start and complete renovations to sewer system.
- b) To achieve better planning services.
- c) To increase the village population.
- d) A desire to keep Tugaske as an incorporated village (To keep Tugaske Viable).
- e) To develop and expand the residential district.
- f) To create a commercial corridor.

##### 15.2.2 General Policies

- a) The Village of Tugaske will pursue working with the RM of Huron on cost sharing agreements to complete restorations
- b) As a member of the WaterWolf Planning Commission, the Village of Tugaske will have able access to a registered community planner which will provide planning expertise.
- c) The Village is advertising reasonably priced land to entice further growth and development.
- d) Tugaske will work with the RM on investing in Village maintenance.
- e) The potential area of residential expansion will be subject to the Residential (R1) zoning regulations.
- f) As potential commercial development in this area is adjacent to highway #367, new commercial development will adhere to the Highway Commercial (C2) zoning regulations.

### 15.2.3 Land Use Map

- a) Residential
  - The large residential parcel to the northwest provides an area for future residential expansion.
- b) Commercial
  - The village would like to see future commercial locate North West, adjacent to highway 367.
- c) Industrial
  - The village envisions areas north and south of the rail line as lands for future industrial development.

## 7 MAPPING

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Map 1 -

Map 2 –

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## 8 CONCEPT PLANS

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