

Bylaw No 4-94

A Bylaw of the Rural Municipality of Rudy No. 284 to adopt a Basic Planning Statement.

The Council of the Rural Municipality of Rudy No. 284 in the Province of Saskatchewan, in open meeting assembled enacts as follows:

1. Pursuant to Section 44 of the Planning and Development Act, 1983, the Council of the Rural Municipality of Rudy No. 284 hereby adopts the Rural Municipality of Rudy No. 284 Basic Planning Statement identified as Schedule 'A' to this bylaw.
2. The Reeve and Rural Municipal Administrator are hereby authorized to sign and seal Schedule 'A' which is attached to and forms part of this bylaw.
3. This bylaw shall come into force on the date of final approval by the Minister of Rural Development.

Read a first time this 14th day of June, 1994.

Read a second time this 14th day of June 1994.

Read a third time this 11th day of October, 1994.

Adoption of bylaw this 11th day of October, 1994.

SEAL

Reeve

Rural Municipal Administrator

THE RURAL MUNICIPALITY OF RUDY NO. 284

BASIC PLANNING STATEMENT

Schedule "A" to Bylaw No.04-94

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PART 1 BACKGROUND

1.1 Introduction

Sections 39 and 45 of *The Planning and Development Act, 1983* (The Act) empower Council to prepare and adopt a basic planning statement and zoning bylaw. The basic planning statement is a growth management tool, which provides the basis for regulations and decisions made under the zoning bylaw. Its primary purpose is to provide a framework within which future land subdivision and development in the municipality is to be encouraged and directed. The policies within this statement are intended to:

- guide all growth in a logical and orderly manner in order to benefit all residents of the municipality;
- to enhance the culture, visual and ecological qualities of the rural environment;
- to ensure that adequate services are available for the health, safety and convenience of the residents; and
- to encourage the development of an environment which is pleasant, efficient and economical for all concerned.

1.2 Municipal Planning Program

The Rural Municipality of Rudy No. 284 authorized the preparation of an updated zoning bylaw in 1992. The first step in this process was preparation of a Background Planning Report dated April 28, 1993. This report which was prepared for Council by the firm, Hilderman, Witty, Crosby, Hanna and Associates presents information respecting land use and the social, cultural and physical resources of the municipality. It presents planning issues and key findings and recommends general goals and objectives which are contained herein and which serve as a basis for the development of land use policy in this basic planning statement.

1.3 Development Issues and Concerns

1.3.1 The Physical Environment

(a) Agricultural Capability

Very little (if any) of the RM would be considered to be prime farmland (i.e. CLI Class 1 or 2) for dry cultivation. *Land use policy is therefore needed to limit good land from being taken out of production for residential or other non-agricultural use.*

(b) Aggregate

Sand and gravel are in short supply within the RM and most gravel required for road construction/maintenance and other construction purposes must be hauled from outside the municipality. *Policy is required to protect any known area of gravel, or areas believed to exhibit a high potential for being a source of gravel, from development which would effectively preclude gravel extraction when needed/desired.*

(c) Wildlife

Several areas of significant habitat for ruffed grouse and deer are found on Crown land in the study area. Much of this habitat (2,014 ha) has been officially designated under the Wildlife Habitat Protection Act. *Land use policy is required to complement the intent of the Wildlife Habitat Protection Act, to preserve those portions of the RM where natural resource values are high and to promote the environmental and economic sustainability of all development.*

(d) Physical Development Constraints

Analysis of the northern half of the RM suggests that in general, terrain suitability for structured development and for on-going operations and maintenance of structures and related land uses, varies significantly. *Policy is needed to guide development in a manner which exhibits a high degree of fit with the opportunities and constraints presented by terrain conditions. Policy is needed to extend the understanding of terrain conditions through the southern portion of the RM not studied in the 1979 Regional Studies Program.*

1.3.2 Cultural Heritage Resources

A number of significant heritage resources have been either designated as Municipal Heritage Property, under The Heritage Property Act or otherwise identified as being of significance to the area's heritage. *Policy is required to identify, protect and promote significant heritage resources in the municipality.*

1.3.3 Population Trends and Projections

- Based on recent historical trends, the population of RM #284 is projected to decline by between 75 and 150 over the next twenty years (from a current population base of only approximately 420). Such population reductions would have major impacts on the need for a number of community services.
- Projected increases in the proportion of the population in the pre-school and school age groups would partially offset the impact of projected population declines on school enrolments, but declining enrolments are still projected.

- Projected decreases in municipal population could be expected to also have a negative impact on property values, municipal assessment base and revenue generation capabilities of both the municipality and area school divisions. Such impacts could reasonably be expected to translate into some combination of higher taxes and service reductions.
- Regional population projections (including Outlook, Broderick and Glenside) suggest declines will likely occur in the villages, but the town of Outlook will remain stable or grow. Projected age structure changes are less pronounced in urban municipalities than in RM 284.
- Given the overall trends suggested in population projections, the need for continued and likely, increased sharing of community service delivery among area municipalities is anticipated. Indeed, should observed trends relate more closely to the most negative scenarios set out in the projections, the question of municipal amalgamation may need to be given serious consideration.
- Policy is required to deal with issues of increased shared delivery of services among area municipalities.
- Policy may be required to deal with future issues of municipal amalgamation.
- Policy may be required to deal with future issues of municipal amalgamation.
- Policy is required to prevent land use conflicts between the municipality and the Town of Outlook and to take into account the town's plans for future growth, development and land use patterns.

1.3.4 Land Use and Development

(a) Agriculture

- Over 79,000 ha of land in RM 284 are used exclusively for agriculture. About 18% of agricultural land in the RM (14,000) is under irrigation.
- Only about half the farmland is farm operator-owned, compared to 63% in Census Division 11 and Saskatchewan as a whole.
- Hard red spring wheat is the most frequently seeded crop, although flaxseed has the highest yields compared to provincial averages.
- Irrigation development without appropriate control over water used and without adequate soil drainage measures is leading to widespread problems of soil salinity and water logging; without immediate and substantial mitigation, these problems could jeopardize the economic base of the area; irrigation agriculture.

- *Policy is required to ensure adequate site size for agricultural holdings but flexibility will be needed to accommodate intensive agriculture and small-scale farms.*
 - Policy is required to accommodate farmland subdivision to reflect realities of farm debt settlement, farmland consolidation, estate settlement and sale or lease of Crown land for farming purposes.
 - Policy is needed to deal with the location and development of Intensive Livestock Operations. Such policy must reflect the role(s) and responsibility (ies) of both the provincial Department of Agriculture and Food and the municipality in controlling I.L.O. development.
 - Policy is needed to provide direction regarding future irrigation agriculture development in the municipality, given the observed negative impacts of irrigation on the productivity of farmland and the 1989 recommendations from the Local Steering Committee to the Saskatchewan Water Corporation regarding salinity and groundwater issues.
 - Policy is needed to address subdivision of and development on lands “cut off” by irrigation canals, especially in light of recent recommendations to realign the M1 Main Canal along property lines and to replace other canals with pipelines.
- (b) Industrial and Commercial
- Although there is little industrial/commercial development in the municipality, it is clear that the key area of industrial/commercial potential for the Outlook area, generally relates to building upon the established irrigation agriculture base. *Policy should provide direction for growth and development of industrial/commercial enterprises related to irrigation.*
 - The municipality is a member of the Great West Rural Development Corporation, which has prepared an economic development strategy for the entire R.D.C. area. *Land use policy is required which will complement and support the intent of the R.D.C. 's economic development strategy.*
- (c) Residential
- Residential subdivision and development activity levels have been very low in the municipality since 1986. However, in anticipation of future increases in such activity levels, *land use policy is required regarding the location of future country residential development.*
 - *Land use policy is required to minimize the costs of country residential development to the municipality and to ensure that it is undertaken in an orderly planned manner.*

- (d) Municipal Services

Policy is needed with respect to future management and disposal of solid waste in the municipality.

1.4 General Goals

The following general goals provide direction for establishing specific land use policies.

- (a) To maintain the agricultural character of the municipality.
- (b) To promote orderly development of the municipality while minimizing any detrimental social, economic, and environmental impacts.
- (c) To maintain the long term economic and environmental viability of the municipality by promoting and permitting only appropriate development which exhibits a high degree of fit with the land resource base in both the short and long terms.

PART 11 AGRICULTURAL LAND USE

2.1 Agricultural Objectives

- (a) To conserve the agricultural character of the municipality and the rural way of life.
- (b) To conserve high quality agricultural land for continuing productive agricultural use,
- (c) To protect agricultural land uses from negative impacts of non-agricultural land use and development.
- (d) To accommodate intensive agricultural uses in the municipality provided they do not jeopardize development standards and environmental concerns.
- (e) To promote and encourage agricultural land use practices and development, which enhance soil conservation.
- (f) To encourage agricultural and natural resource development which will improve the economic viability of the rural municipality.
- (g) To accommodate farm residential needs.

2.2 Agricultural Development Policies

The primary agricultural uses that will be accommodated include grain farming, mixed grain/livestock operations, intensive agricultural uses, agricultural related commercial developments, and on-farm or home occupations.

(a) Intensive Agricultural Use

- (i) In general, Council will support the development of intensive agricultural and livestock operations unless specific location conflicts would be created.
- (ii) Intensive agricultural operations and intensive livestock operations (ILOs) will be categorized as discretionary uses in the zoning bylaw.
- (iii) Council shall advertise any proposal for a new or expanded intensive livestock operation and may hold a public hearing on the proposal. Written notification approved by Council must be given to the owner of every residence situated within 4.8 kms (3 miles) of the proposed livestock facilities.
- (iv) In order to minimize conflict between intensive livestock operations and surrounding development, council will consider applications for development of an I.L.O. and apply the following criteria:
 - No new I.L.O. will be considering if the operation will be less than the distances specified in Table 1 from a dwelling not located on the site or associated with the proposed I.L.O.

Table 1
Locational Separation Criteria for I.L.O.s to Specific Uses

Development	Animal Units	Animal Units	Animal Units	Animal Units
Development	150-299	300-499	500-2000	>2000
Residence, tourist accommodation, or campground	305 m	400 m	800 m	1200 m
Residential subdivision, hamlet or village with less than 100 population	400 m	800m	1200 m	1600 m
Village 100 or more population	800 m	1200 m	1600 m	2400 m
Town	1200 m	1600 m	2400 m	3200 m

(Distances are measured between livestock facilities and building development)

- The applicant has demonstrated to the satisfaction of Council that the water supply is sufficient for the development and the supply for neighboring developments will not be adversely affected by the proposed operation.
- Council may require a greater separation distance than specified in Table 1 based on the problems identified by residents within 4.8 kms (3 miles) of the development and may require that the developer of a proposed I.L.O. enter into an agreement with the owner of a residence and the municipality, consenting to the propose development up to a specified size, as a condition of approval. Council may attach the agreement to affected lands by caveat filed in the land titles office, pursuant to its authority under Section 215(2) of *The Planning and Development Act, 1983*.

- As a condition of approval, council shall specify the maximum number of animal units for which the approval is made, and may impose standards to reduce the potential for conflict with neighboring uses which specify the location of holding areas, buildings or manure storage facilities on the site.
- As a condition of approval, Council may specify requirements based on development standards in the zoning bylaw regarding the disposal of manure produced by the ILO, or other measures intended to reduce odours, environmental problems, or conflict with neighboring uses from an ILO.

(b) Agricultural Related Commercial Uses

Approval for such commercial developments may be granted if their function is directly related to agriculture and only after a review by Council, to ensure that:

- i) incompatibility with other land uses will be avoided, including consideration of proximity to urban centres and hamlets;
- ii) policies for environmental quality control will not be jeopardized including water and waste disposal servicing;
- iii) significant areas of good agricultural land will not be permanently removed from production.
- iv) the design and development of the use will conform to high standards of safety, visual quality and convenience;
- v) the development will be situated along an all weather road; and
- vi) all relevant approvals are obtained from government agencies, e.g., Department of Municipal Government, for uses such as anhydrous ammonia fertilizer facilities.

(c) Farm Dwellings

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

2.3 Agricultural Subdivision Policy

(a) Agricultural Land

The fragmentation of agriculture holdings is not encouraged, However, Council will support the subdivision of land into parcels smaller than a quarter section for legitimate agricultural purposes in the following instances where:

- i) The severity of a particular farm financial crisis is demonstrated, in Council's opinion, to warrant the subdivision of a lesser sized site to assist debt restructuring or settlement; or,

- ii) It is fragmented from the balance of the quarter section by either natural (river creek, coulee, etc.) or man made (roadway, railway, etc.) barriers; or,
- iii) It is intended to be consolidated under one title with adjacent land, in accordance with The Land Titles Act, to create a more viable agricultural unit; or,
- iv) It is intended to accommodate an estate settlement; or,
- v) It will accommodate the purchase or lease of Crown land.

The zoning bylaw will restrict the use of such sites for agriculture cropping purposes and development will only be allowed subject to meeting specified criteria.

- (b) Farmstead
It is important that the land use policies respecting farm housing be flexible so as to maintain and support agricultural production. The zoning bylaw shall make provisions for a farmstead subdivision to accommodate an existing or proposed base for a farm operation.

PART 111 RESIDENTIAL LAND USE

3.1 Residential Objectives

- (a) To ensure that country residential land uses do not jeopardize agricultural activities or resources.
- (b) To permit country residential development to provide a growth stimulus to the community and choice of lifestyles for residents.
- (c) To minimize the economic costs of country residential development to the municipality.
- (d) To direct country residential uses away from areas of high quality agricultural land.
- (e) To minimize negative impacts of country residential development on the environment and on agricultural land uses.
- (f) To ensure that intensive and single parcel country residential subdivision and development is undertaken in a planned manner and to provide for development of existing country residential sites and abandoned farm yard sites.

Single Parcel Country Residential Policy

- (a) Location Guidelines
- i) A maximum of four country residential subdivisions per quarter section will be allowed. Subdivision and subsequent development shall not be located:
- On land subject to flooding, or land where there is a high water table or potential for soil slumping.
 - 2 kilometres (1.24) or such greater distance as determined by Council, from a National, Provincial, Regional or Municipal Park; a wildlife management area; a bird sanctuary; or an airport, subject to demonstration of a potential land use conflict.
 - 2 kilometres (1.24 miles) from the corporate limits of a town or village when it is demonstrated that a conflict will result with the future long term development of such centres.
 - Except in accordance with the minimum separation distances from an intensive livestock operation and solid or liquid waste deposal facility as specified in this bylaw.
 - 213 metres (699 feet) from an existing or proposed mineral extraction industry or gravel pit operation.
 - Closer than 305 metres (1000 feet) from an area that may be used for industrial purposes or large scale agricultural related commercial.
 - Closer than 305 metres (1000 feet) from a non-refrigerated anhydrous ammonia facility licenses by the Department of Municipal Government. Residences which are accessory uses to fertilizer operations are not subject to the foregoing requirements.

Intensive Country Residential Policy

- (a) Locational Guidelines

Intensive country residential subdivisions should be located:

- i) On an existing or proposed main farm access or grid road and in proximity to a provincial highway;
- ii) Near a school of sufficient capacity to handle the increase in enrolment or on an existing school bus route;

- iii) Near power and telephone lines of sufficient capacity to handle such development; and
- iv) So that adequate police and fire protection can be conveniently provided.

(b) Locational Requirements

Intensive country residential subdivisions shall not be located:

- i) On land subject to flooding, high water table or where there is a potential for soil slumping;
- ii) 2 kilometres (1.24 miles), or such greater distance as determined by Council, from a National, Provincial Park; a wildlife management area; a bird sanctuary; an existing or proposed industrial development; or an airport;
- iii) 2 kilometres (1.24 miles) from the corporate limits of a town, village, hamlet or organized hamlet when it is demonstrated that a conflict will result with the future long term development of such centres.
- iv) Except in accordance with the minimum separation distance from intensive livestock operations as specified in the basic planning statement.
- v) 405 metres ($\frac{1}{4}$ mile) from an existing or proposed mineral or petroleum extraction.
- vi) Closer than 457 metres (1499 feet) from a solid or liquid waste disposal facility, sewage lagoon or treatment plant;
- vii) Closer than 810 metres ($\frac{1}{2}$ mile) from an area that may be used for industrial purposes or large scale agricultural commercial uses;
- viii) In a linear fashion stretched along municipal roads;
- ix) Closer than 1.61 kilometres (1 mile) from an existing intensive country residential development area to avoid an over-concentration of lots in any one area of the municipality.
- x) On sites where water quality and/or quantity is marginal or minimal.

(c) Development and Design

- i) Phasing: A maximum of three intensive country residential subdivisions in developmental stages will be allowed at any point in

time. Intensive country residential subdivision with less than 75% of building lots with completed residential construction will be considered to be in a developmental stage.

- ii) Scale & Density: The Zoning Bylaw will regulate the scale and density of multi-parcel residential development with the application of one or more residential districts for acreage use.

- iii) Concept Plan: Council may require, in the interests of ensuring a comprehensive and planned approach to development, the preparation of a concept plan for the entire development area and submission of supporting documentation, where appropriate, as follows:
 - Engineering reports to address concerns such as slope stability, availability of ground water supply, suitability for on-site sewage treatment, and surface water drainage.

 - The initial concept plan shall provide an integrated layout for the total development area showing road layout and access to external municipal road phasing of development, and dedicated lands. Once the initial concept plan is approved and development commences, no further expansion of the development area will be approved.

- iv) Services: Based on the recommendations of engineering reports as per Section iii, each development shall have a water and sewer system. Where land is to be developed at a density greater than 15 residential lots per quarter section, council may require that the development be serviced by piped potable water or by a communal water system. Provisions for solid waste disposal shall be made in compliance with The Department of Health and The Department of Environment and Resource Management.

Ancillary Commercial

It is recognized that farm occupations, farm based businesses and on farm employment opportunities such as bed & breakfast establishments and vacation farms can provide a valuable contribution to the diversified economic base of the rural municipality. Approvals will be based on evaluation of individual operations relative to specific zoning bylaw criteria to ensure that the residential character or land value is not diminished.

PART IV COMMERCIAL AND LIGHT INDUSTRIAL LAND USE

4.1 Commercial and Light Industrial Objectives

- (a) To ensure that commercial and light industrial development occurs in a manner which:
 - i) minimizes the economic costs of such development to the municipality;

- ii) fits with existing infrastructure, and municipal services (e.g. highways, roads, rail lines); and
 - iii) minimizes negative impacts on the environment and conflicts with other land uses.
- (b) To ensure that commercial and light industrial land uses do not jeopardize agricultural activities or resources.
- (c) To direct commercial and light industrial land uses away from areas of high quality agricultural land.
- (d) To encourage and promote commercial and light industrial development which is beneficial and well suited to the municipality.

4.2 Commercial and Light Industrial Policy

- (a) Commercial and light industrial development will be directed to lands designated for such uses in the zoning bylaw rather than being allowed to be scattered throughout the municipality. The following exceptions may be permitted:
 - i) home farm occupations or business enterprises which sustain the viability of a farming operation or are required to be located on or in close proximity to farm markets;
 - ii) agricultural related commercial uses;
 - iii) natural resource extraction industries which require a location near raw materials;
 - iv) industries with unique siting requirements which require large tracts of land, transportation considerations, or which, by their nature, should be located away from populated areas or other industries, due to the emissions and other negative affects.
- (b) Commercial and light industrial development should generally be directed away from intensive residential development and productive agricultural land.
- (c) Commercial and light industrial development should be encouraged to locate along existing primary transportation corridors.
- (d) Commercial and light industrial development shall not be located on land subject to flooding, high water table or where there is potential for soil slumping.
- (e) Highway commercial uses should maintain the functional integrity of the highway, through the use of service road systems, or controlled highway access points, which are approved by the Department of Highways and Transportation.
- (f) The rezoning of land for the development of commercial, highway commercial and light industrial uses should be evaluated relative to the need for additional services.

- (g) Prior to the consideration of a commercial or light industrial development or subdivision, the Council may require that an area structure plan be prepared which should contain:
 - 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 reduce those impacts;
 - v) the environmental suitability of the site with particular consideration to the soils, topography, drainage, and availability of services, proximity to 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 which includes such aspects as parking of large trucks, landscaping, screening, storage, signage, and building design and finish; and
 - viii) any other matters which the Council considers necessary.

PART V INDUSTRIAL LAND USE

5.1 Industrial Objectives

- (a) To ensure that industrial development occurs in a manner which:
 - i) minimizes the costs of such development to the municipality;
 - ii) fits with existing infrastructure, and municipal services (e.g. highways roads, rail lines); and
 - iii) minimizes negative impacts on the environments and conflicts with other land uses.
- (b) To ensure that industrial land uses do not compromise agricultural activities or resources.
- (c) To direct industrial land uses away from areas of high quality agricultural land.
- (d) To encourage and promote industrial developments along highway and other areas which are beneficial and well suited for industrial development in the municipality.

5.2 Industrial Development Policy

- (a) Industrial developments that require a low level of services with respect to required water supply, and solid and liquid waste disposal, will be accommodated.
- (b) Uses involving hazardous materials or chemicals will be permitted at the discretion of Council subject to approval by any government regulatory agency.
- (c) Industrial development is to be directed to lands designated for industrial use in the zoning bylaw. The following exceptions may be permitted:
 - i) home farm occupations or business enterprises which sustain the viability of a farming operation or are required to be located on or in close proximity to farm markets;
 - ii) natural resource extraction industries which require a location near raw materials;
 - iii) industries with unique siting requirements which require large tracts of land, ready access to transportation or which, by their nature, should be located away from populated areas or other industries, due to the emissions and other negative effects.
- (e) Industrial development should generally be directed away from country residential development and better agricultural land.
- (f) Industrial development should be encouraged to locate along primary transportation corridors.
- (g) Industrial development shall not be located on land subject to flooding, high water table or where there is potential for soil slumping.
- (h) Prior to the consideration of an industrial development or subdivision, the Council may require that an area structure plan be prepared which should indicate:
 - i) the phasing of development;
 - ii) the size and number of parcels proposed;
 - iii) the installation and construction of roads, services, and utilities;
 - iv) the types of industry to be contained on the site;
 - v) the potential impacts on adjacent land uses, and proposed measures to reduce those impacts;
 - vi) the environmental suitability of the site with particular consideration to the soils, topography, drainage and availability of services, proximity to wildlife management areas and hazard land; and
 - vii) any other matters which the Council considers necessary.

PART VI MUNICIPAL SERVICES

6.1 Municipal Servicing Objectives

- (a) To minimize the financial burden on the residents of the municipality resulting from developments in the municipality.
- (b) To ensure that services are provided in an economic and efficient manner.
- (c) To provide and maintain a system of municipal roads which meet demands for safe travel and access.
- (d) To minimize land use conflicts between utility systems and adjacent and surrounding land uses.

6.2 Transportation Policy

- (a) The municipality will co-operate with the Department of Municipal Government, the Department of Highways and Transportation, and adjacent municipalities in long term planning which addresses its transportation needs.

6.3 Municipal Servicing Policy

- (a) When reviewing development proposals, Council may request, from utility companies, their existing and future requirements of such servicing in and around the area of the development proposal.
- (b) Council may require the proponent of a subdivision and development to enter into a servicing agreement to provide associated services, eg., roads, waste disposal, etc.

6.4 Waste Disposal Policy

Solid and liquid waste disposal sites will be allowed in accordance with the following:

- (a) Solid waste disposal facilities shall be located 1500 feet from any residence unless relaxation of this requirement is agreed to in writing by affected parties.
- (b) Solid waste disposal facilities shall be adjacent to an all weather road.
- (c) The development of new solid waste disposal sites shall be located with consideration given to the direction of prevailing winds and prevention of ground water contamination.

PART VII ENVIRONMENT/HERITAGE RESOURCES

Development has the potential to generate excessive and undesirable environmental disruption and pollution. While the Saskatchewan Water Corporation, Saskatchewan Environment and Resource Management, and Saskatchewan Health each work to achieve environmental quality and water management, the Council is aware of and accepts its environmental planning responsibilities within the framework of *The Act*, and other statutes.

7.1 Environment and Heritage Conservation/ Protection Objectives

- (a) To encourage the subdivision and development of land in the municipality in environmentally sustainable manner.
- (b) To protect natural features, resources, communities, and ecosystems in the municipality.
- (c) To protect historic, archaeological and other features, resources, or sites of cultural heritage significance from incompatible development.
- (d) To encourage the preservation of natural wildlife habitat areas and other significant areas of natural vegetation in the municipality.
- (e) To restrict development in areas that could prove hazardous to development for reasons of flooding or slope instability.

7.2 Environment and Heritage Conservation/Protection Policy

- (a) Development shall not deplete or pollute groundwater resources within the municipality.
- (b) Council shall require new development to have adequate surface water drainage through the municipality so as to avoid flooding, erosion and pollution.
- (c) Development shall not needlessly destroy existing trees, vegetation, and unique flora.
- (d) Development shall not damage or destroy any building or site deemed to be of cultural heritage significance.
- (e) Council may require a geotechnical or hydrological inspection in considering approval of development on hazard land as identified in the **Background Planning Report – April 1993** and particularly in proximity to the South Saskatchewan River.

PART VIII IMPLEMENTATION

The basic planning statement goals, objectives, and policies shall be implemented in the following manner:

8.1 Co-operation and Inter-Municipal Consideration

Council shall co-operate with senior governments, other municipalities, and public and private agencies to implement the basic planning statement.

Any development within 2 kilometres (1.25) of an urban municipality's corporate limits shall be referred to the Council of that municipality for comments in terms of the impact of the development on the current and future land uses of the urban centre.

8.2 Programs

Council shall participate in senior government economic development, public utility, resource enhancement, housing, social and environmental protection programs and projects, where such will assist in achieving its goal and objectives.

8.3 Provincial Land Use Policies

This bylaw shall be administered and implemented in conformity with applicable provincial land use policies, statutes and regulations and in co-operation with provincial agencies.

Binding

The basic planning statement shall be binding on the rural municipality, the Crown, and all other persons, associations, and other organizations, and no development shall be carried out that is contrary to this basic planning statement.

8.4 Zoning Bylaw

Council shall prepare and adopt, in conjunction with this basic planning statement, a zoning bylaw for the rural municipality.

8.5 Definitions

The Zoning Bylaw definitions shall apply to the Basic Planning Statement.

PART IX DEVELOPMENT REVIEW CRITERIA

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

- (a) Conformity with the plan goals objectives, and policies, and the zoning bylaw development standards.

- (b) The viability and necessity of the proposed use.
- (c) The phasing of development (eg. time, location, servicing, cost, municipal capabilities, the degree of maturity, etc.)
- (d) The effective use of land (eg. the availability of alternative sites and buildings).
- (e) Cost and benefits of the development (eg. impacts on municipal infrastructure and the need for servicing agreements).
- (f) The compatibility and suitability of the proposed use with nearby land uses, existing and preferred public utilities, the character of the area, and the environmental protection goals, objectives, and policies.
- (g) The effect of the proposed development on other municipal interest such as municipal reserve and recreational areas.
- (h) Any additional reports, studies, development issues, resident concerns, provincial comments, and public hearing submissions.

9.2 A decision to rezone land for subdivision and development shall not be approved where the proposal:

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