

THE RURAL MUNICIPALITY OF BLUCHER,
NO. 343

BASIC PLANNING STATEMENT

Being Schedule 'A'

To Bylaw No. 3 – 2001
(as amended by Bylaw 6-2003, 1-2004)

of the Rural Municipality of Blucher No. 343

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PART I BACKGROUND

1.1 Introduction

Sections 39 and 45 of The Planning and Development Act, 1983 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:

- a) guide all growth in a logical and orderly manner in order to benefit all residents of the municipality;
- b) to enhance the cultural, visual and ecological qualities of the rural environment;
- c) to ensure that adequate services are available for the health, safety and convenience of the residents; and
- d) 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 Blucher No. 343 authorized the preparation of an updated zoning bylaw in 1992. The first step in this process was the 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 land in the municipality would be considered to be prime farmland (i.e. CLI Class 1 or 2). Land use policy should consider the need to protect what good farmland there is from being taken out of production for residential or other non-agricultural uses.

b) Aggregate Resources

Regional analysis suggests that there are significant deposits of sand and gravel in the municipality, especially in Township 36, Range 3, W3M. 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

- i) Although the Saskatchewan Department of Environment and Resource Management has designated no land in the study area as critical wildlife habitat, much of the R. M. is good deer habitat.
- ii) Excellent habitat for ducks, geese and shorebirds exists in wetlands within R. M. 343.
- iii) Bradwell reservoir and adjacent wetlands may have potential as a small-scale natural tourism attraction or at least as a protected wildlife area.
- iv) Land use policy is needed to protect habitat resources in those areas identified as being especially important to wildlife and, more generally, to promote the environmental and economic sustainability of all development.

d) Groundwater Potential

- i) Regional analysis suggests the most extensive areas with relatively high potential for developing groundwater supplies are found west of Clavet, and east, south and southwest of Bradwell. Much of the municipality (most of the northeast half) has poor potential for groundwater supplies.
- ii) Policies regarding the location and/or development of and use, which will require water sources, should be based, in part, on the availability of sufficient quantities of water of adequate quality for the intended use.

e) Physical Development Constraints

Regional level analysis suggests that terrain suitability for structural development, and for ongoing operations and maintenance of structures and related land uses, varies significantly across the municipality. 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.

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

- a) Based on recent trends, the population of R. M. 343 is projected to increase by 450 or decrease by 100 over the next 20 years (from a based population of 1100). Such a large increase would have major impacts on the need for a number of community services.
- b) The proportion of the population in pre-school and school age categories will remain relatively stable.
- c) The populations of Allan, Bradwell and Elstow are expected to decline by the year 2011. Clavet's population is forecast to increase dramatically by between 400 and 700 people over the same period. For Bradwell and Elstow, projected population declines could lead to increased need for shared/coordinated service delivery with the R. M. or, potentially, even to consideration of municipal amalgamation. Projected increases in Clavet's population could raise issues related to annexation of land from the R. M. to accommodate this growth.
- d) Policy may be required to deal with the impacts of projected population changes on the demands for municipal services, including the availability of increased sharing and coordination among area municipalities in the delivery of municipal services.
- e) Policy may be required to deal with future issues of municipal amalgamation with some urban municipalities in the area.
- f) Policy is required to prevent land use conflicts between the municipality and the Village of Clavet and to take into account the Village's plans for future growth, development and land use patterns.

1.3.4 Land Use and Development

- a) Agriculture
 - i) Over 77,000 hectares of land in R. M. 343 are used exclusively for agricultural purposes. About 90 % of this land is improved for farming.

- ii) Over 65 % of the farmland is privately owned.
 - iii) Most farms in the study area are between 161 and 647 hectares in size.
 - iv) The most important crops are hard red spring wheat, barley and Durum wheat, although compared to Crop District 6A and the province as a whole, crops yields are highest for fall rye.
 - v) Policy is required to ensure adequate size for agricultural holdings, but flexibility will be needed to accommodate intensive agricultural and small-scale farms.
 - vi) 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.
 - vii) Policy is needed to deal with 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.
- b) Industrial and Commercial
- i) The PCS and PCA potash mines and mills are both significant sources of regional employment and major sources of municipal tax revenues. Some concern has been expressed relating to potential hazards of and land use conflicts with the potash mines and mills. Land use policy is required to ensure that the potential for land use conflicts with the potash mines/mills is not realized and that incompatible development is directed to areas where future complaints regarding the mines/mills should not arise.
 - ii) Most other industrial and commercial development in the municipality is focused along the primary transportation corridor (highway 5 and 16 and the railways). Policy should provide direction for the growth and development of industries and businesses, which require locations along primary transportation corridors and/or proximity to a major urban centre.
 - iii) Consideration should be given to policy designed to accommodate cottage industries, home industries and off-farm employment.
- c) Residential
- i) Proximity of the municipality to Saskatoon, combined with extensive areas that may be suitable for non-agricultural (including country residents) development and steady residential subdivision activity in the municipality through the 1980's strongly suggests that demand for country residential subdivision and development will grow in the future.

- ii) Typically, demands on municipal service delivery are significantly higher from country residential areas than from agricultural or other land uses.
 - iii) Policy is therefore required to provide direction regarding preferred locations for country residential development.
 - iv) Policy is also required to minimize the costs of country residential subdivision and development to the municipality, and to ensure that it is undertaken in an orderly and planned manner.
- d) Municipal Services
- i) 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 II 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 Agriculture Uses

i) Intensive Livestock Operations

1. It is Council's view that development of ILO's is appropriate, provided that unacceptable land use conflicts are not created as a result of such development. In general, Council will support the development of intensive agricultural and livestock operations (ILO's) unless specific locational conflicts would be created.
2. Intensive livestock operations involving 100 animal units or more will be permitted subject to the discretion of Council in accordance with specific policies contained herein. Any expansion of an operation to provide for a greater number of animal units, or any change in an operation which substantially alters the species of animal reared, confined or fed in the operation, shall require a new discretionary approval.
3. The zoning bylaw may provide for the temporary confinement of cattle on a farmstead during winter months as part of a permitted use general mixed farm operation.
4. Council shall require advertisement of a proposal that will result in development, expansion or alteration of an intensive livestock operation and shall hold a public hearing on the proposal.
5. Council may require an applicant 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.
6. Council shall require an applicant to utilize manure management practices of other technology than conventional stockpiling and spreading.

7. 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 facilities on the site and manure management practices of the operation.
8. 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 neighbouring uses which specify the location of holding areas, buildings or manure storage facilities on the site.

ii) Locational Policies

1. In order to minimize conflicts between intensive livestock operations and other development, policies for minimum separation between land uses are set out in Table 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 existing intensive livestock operations.
2. Council may approve a lesser separation than set out in Table 1 where the applicant submits a copy of an agreement between the operator of the ILO and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an operator and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will caveat the agreement to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 215 of The Planning and Development Act, 1983 to caveat the agreement to the title(s) of the affected lands.
3. Council may require a greater separation than set out in Table 1. This would only apply where an unacceptable land use conflict would result with existing or future developments as shown on the Land Use Concept, which forms part of this Basic Planning Statement. (eg: in instances where higher nearby development intensity results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).
4. Council may require a greater separation from any liquid manure storage lagoon involved in the operation, to residential and other developments. A separation distance to the lagoon from a residence of 1.5 times the distance in Table 1 will be considered adequate.

Table 1 - POLICIES FOR MINIMUM SEPARATION DISTANCE RELATING TO INTENSIVE

LIVESTOCK OPERATIONS <i>(Distances are measured between livestock facilities and building development)</i>			
<i>Other Land Uses</i>	<i>100 - 300 Animal Units</i>	<i>301 - 1,000 Animal Units</i>	<i>Over 1,000 Animal Units</i>
<i>Residence not owned by the ILO operator, tourist accommodation, intensive or moderate density residential subdivision, hamlet or urban community</i>	<i>500 m</i>	<i>1.0 km</i>	<i>2.0 km</i>
<i>Commercial or industrial use</i>	<i>300 m</i>	<i>800 m</i>	<i>1.6 km</i>
<i>Body of water, drainage or irrigation ditch, water course</i>	<i>500 m</i>	<i>500 m</i>	<i>500 m</i>

iii) Other Intensive Agricultural Uses

Intensive agricultural uses, such as nurseries, market gardens, etc., will be permitted subject to the discretion of Council. Council shall require the proponents of such developments to demonstrate their feasibility as a basis for approval.

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, eg: 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 agricultural holdings is not encouraged. However, subdivision of land into parcels smaller than a quarter section for legitimate agricultural purposes will be permitted 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 purposes only.

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.

c) Single Parcel Country Residential

A maximum of four country residential subdivisions per quarter section, for a potential total of 5 residential parcels per quarter section, will be allowed.

PART III 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 direct country residential uses away from potash mines/mills.
- f) To minimize negative impacts of country residential development on the environment and on agricultural land uses.
- g) 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 farmyard sites.
- h) To promote the orderly development of residential and commercial uses within hamlets.

3.2 Hamlet Policy

The Hamlet of Blucher serves as community and service centres for the surrounding agricultural area.

Limited residential and commercial growth in the form of infilling of existing vacant land shall be allowed in the hamlet. The provision of additional lots adjacent to the existing community will not proceed until such time as a detailed plan is prepared for the said hamlet and is adopted by the council.

3.3 Single Parcel Country Residential Policy

- a) Locational Guidelines
 - i) A maximum of five titles per quarter section will be allowed. Subdivision and subsequent development shall not be located:

1. On land subject to flooding, or land where there is a high water table or potential for slumping.
 2. Closer than 2 kilometres (1.24 miles) from a National, Provincial, Regional or Municipal Park; a wildlife management area; a bird sanctuary; or an airport.
 3. Closer than 2 kilometres (1.24 miles) from the corporate limits of a town, village, hamlet or organized hamlet.
 4. Except as in accordance with paragraph (a), sub-paragraph ii), in Section 2.2 of this Basic Planning Statement.
 5. Except as in accordance with paragraph (b), sub-paragraph ii), in Section 5.3 of this Basic Planning Statement.
 6. Closer than 215 m of a petroleum extraction operation.
 7. Except in accordance with paragraph (a) in Section 6.4 of this Basic Planning Statement.
 8. Closer than 305 metres (1,000 feet) from an area that is or may be used for industrial purposes or large scale agriculture related commercial uses.
 9. Closer than 305 metres (1,000 feet) from a non-refrigerated anhydrous ammonia facility or 600 metres (1,969 feet) from a refrigerated anhydrous ammonia facility licensed by the Government of Saskatchewan. Residences, which are an integral part of the fertilizer operation, are not subject to the foregoing requirements.
 10. Closer than 1.61 kilometres (1 mile) from a potash mine or its auxiliary above ground facilities.
 11. Closer than 45.7 metres (150 feet) from any buried potash mine pipeline.
- ii) Council may agree to a lesser separation than set out above where the applicant submits a copy of an agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Where such agreements are made, Council shall be a party to the agreement and may use Section 215 of The Planning and Development Act, 1983 to caveat the agreement to the title(s) of the affected lands.

- iii) Council shall encourage only medium density and intensive country residential subdivisions and commercial / industrial severances on lands abutting Highways #5 and #16, except where vehicle access to the parcel has already been developed in accordance with policies and requirements of Saskatchewan Highways and Transportation

3.4 Intensive Country Residential Policy

a) Locational Guidelines

i) Intensive country residential subdivisions should be located:

1. On an existing or proposed main farm access or grid road and in proximity to a provincial highway;
2. Near a school of sufficient capacity to handle the increase in enrollment or on an existing school bus route;
3. Near power and telephone lines of sufficient capacity to handle such development; and
4. So that adequate police and fire protection can be conveniently provided.

b) Locational Requirements

i) Intensive country residential subdivision shall not be located:

1. On land subject to flooding, or land where there is a high water table or potential for slumping.
2. Closer than 2 kilometres (1.24 miles) from a National, Provincial, Regional or Municipal Park; a wildlife management area; a bird sanctuary; or an airport.
3. Closer than 2 kilometres (1.24 miles) from the corporate limits of a town, village, hamlet or organized hamlet.
4. Except as in accordance with paragraph (a), sub-paragraph ii), in Section 2.2 of this Basic Planning Statement.
5. Except as in accordance with paragraph (b), sub-paragraph ii), in Section 5.3 of this Basic Planning Statement.
6. Closer than 215 m of a petroleum extraction operation.

7. Except in accordance with paragraph (a) in Section 6.4 of this Basic Planning Statement.
 8. Closer than 305 metres (1,000 feet) from an area that is or may be used for industrial purposes or large scale agriculture related commercial uses.
 9. Closer than 305 metres (1,000 feet) from a non-refrigerated anhydrous ammonia facility or 600 metres (1,969 feet) from a refrigerated anhydrous ammonia facility licensed by the Government of Saskatchewan. Residences, which are an integral part of the fertilizer operation, are not subject to the foregoing requirements
 10. Closer than 1.61 kilometres (1 mile) from a potash mine or its auxiliary above ground facilities.
 11. Closer than 45.7 metres (150 feet) from any buried potash mine pipeline.
 12. In a linear fashion stretched along municipal roads.
 13. Closer than 0.80 kilometres (1/2 mile) from an existing intensive country residential subdivision to avoid over-concentration of lots in any one area of the municipality.
 14. On sites where groundwater quality and/or quantity is marginal or minimal; excepting where the primary water supply is verified from an external source and provided by pipeline or trucking, in which case the municipality will require as a condition of the development permit that each lot owner install a water holding tank of not less than 1,000 imperial gallons capacity.
- ii) Council may agree to a lesser separation than set out above where the applicant submits a copy of an agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Where such agreements are made, Council shall be a party to the agreement and may use Section 215 of The Planning and Development Act, 1983 to caveat the agreement to the title(s) of the affected lands.

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: Each development area shall be limited to a maximum area of 64.8 hectares (160 acres). No one proposed subdivision or combination of proposed subdivisions and existing single parcel country residential sites shall result in a cluster of more than 40 sites in any quarter section. The zoning bylaw shall provide site area requirements to safeguard the provisions of on site sewage and water services.

- iii) Concept Plan: Council will 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:
 - 1. Engineering reports, or other verifying documentation, to address concerns such as slope stability, availability of water supply, suitability for on-site sewage treatment, and surface water drainage.
 - 2. 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: Provision of water and sewer services shall be based on the recommendations of reports or documentation as per Section iii). Provisions for solid waste disposal shall be made in compliance with The Department of Health and the Department of Environment and Resource Management.

3.5 Medium Density Country Residential Policy

a) Locational Guidelines

- i) Medium Density country residential subdivisions should be located:
 - 1. On an existing or proposed main farm access or grid road and in proximity to a provincial highway;
 - 2. Near a school of sufficient capacity to handle the increase in enrollment or on an existing school bus route;
 - 3. Near power and telephone lines of sufficient capacity to handle such development; and
 - 4. So that adequate police and fire protection can be conveniently provided.

b) Locational Requirements

i) Medium Density country residential subdivisions shall not be located:

1. On land subject to flooding, or land where there is a high water table or potential for slumping.
2. Closer than 2 kilometres (1.24 miles) from a National, Provincial, Regional or Municipal Park; a wildlife management area; a bird sanctuary; or an airport.
3. Closer than 2 kilometres (1.24 miles) from the corporate limits of a town, village, hamlet or organized hamlet.
4. Except as in accordance with paragraph (a), sub-paragraph ii), in Section 2.2 of this Basic Planning Statement.
5. Except as in accordance with paragraph (b), sub-paragraph ii), in Section 5.3 of this Basic Planning Statement.
6. Closer than 215 m of a petroleum extraction operation.
7. Except in accordance with paragraph (a) in Section 6.4 of this Basic Planning Statement.
8. Closer than 305 metres (1,000 feet) from an area that is or may be used for industrial purposes or large scale agriculture related commercial uses.
9. Closer than 305 metres (1,000 feet) from a non-refrigerated anhydrous ammonia facility or 600 metres (1,969 feet) from a refrigerated anhydrous ammonia facility licensed by the Government of Saskatchewan. Residences, which are an integral part of the fertilizer operation, are not subject to the foregoing requirements
10. Closer than 1.61 kilometres (1 mile) from a potash mine or its auxiliary above ground facilities.
11. Closer than 45.7 metres (150 feet) from any buried potash mine pipeline.
12. In a linear fashion stretched along municipal roads.
13. On sites where groundwater quality and/or quantity is marginal or minimal; excepting where the primary water supply is verified from an external source and provided by pipeline or trucking, in which case the municipality will require as a condition of the development permit that each lot owner install a water holding tank of not less than 1,000 imperial gallons capacity.

- ii) Council may agree to a lesser separation than set out above where the applicant submits a copy of an agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Where such agreements are made, Council shall be a party to the agreement and may use Section 215 of The Planning and Development Act, 1983 to caveat the agreement to the title(s) of the affected lands
- c) Development and Design
- i) Phasing: A maximum of three medium density country residential subdivisions in developmental stages will be allowed at any point in time. Medium density country residential subdivision with less than 75% of building lots with completed residential construction will be considered to be in a development stage.
 - ii) Scale & Density: Each development area shall be limited to a maximum area of 64.8 hectares (160 acres). No one proposed subdivision or combination of proposed subdivisions and existing single parcel country residential sites shall result in a cluster of more than 15 sites in any quarter section (160 acres).
 - iii) Plan of proposed subdivision: Council will only consider rezoning of property for subdivision to provide for a medium density country residential development once a plan of proposed subdivision acceptable to council has been received. The plan shall show any proposed staging of the development and a design for any proposed future area for subdivision to medium density country residential lots. Council may require that all lots be provided with access from a road internal to the subdivision. A servicing agreement will be required and will include provisions specifying the time of completion of any required roads together with such performance guarantees as council considers necessary.
 - iv) Site Suitability: Council may require, in the interest of ensuring a comprehensive and suitable approach to development, the preparation of a site suitability plan for the entire development area and submission of supporting documentation, where appropriate, as follows:
 - 1. Engineering reports, or other verifying documentation, to address concerns such as slope stability, availability of water supply, suitability for on-site sewage treatment, and surface water drainage.
 - v) Services: Provision of water and sewer services may be based on the recommendations of reports or documentation as per Section iii). Provisions for solid waste disposal shall be made in compliance with The Department of Health and the Department of Environment and Resource Management.

3.6 Home Occupations

It is recognized that home occupations 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 the valuation of individual operations relative to specific zoning bylaw criteria to ensure that the residential character or land value is not diminished.

3.7 Mobile Home Park

Sunset Estates Mobile Home Park provides a fully serviced mobile home park development in the municipality. The size of the park is limited to accommodate 246 units.

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 (eg: 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 Industry 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 for 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 (eg: highways, roads, rail lines); and
 - iii) minimizes negative impacts on the environment 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 highways 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.
- d) Industrial development should generally be directed away from country residential development and better agricultural land.
- e) Industrial development should be encouraged to locate along primary transportation corridors.
- f) Industrial development shall not be located on land subject to flooding, high water table or where there is potential for soil slumping.
- g) 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.

5.3 Mineral Extraction Policy

- a) Mineral extraction development, particularly sand and gravel developments, will be accommodated as appropriate, and will be considered as a discretionary use in the A - Agricultural and I - Industrial Districts in the zoning bylaw.

b) Approval of mineral extraction developments will be subject to the following:

i) New Sites

1. Minimal disruption shall occur to:
 - critical wildlife habitats,
 - water resources,
 - heritage resources,
 - the natural environment,
 - existing residences.
2. Land use compatibility shall be maximized. Minimum separations shall be maintained between mineral extraction operations and other uses as follows:
 - urban municipalities, hamlets, intensive country residential, medium density country residential subdivisions, mobile home parks, isolated residences or residential sites: 215 m.

Council may approve a lesser separation where the applicant submits a copy of an agreement between the operator of the mineral extraction operation and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an operator and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will caveat the agreement to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 215 of The Planning and Development Act, 1983 to caveat the agreement to the title(s) of the affected lands.

Council may require a greater separation than set out above. This would only apply where an unacceptable land use conflict would result with existing or future developments as shown on the Land Use Concept, which forms part of this Basic Planning Statement. (eg: in instances where higher nearby development intensity results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).

3. New sites shall be subject to decommissioning and reclamation requirements, as set out in the zoning bylaw.
4. R.M. services, roads and public utilities shall not be negatively affected.
5. Public safety shall be protected.

- ii) Existing Sites and Operations
 - 1. Council shall encourage owners of existing mineral extraction sites and operations to properly manage, decommission and reclaim their existing operations and sites.
 - 2. Council shall require owners of existing mineral extraction operations and sites, who apply to develop a new or to expand an existing site, to remedy problems regarding the existing sites and operations, to council's satisfaction, either prior to or as a condition of receiving a new mineral extraction development permit.
- c) Council may limit the number of mineral extraction operations being developed, at any one time, to ensure:
 - i) efficient resource management,
 - ii) effective municipal service management,
 - iii) minimal R.M. road deterioration,
 - iv) public safety,
 - v) land use compatibility, and
 - vi) environmental protection.
- d) Council may require developers to provide the following reports and information to properly assess a mineral extraction development proposal:
 - i) Development - descriptive, effects, phasing; site,
 - ii) Resource Management - heritage, critical wildlife, mineral extraction, agriculture, etc.
 - iii) Geotechnical - slope stability, soil characteristics, development limitations, soil permeability, etc.,
 - iv) Hydrological - water supplies, aquifer testing, flooding, pollution prevention, etc.,
 - v) Servicing - on site, off site, responsibilities, costs, effects, central services, etc.,
 - vi) Other - as required by council.

- e) Information and reports shall also address environmental, operational and reclamation concerns, including:
 - i) the proposed development effects on existing and new roads,
 - ii) on and off site services,
 - iii) groundwater, water supplies and wells,
 - iv) public safety and nuisance,
 - v) on site facilities,
 - vi) road haul routes and frequencies,
 - vii) proposals and programs to mitigate negative impacts,
 - viii) progressive decommissioning and after pit use plans and programs,
 - ix) other, as required by council.
- f) The zoning bylaw will set out special development standards for mineral extraction development aimed at implementing policies in this Basic Planning Statement.
- g) Mineral extraction haul traffic shall be subject to council requirements regarding:
 - i) public safety,
 - ii) road design, capability and maintenance standards,
 - iii) nuisance control (eg: dust, noise, hours of operation, etc.), and
 - iv) other, as necessary.
- h) Council shall annually review and set mineral extraction haul fees to ensure that adequate private contributions are available to maintain haul roads and resource extraction operators and any person who hauls the aggregate may be required to enter into road maintenance agreements with the municipality.

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) All developments shall provide for individual on-site water supply as well as make provisions for liquid and solid waste disposal to the satisfaction of the council.
- b) 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.

6.4 Waste disposal Policy

- a) Solid and liquid waste management / disposal facilities will be allowed at the discretion of Council subject to development standards as specified in the Zoning Bylaw and subject to the following locational policies:
 - i) It is Council's view that solid and liquid waste management / disposal facilities have the potential to negatively affect the general welfare of nearby residents and farm operations, relating to such factors as odours, blowing debris, decreased land values and perceived hazards. Therefore, in order to minimize conflict between solid and liquid waste management / disposal facilities and other development, policies for separation between solid and liquid waste management / disposal facilities and other development types are as follows:

1. minimum separation between any solid waste disposal facility and any residence or residential site: 457 metres (1,500 feet)
 2. minimum separation between any liquid waste disposal facility and any residence or residential site: 305 metres (1,000 feet)
- ii) Council may approve a lesser separation than set out above where the applicant submits a copy of an agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an applicant and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will caveat the agreement to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 215 of The Planning and Development Act, 1983 to caveat the agreement to the title(s) of the affected lands.

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 with the framework of The Planning and Development Act, 1983, 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 by council.

PART VIII LAND USE CONCEPT

The Land Use Concept for the municipality reflects the present land use patterns as well as identified opportunities for, and constraints on, future land use and development within the municipality and existing and proposed land use and development in adjacent jurisdictions. The concept identifies two "Policy Areas," to be referred to as:

- a) Industrial / Commercial Development Policy Area
- b) Agricultural / Residential Development Policy Area

The purpose of these Policy Areas shall be to help in applying the general goals, objectives and policies of the Basic Planning Statement, as well as objectives and policies relating more specifically to the spatial distribution of land use and development opportunities and constraints. The designation of these Policy Areas in the Basic Planning Statement is shown on the map entitled "Land Use Concept", which forms part of the policies set out in the Basic Planning Statement.

8.1 Industrial / Commercial Development Policy Area

- a) Intent

The intent of the Industrial / Commercial Development Policy Area is to accommodate appropriate industrial and commercial development.

b) Implementation

Until and unless applications for industrial development are approved, land within the Industrial / Commercial Development Policy Area will be zoned restrictively (generally "Agricultural" District). When industrial or commercial development is proposed within the Area, and when such proposals are in accordance with the policies in the Basic Planning Statement, the land may be rezoned to "Industrial" District.

Objectives and policies contained in the Basic Planning Statement may also be implemented through such instruments as subdivision control procedures and the issuance of development and building permits.

8.2 Agricultural / Residential Development Policy Area

a) Intent

The intent of the Agricultural / Residential Development Policy Area is to encourage agricultural and agriculturally supportive developments and uses.

b) Separate Residential Sites

Within the Agricultural Development Policy Area, both farmstead and country residential development may occur in a limited fashion on separate sites, subject to the general and development policies in the Basic Planning Statement and to development standards set out in the Zoning Bylaw.

c) Implementation

Agricultural Development Policy Area development requirements, limitations and standards shall be further specified in the Zoning Bylaw. Generally, land within the Agriculture Development Policy Area shall be zoned "Agricultural" District.

i) Intensive and Medium Density Country Residential Development

Where applications for intensive or medium density country residential development or subdivisions are made in the Agriculture Development Policy Area, Council will consider such applications favourably and make required amendments to its Zoning Bylaw to accommodate such developments where it is demonstrated that:

1. site conditions are suitable for intensive or medium density country residential development;

2. negative environmental impacts of such development are avoided or suitably mitigated; and
3. the development conforms to all other relevant provisions of the Basic Planning Statement and Zoning Bylaw.

Objectives and policies contained in the Basic Planning Statement may also be implemented through such instruments as subdivision control procedures and the issuance of development and building permits.

ii) Commercial Development

Where applications for commercial development or subdivisions are made in the Agricultural Development Policy Area, Council will consider such applications favourably and make required amendments to its Zoning Bylaw to accommodate such developments where it is demonstrated that:

1. site conditions are suitable for commercial development;
2. negative environmental impacts of such development are avoided or suitably mitigated; and
3. the development conforms to all other relevant provisions of the Basic Planning Statement and Zoning Bylaw.

Objectives and policies contained in the Basic Planning Statement may also be implemented through such instruments as subdivision control procedures and the issuance of development and building permits.

PART IX IMPLEMENTATION

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

9.1 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 (1.24 miles) of an urban municipality's corporate limits shall be referred to the town 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.

9.2 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.

9.3 Provincial Land Use Policies

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

9.4 Servicing Agreements:

Before approving any subdivision development, Council may enter into a servicing agreement with the developer/ proponent, pursuant to Section 143 of The Planning and Development Act, 1983. The servicing agreement will outline responsibility for the provision of services, on the basis that they will not place any undue burden on the municipality.

9.5 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.

9.6 Zoning Bylaw

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

9.7 Definitions

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

PART X DEVELOPMENT REVIEW CRITERIA

- 10.1 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, locations, 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 interests such as municipal reserve and recreational areas.
 - h) Any additional reports, studies, development issues, resident concerns, provincial comments, and public hearing submissions.
- 10.2 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 person residing or working in the area.
 - b) Is injurious 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.