



Rural Municipality of
Blucher No. 343



Official Community Plan 2017

1 INTRODUCTION AND PLAN CONTEXT

1.1 INTRODUCTION, PURPOSE AND LEGISLATIVE AUTHORITY

This Official Community Plan (OCP) has been prepared in accordance with Section 32 of *The Planning and Development Act, 2007* (The Act). The purpose of an OCP is to provide a comprehensive policy framework based on the goals and values of the community to guide the physical, environmental, economic, social, and cultural growth and development in the community over the next 25 years. The OCP is not a static document and it is intended to be reviewed every five years and amended from time to time as circumstances change.

1.2 PLAN HIERARCHY

In Saskatchewan municipalities are provided with the authority to govern land use planning in compliance with provincial legislation. The specific legislation that governs land use planning includes *The Planning and Development Act, 2007*, *The Statements of Provincial Interest Regulations*, *The Subdivision Regulations*, and *The Dedicated Lands Regulations*.



The OCP is the cornerstone of the planning process and is the highest order plan within the Rural Municipality (RM). It provides a policy basis for the orderly management of land use, subdivision, municipal services, and public utilities within the RM keeping important physical, environmental, economic, social and cultural factors in mind. The OCP must also incorporate any applicable provincial land use policies and *The Statements of Provincial Interest*. An OCP is required to identify policies that address:

- sustainable current and future land use and development in the municipality;
- current and future economic development;
- the general provision of public works;
- the management of lands that are subject to natural hazards including, flooding, slope and instability;
- the management of environmentally sensitive lands;
- the co-ordination of land use, future growth patterns and public works with adjacent municipalities;
- source water protection; and
- implementation of the OCP.

Concept plans are considered a second order plan intended to build upon the general policy direction provided in the OCP and to prescribe additional policy guidance for the subdivision and development of a specific area within the municipality. Upon its adoption through bylaw, a concept plan forms part of the OCP.

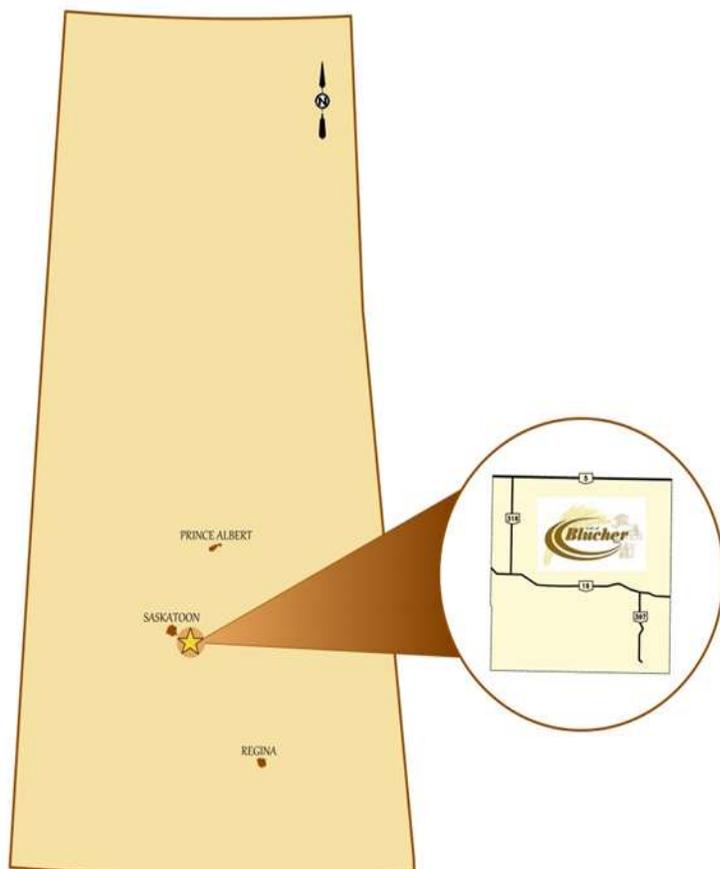
The Zoning Bylaw is the primary tool used by the RM to implement the policy direction represented within the OCP. The Zoning Bylaw establishes specific and general standards prescribing the conditions under which land may be developed; seeking to maximize land use compatibility and provide certainty to land development opportunities. Through the Zoning Bylaw, land within the RM is divided into zoning districts, representing various forms of development including agricultural, residential, commercial, and industrial land uses. Each zoning district prescribes the types of uses which are permitted and prohibited and establishes site development regulations including but not limited to building setbacks and site area limits.

All development within the RM must occur in conformance with the OCP and the Zoning Bylaw.

1.3 REGIONAL CONTEXT

1.3.1 COMMUNITY HISTORY

The RM was established in 1909 following the dissolution of the Local Improvement Districts, and comprises nine townships. The RM originally encompassed six urban municipalities: Allan, Elstow, Bradwell, Blucher, Cheviot, and Clavet, with the first “town office” established in Bradwell in 1913. At the present time the number of independent urban municipalities within the RM has been reduced to three including the Town of Allan and the Villages of Clavet and Bradwell. The hamlet of Blucher and the Special Service Area of Elstow remain under the governance of the RM.



The first inhabitants of the area during the 1700's and 1800's were First Nations comprised of Plains Cree, Assiniboine, and Saulteaux. At this time, the primary land uses included were trapping, fur trade, and subsistence-based hunting and gathering. In the late 1800's the first settlers associated with the Temperance Colony began to arrive in the area along the east bank of the nearby South Saskatchewan River in present day Saskatoon and lands to the south and east. The major population influx began with the coming of the Barr Colonists in 1903, with some families choosing to homestead here instead of continuing the cart journey west to Lloydminster. The Christ Anglican Church at West Patience Lake is the only designated Municipal Heritage Property in the RM and forms an important part of the history of the community.

In 1907 two national railways were built across the RM, converging into the Saskatoon region. The hamlets of Elstow, Blucher, and Cheviot along the CPR are remembered largely by the remaining railway sidings or the names on municipal roads. Their elevators and post offices disappeared in the 1960s and 1970s with the advent of improved roads and highways. The very first potash mine to be built in Canada was the Patience Lake mine in 1958. Early problems with water seepage meant production was delayed until 1965. It changed from a conventional underground mine to a solution mine when it flooded in 1968 and began producing chemical grade potash in 1989.

1.3.2 THE ECONOMY

The RM's proximity to the City of Saskatoon has influenced the composition and performance of the local economy. Per Statistics Canada the RM is situated within the fastest growing Census Metropolitan Area (CMA) in Saskatchewan and was one of the fastest growing economic regions of Canada from 2010 through to 2014. Although current economic forecasts are less positive, the Conference Board of Canada predicts that the economy of the Saskatoon CMA will remain strong with continued interest in development represented by the mining, energy, and agricultural sectors.

Local economic activity remains predominantly agricultural based, although the Patience Lake and Allan Potash mines and Cargill are major employers and economic drivers within the municipality.

Geographically the RM is strategically located within a major transportation corridor which enables the efficient transportation of goods to market for local businesses via the CN and CP main rail lines and Highway Nos. 5, 16, and 316. Recent improvements to the provincial highway network, including the twinning of Highway No. 16 from Saskatoon to the Bradwell turnoff, and the connection of Highway Nos. 5 and 16 through the paving of No. 316 has furthered the strategic advantages provided to the RM in attracting industries seeking larger parcels of moderately serviced land with convenient access to multiple modes of transportation. The ability to efficiently transport goods to major market centers or processing facilities like Cargill will continue to benefit the RM's financial situation and generate demands for complementary forms of development.

1.3.3 THE NATURAL LANDSCAPE

The RM is located within the Moist Mixed Grassland Ecoregion of the Prairie Ecozone and features knob and kettle topography with many smaller lakes and ponding areas scattered throughout the RM. The larger lakes including Cheviot, Crawford, Judith, and Patience Lake function as major catchment basins relying primarily on evaporation and infiltration to manage water levels.

There are no major river systems within the RM; however, the Saskatoon Southeast Supply Canal supplies water to the Bradwell Reservoir from Lake Diefenbaker, which is used mainly for irrigation purposes and as a source of non-potable water for developments along its route.

The western portion of the RM has several large wetland areas including the Bradwell National Wildlife Area, which comprises 128 hectares. The Bradwell National Wildlife Area received federal designation in 1968 as a national wildlife area whose purpose was to save waterfowl (Canvasbacks and Redheads). The area falls under the *Canada Wildlife Act* and the *Bradwell National Wildlife Area Management Plan, 2014*.

The region is rich in biodiversity and there are areas of native upland habitat (native prairie) within the west portion of the RM. The native prairie is a rare, endangered ecosystem which has significant carbon storage capacity but is also fragile and easily damaged. There are two plant species of special significance within the RM; the Large Yellow Lady's Slipper (S2) and Meadow Wild Barley (S1)

located within the RM in proximity to Highway No. 316 as shown on Figure 1. However, much of the land mass has been cultivated and it is likely that limited plant species of a special significance are present within the RM. If present, they would be found in uncultivated, natural areas and further investigation and mitigation measures would be required.

When considering new development in the RM, it will be important for Council to recognize and seek to protect remnant natural features and sensitive ecological systems.

1.3.4 THE PEOPLE

The most recent national census data (2011) estimates a local population of 1,787, excluding the Villages of Clavet (385), Allan (648) and Bradwell (230). The strategic location of the RM within the Saskatoon CMA has contributed to the rapidly increasing population of the municipality, which saw an increase of 12.5% over a five-year period from 2006 to 2011, while the broader Saskatoon CMA experienced a growth rate of 11.4% over the same time. While the overall population has increased since 2006, population growth has not been consistently distributed throughout the area encompassed by the RM as demonstrated by the disincorporation of the Village of Elstow which has reverted from an independent village back into a Special Service Area (hamlet) in 2014.

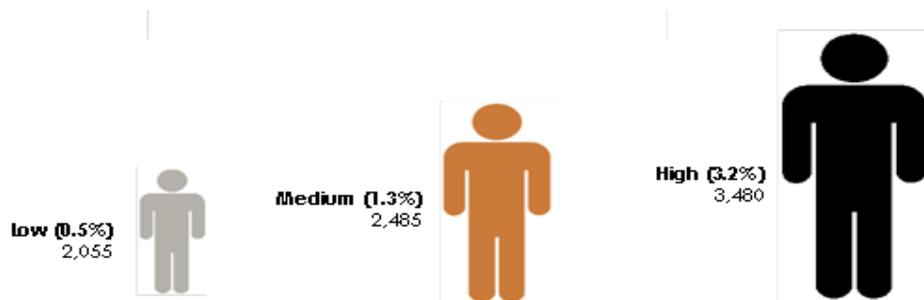
The Census suggests that 54.6% of the population is under the age of 45 and the median age of an RM resident is 40.8, which is slightly older than the provincial median age, but is in line with the median age for Canada.

Per a market analysis for the Saskatoon CMA conducted by Urban Futures, the over 45 age cohorts are projected to represent an increasingly dominant proportion of the total population, reinforcing a trend towards an aging population.

The composition of the local population has implications for land use. As a predominantly farm based population continues to age with an increasing proportion of the population approaching retirement and fewer young new farmers taking their place as represented by the Canadian Census of Agriculture, farming operations are being consolidated creating larger farms and fewer operators resulting in a greater disparity between the rural population and the land base. Steadily increasing land values due to local economic prosperity also have an impact on the continuation of farming and the propensity for a non-agricultural subdivision within the RM. To a certain extent this data substantiates the trend that increasing land values within the Saskatoon CMA has fueled an increased demand for the conversion of land for non-agricultural purposes, providing retiring farmers with an opportunity to gain a return on their long-term land investments. The subdivision of land within the RM over the past ten years has predominantly been for residential purposes.

Continued population growth and aging will result in an increased demand for health care and educational services. It is anticipated that many of these demands will continue to be met by neighboring urban centers including the Village of Clavet and the City of Saskatoon while educational needs will be satisfied locally within the RM at the Clavet composite school.

Population projections are used to predict the future development demands in the RM and to inform transportation planning and investment in municipal infrastructure to support and sustain forecasted growth. Census data over the past 30-year period indicates that the RM has experienced steady annual population growth averaging 1.3%. The rate of population growth has been progressively increasing since the 1996 Census with annual growth rates ranging between 1.6% and 5.6% since 2001.



While the high growth rate seen in the RM since 2001 is reasonable for short term projections, it is not reasonable to assume that the RM will continue to maintain such a high rate of population growth over a 25-year horizon. Population growth reflects the relationship between fertility, mortality, and migration rates. Social, economic, and environmental changes, along with government policies, can also influence future demographic trends. For the purposes of this Plan, it is assumed that the RM will maintain a medium population growth rate of 1.3% over the 25-year planning horizon.

Based upon the medium growth scenario, the population within the RM could reach 2,485 people by 2041. Population growth will influence land use and decisions concerning community infrastructure. Based upon an average household size of 2.9 persons, projected population growth would increase the number of households by almost 40% or 250 households over the next 25 years, resulting in increased demand for land subdivision and the continued conversion of agricultural land for residential purposes.

1.3.5 THE INFRASTRUCTURE

The RM of Blucher has abundant access to major rail and road transportation networks that are capable of supporting industry and the efficient movement of people and goods. As illustrated on Figure 2, Provincial Highway No. 16 is part of the National Highway System and is a primary weight divided highway extending east towards Colonsay and west to the City of Saskatoon. The Saskatchewan Ministry of Highways and Infrastructure (MHI) is currently constructing a new twinned segment of Highway No. 16 intended to bypass the Village of Clavet to the north of its current routing. This highway re-alignment is anticipated to improve the level of access provided to the Highway No. 316 corridor and will influence the distribution of future land uses.

Additional primary weight highways include Highway No. 5 along the north RM boundary, and Highway Nos. 316 and 394 which serve industries located in the Highway No. 316 area. McConnell Road is a major north-south road connecting Highway No. 397 to Highway No. 5. Per the Saskatchewan Association of Rural Municipalities (SARM) Clearing the Path (CTP) initiative, McConnell Road has been designated a primary weight corridor.



Photo Courtesy Google @2015

The existing CN and CP main lines provide support for economic growth within the RM. The three primary population centers of Clavet, Bradwell, and Allan are located along the CN Mainline. Access to both the CP and CN rail lines is generally accommodated through the construction of rail line spurs. These rail line spurs are constructed by industries requiring access to rail for the transportation of goods. Access to the CP and CN rail lines reduces the reliance on trucking for the movement of goods, reducing local traffic, and expanding the market reach for businesses choosing to situate within the RM.

Potable water is supplied through a network of treated water supply lines managed by SaskWater. In addition to potable water, SaskWater also manages several large scale raw water lines sourced from the South Saskatchewan River which service local industries and the Patience Lake Potash Mine. There are four groundwater aquifers that have been identified in the RM, which include the Judith River Aquifer, Patience Lake Valley Aquifer, Meacham Aquifer, and the Forestry Farm Aquifer. These aquifers are suitable for potable water and may be used as an option for water supply depending on end user requirements for water quantity and quality.

Wastewater treatment and disposal within the RM includes a combination of private onsite systems serving farmsteads and smaller scale residential subdivisions and centralized sewage lagoons associated with the communities of Sunset Estates, Elstow, Bradwell, and Clavet. The sewage lagoons, which are shown on Figure 4, are currently at capacity and are not accepting septage from outside sources. Development may be constrained by the limited capacity of these existing centralized systems and expansion of the existing facilities or the construction of new facilities to increase local capacity is an important consideration for growth in the RM.

There are two solid waste transfer stations operated within the area encompassed by the RM, as shown on Figure 4. One transfer station is managed by the RM and is in the NE ¼ Section of 24-36-3-W3M, while the second transfer station is managed by the Town of Allan. Both transfer stations are serviced by Loraas Disposal on a contract basis and only accept recyclable materials and household garbage.

There is one landfill that was decommissioned in 2000 that previously serviced the RM and the Village of Bradwell. The old landfill was located on the SE ¼ Section of 16-34-2-W3M.

The capacity of the local municipal and provincial infrastructure in general is considered sufficient to meet the needs of the existing and projected population demand. The RM recognizes the importance of developing and maintaining high quality, core infrastructure to support community and

economic development. Major infrastructure upgrades identified for the RM including a reliable long term water distribution network and upgraded waste management facilities will require regional cooperation and long term financial investment planning.

1.3.6 SOCIAL INFRASTRUCTURE

There are composite schools located within the Town of Allan and near the Village of Clavet serving residents through the Prairie Spirit School Division. Both facilities were built in the 1960s when the former local rural school districts were amalgamated. In addition to these facilities, residents also have the option to enroll their children within schools within the Saskatoon Public and Separate School Divisions. The Prairie School Division provides bus services within the RM to transport rural residents to the local schools in both Allan and near Clavet.

Library services are offered by the Wheatland Regional Library within the Town of Allan and through the various branches the City of Saskatoon Public Library system. Community centers are present in each of the urban communities located within the RM including the Villages of Clavet and Bradwell and the Town of Allan as well as a community hall within Sunset Estates. The Pleasant Point Mennonite Church is in the southwest corner of the RM and is the only active rural church and cemetery.

The RM does not currently own or operate any public recreational facilities recognizing that acreages generally offer sufficient private recreational opportunities. Social infrastructure for RM residents is predominantly provided within the urban centers.



Photo Courtesy Google @2015

Figure 1: Natural Conditions

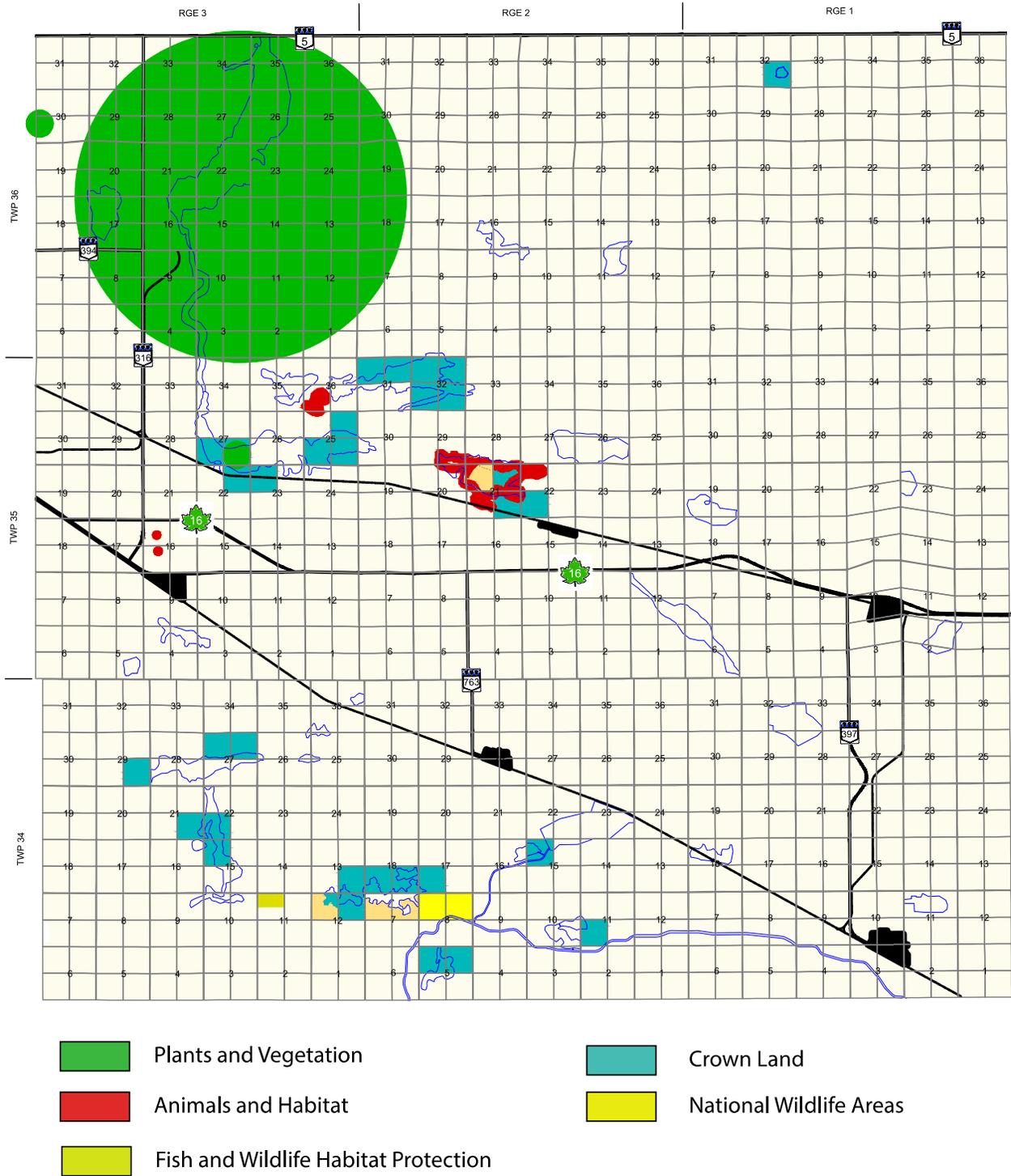
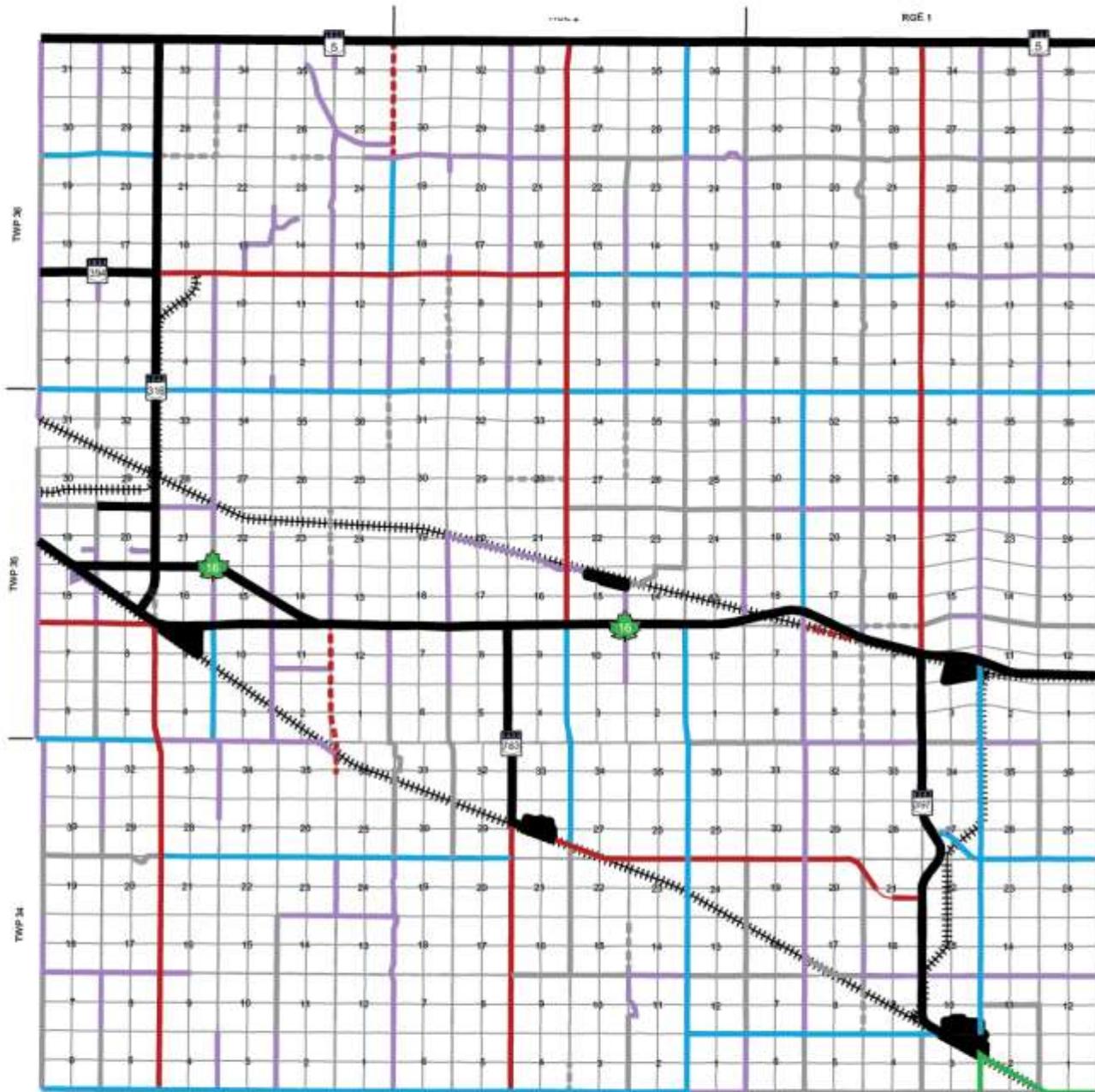


Figure 2: Transportation Infrastructure



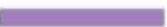
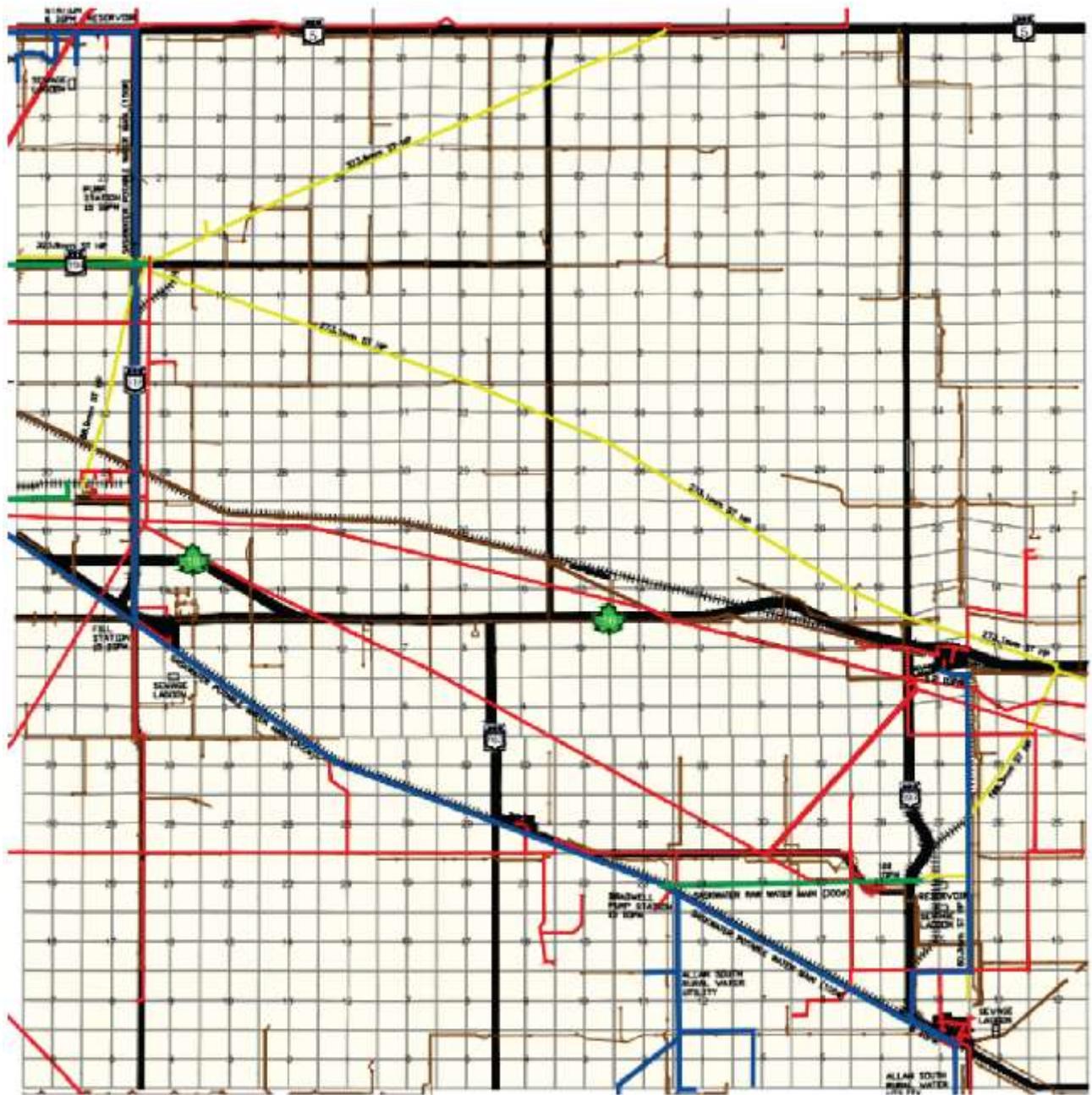
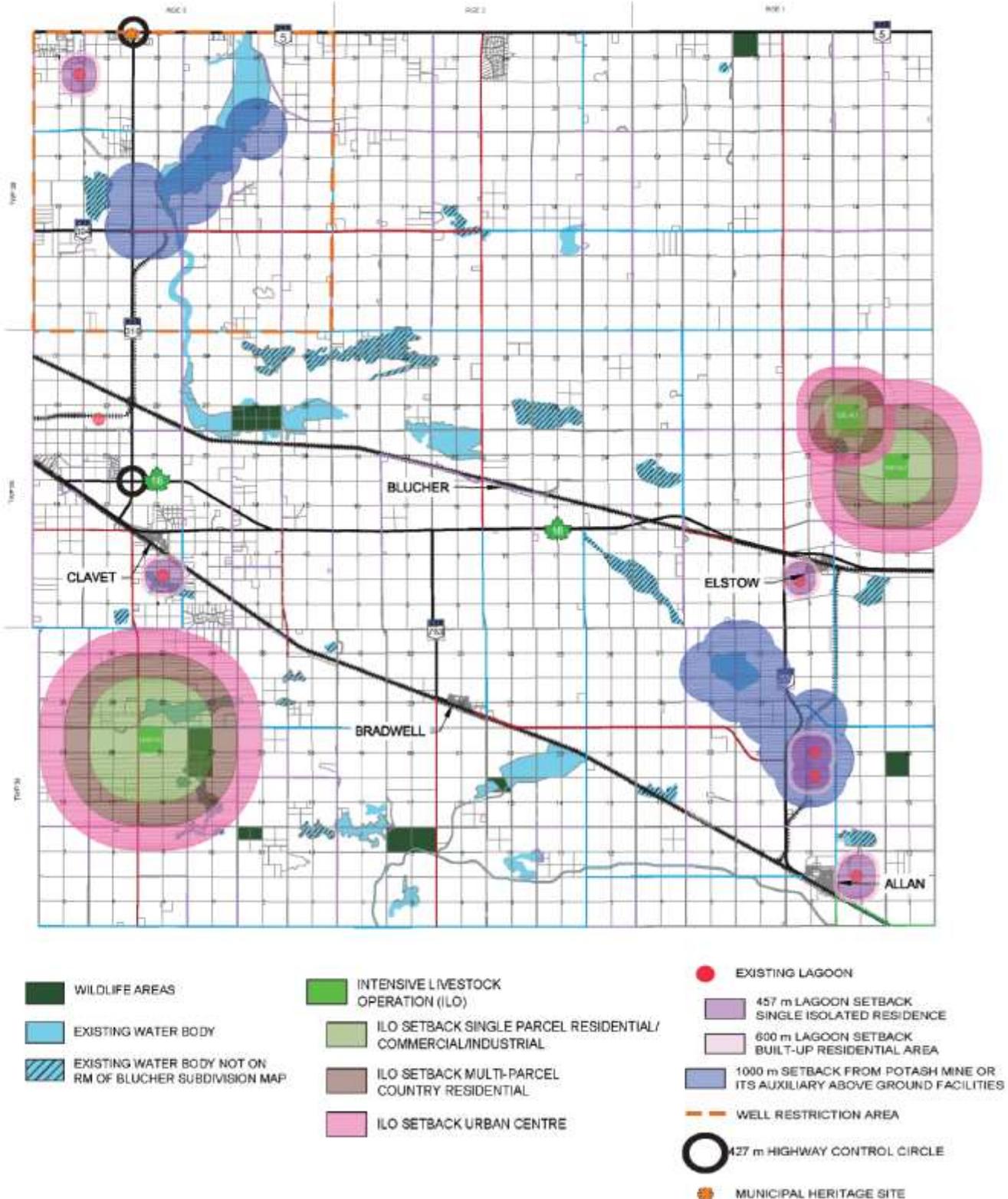
- | | | | |
|---|--------------------------|--|-------------------|
|  | Provincial Highway |  | Main Farm Access |
|  | Primary Grid Gravel Road |  | Gravel Road |
|  | Special Grid Road |  | Summer Road |
|  | Grid Road |  | Trail/Undeveloped |

Figure 3: Utilities



-  Roadways
-  Railways
-  Sask Power
-  SaskTel
-  Sask Energy
-  Sask Water Potable
-  Sask Water Raw

Figure 4: Development Constraints



2 PLAN PRINCIPLES

Establishing core community values and priorities is essential in defining the future direction for the RM. The following four plan principles were developed in consultation with community leaders, stakeholders and through public engagement. These principles reflect the community's intentions as they relate to the social, physical, environmental, and economic well-being of the RM which will be used to guide the decisions regarding land use and development within the RM.



“Rural character” can take on a variety of meanings depending upon personal perspectives. The term “rural” is defined as relating to country people or a country way of life which extends beyond simply farming and agrarian lifestyles. Country life in the RM of Blucher takes on a variety of forms extending across multiple land uses including farming operations, farmsteads, country residences,

highway, commercial, and large lot rural industrial. Some of the consistent descriptions of what is considered rural includes:

- open prairie and woodlands
- farmland
- undeveloped open space
- clean air and water
- a feeling of openness or a lack of congestion
- resource focused development

The local economy is strongly connected to the mining and agri-business sectors of industry. The RM is well equipped to support existing and to attract new businesses based upon the availability of national and provincial transportation infrastructure. As the Saskatoon region continues to expand, the RM will continue to see a growth in the demand for commercial and industrial business development.

Promoting orderly and compatible development is a common goal in all OCPs. Order and compatibility is measured in relation to a variety of factors including:

- existing and future development;
- the natural environment; and
- in relation to municipal decisions including finances; ensuring the location and timing for development coincides with the RM's capital planning process and/or is not premature in relation to the capacity of municipal services.

Sustainability or sustainable land management is a well-publicized concept which considers the harmonization of the goals to provide economic, environmental, and social opportunities for the benefit of present and future generations while seeking to protect soil, water, and air resources.

2.1 COMMUNITY ENGAGEMENT

Public input into the community planning process is essential to ensure that the OCP reflects the overall community goals and objectives for the municipality. A multi-tiered approach was taken to engage residents and stakeholders in the community planning process employing a combination of published and online materials, supplemented by personal interactions.

The project was initiated through the distribution of a printed newsletter intended to inform property owners of the RM's intention to proceed with the preparation of a new Official Community Plan and directing them to a dedicated project website providing project related information including a summary of the project process and pertinent community background information.

A Community Based Advisory Committee (CBAC) was established to act parallel with the RM Council throughout the process. The CBAC was made up of residents and landowners with diverse backgrounds from all divisions of the municipality tasked with meeting with



the project team to discuss and provide input on various topics related to the OCP. This preliminary input was essential in establishing initial community priorities and forming the basis for the public engagement process.

Two public open house meetings were hosted in the Villages of Clavet and Bradwell on consecutive evenings to introduce the basis for the OCP to the broader public and to initiate conversations concerning community priorities. In addition to these public events, each registered property owner was provided with a brief survey intended to gain a better perspective on the nature of residency and community priorities. A total of 853 surveys were distributed with 183 completed forms returned. A summary of the survey results is appended to this plan as Schedule C.

The RM Council was engaged throughout the process and played an instrumental role in informing community priorities and supporting comprehensive public involvement in the process. Following the completion of the draft OCP a third public event was hosted to introduce the proposed documents and to receive additional input from the public prior to initiating the formal plan adoption process.

A third open house meeting was hosted in the Village of Clavet to present the final draft Official Community Plan. A total of 62 people signed in to the meeting which was intended to obtain input on the Plan from landowners prior to Council initiating formal adoption.

A final open house was held at the RM administration office to provide the public with the draft zoning regulations. A total of 12 people signed in to the meeting and a summary of engagement including several recommended revisions to the zoning bylaw was subsequently provided to the RM Council.

3 GENERAL OBJECTIVES AND POLICIES

3.1 GENERAL OBJECTIVES

The general objectives below apply to the following policy sections and are not listed in priority sequence.

1. To promote the conservation and/or enhancement of natural and environmentally sensitive areas and their associated ecological functions.
2. To ensure sound management of land and water resources.
3. To consider the cumulative impacts of development on the quality and quantity of source water and storm water drainage.
4. To restrict development activities which would accelerate or promote damages arising in areas that are considered hazardous for reasons of ground instability, erosion, and/or flooding.
5. To ensure that recreational opportunities do not conflict with adjacent agricultural uses or negatively impact the environment, heritage resources, and wildlife habitat.
6. To identify and preserve significant cultural and heritage resources.
7. To ensure access is provided to known mineral and aggregate sources.
8. To consider the compatibility of new development with existing and planned mineral resource development.
9. To support research and development of natural resources such as potash, sand, and gravel and to provide for the responsible extraction of these natural resources.
10. To encourage innovative and efficient strategies for the provision of wastewater disposal, storm water management, water supply, and other health and environmental related techniques and initiatives.
11. To guide growth and development in the RM to areas that support and facilitate the long term maintenance of an efficient infrastructure in an economical and environmentally sustainable manner.

3.2 RECREATION AND DEDICATED LANDS

- a. When reviewing an application for subdivision, Council may indicate to the approving authority, its desire to have any hazard lands designated as environmental reserve as a condition of subdivision approval, pursuant to Section 185 of the Act.
- b. Where it is not desirable to dedicate land to satisfy the municipal reserve requirement for subdivisions, Council shall recommend as a condition of support for the subdivision, the provision of cash in lieu of land dedication.
- c. Monies received in lieu of land dedication may be used to contribute to the capital cost of developing new or expanding existing recreational amenities in surrounding urban communities for the benefit of RM residents, or invested in developing a trail system to link multi-parcel subdivisions.
- d. Prior to consideration of any application to subdivide or develop land for any recreational development deemed by Council to potentially have a significant impact on the area, the proponent shall be required to prepare and submit a Comprehensive Development Review report in support of the proposed development which confirms the suitability of the

development in its proposed location. At Council's request the report shall, at a minimum, include a summary of the development including:

- i. a general description of the development area including its topography, natural amenities and a summary of surrounding development;
 - ii. a concept plan illustrating the intended layout including but not limited to the location of proposed buildings, activities and internal roadways;
 - iii. written confirmation from the appropriate provincial regulatory body regarding the existence and potential management of local heritage resources as prescribed in this Plan;
 - iv. a written assessment of the potential impact of the proposed development on local ecologically significant and sensitive wildlife or aquatic habitat as prescribed in this Plan;
 - v. a drainage study and conceptual storm drainage plan prepared by a professional engineer duly licenced to practice in the Province of Saskatchewan as prescribed in this Plan;
 - vi. a written report identifying specifically how the proposed development complies with the intent of this Plan and the applicable development policies contained herein.
- e. The preceding list of application requirements is not considered comprehensive and additional investigations may be required at the sole discretion of Council where local circumstances warrant additional investigation.
- f. Where the proposed development is deemed by Council to impact existing municipal roadways, a municipal roadway assessment shall be prepared by a professional engineer duly licensed to practise in the Province of Saskatchewan providing an evaluation and confirmation of the physical and functional capacity of municipal access roads serving the property as well as providing recommendations regarding any necessary improvements to the roadway infrastructure required to support the proposed subdivision or development.
- g. Where in the opinion of Council, the location of the proposed development exhibits hazardous characteristics including but not limited to a propensity for flooding, a high ground water table or slope instability; a geotechnical report prepared by a professional engineer duly licenced to practice in the Province of Saskatchewan shall be prepared confirming the suitability of the proposed development and its density based upon an assessment of local soil and groundwater conditions. This report should also include recommendations concerning road construction and minimum building foundation construction requirements.
- h. Where the development is intended to utilize private on-site wastewater treatment systems, a hydrogeological report shall be submitted which establishes baseline hydrology for the development property; confirms that the proposed systems will not adversely affect groundwater; establishes a monitoring groundwater strategy to track the long term effects on local aquifers and introduces any other local conditions which may be relevant to the effective employment of private on-site wastewater systems on the property.

3.3 HAZARD LANDS

- a. Development will generally be directed away from hazard areas. Hazard Lands include the following:
 - i. Lands subject to flooding – all lands which would be flooded by a 1:100-year rain event or are in the flood way of the 1:500-year flood elevation of any watercourse or water body;
 - ii. Lands subject to water erosion – all lands which would, within a 50-year period, be eroded or become unstable due to the action of water contained in an adjacent waterway or water body;
 - iii. Lands subject to other hazards such as landslides or subsidence, e.g. those lands where actual effects of such hazards have occurred or have been predicted; and
 - iv. Lands which exhibit a high risk of wildfire.
- b. Low intensity uses such as cropping, grazing, forestry, or open space recreational activities are generally acceptable within hazard areas.
- c. Council shall recommend as a condition of support for a subdivision that all or part of land proposed for subdivision located in the 1:500 flood way or flood fringe shall be dedicated as environmental reserve.
- d. New developments or the expansion of existing developments within the floodway of the 1:500-year flood elevation of any watercourse or water body shall be prohibited.
- e. The following uses shall be strictly prohibited within areas which are prone to flooding:
 - i. Residential institutions, such as hospitals, senior citizen homes, homes for special care and similar facilities, where flooding could pose a significant threat to the safety of residents, if evacuation became necessary;
 - ii. Agricultural operations where flooding could pose a significant threat to the safety of animals or contamination of water courses, if evacuation became necessary; and
 - iii. Any use associated with the warehousing or the production of hazardous materials.
- f. Applications for development in areas exhibiting flood hazard potential shall be accompanied by a report prepared by a professional hydrological engineer duly licensed to practice in the Province of Saskatchewan assessing the potential of on-site and offsite risks associated with the development and identifying how these potential risks to person and property may be mitigated to the satisfaction of Council and the Water Security Agency.
- g. Applications for development in areas exhibiting potential for slumping, accelerated erosion, or subsidence shall be accompanied by a report prepared by a professional geotechnical engineer duly licensed to practice in the Province of Saskatchewan assessing the potential risks associated with the development and identifying how these potential risks to person and property may be mitigated to the satisfaction of Council.
- h. Where appropriate, new subdivision and development applications deemed to be in high fire risk areas, shall employ Fire Smart principles through consultation with Wildfire Management Branch of the Ministry of Environment.
- i. The preparation of a Wildfire Risk Assessment will be the landowner's responsibility and will include an evaluation of current and proposed Fire Smart hazard and recommended Fire

Smart mitigative measures to be completed by the developer in conjunction with subdivision or construction.

3.4 HAZARDOUS USES

- a. Developments, exclusive of railways and highways, which manufacture, handle, store, or distribute hazardous materials, should not be located closer to dwellings or provincial highways than permitted or recommended by the appropriate provincial approving authority.
- b. Where development of a potentially hazardous use is proposed, information will be required from the applicant relating to the nature of any potential discharges into the air, soil, or water; the nature of outside storage requirements; the compatibility of surrounding land uses; and plans for buffering such activities from adjacent uses.

3.5 BIODIVERSITY, NATURAL ECOSYSTEMS AND HERITAGE RESOURCES

- a. Development shall be designed in such a way as so as not to affect water quality, degrade the aquatic ecosystem, or remove or alter riparian area habitat.
- b. Proposed developments located near waterways and water bodies that have the potential to alter, disrupt or destroy aquatic habitat; including wetlands and riparian areas, shall be referred to the appropriate provincial or federal agency authority for review prior to consideration.
- c. Council shall promote the protection of flora, fauna, natural areas and habitats from incompatible or potentially incompatible land use activity where:
 - i. Rare or endangered flora or fauna have received provincial designation and protection;
 - ii. Lands have been designated or are directly adjacent to lands designated as wildlife management areas, ecological reserve, or wildlife refuge;
 - iii. Sensitive wildlife or aquatic habitat, or ecologically significant areas have been identified; or
 - iv. Private lands have been voluntarily protected by landowners through conservation easements.
- d. Existing tree cover and woodland lots should be retained to maintain the natural appeal and character of the area and be developed in a manner consistent with their wildlife potential; particularly in the areas adjacent to wildlife habitat protection areas or any other sensitive ecological areas. Minor land clearing may be permitted to allow for the development of a building site. In addition, the minor culling of trees may be permitted where it is deemed necessary to maintain the health of a forest or large tree stock.
- e. Existing habitat shall be protected by enforcing *The Saskatchewan Weed Act, 2010*.
- f. Documented habitat linkages must remain intact or be provided using municipal reserve dedication or other tools, such as conservation easements or environmental reserve easements.
- g. Heritage and cultural resources should be protected from incompatible or potentially incompatible land uses which may threaten their integrity.
- h. All applications for subdivision or development of lands considered to have heritage potential shall be required to provide evidence of consultation with the Heritage Conservation Branch.

In the event the land requires further screening; Council may delay development until Council has been provided with written approval from the Heritage Conservation Branch to proceed.

- i. The development, designation, and conservation of heritage resources shall be coordinated with other planning and development activities to maximize interpretative and economic development potential.

3.6 STORMWATER MANAGEMENT

- a. Developments that result in an alteration of existing natural drainage shall be required to submit a drainage plan prepared by a professional engineer duly licensed to practice in the Province of Saskatchewan clearly demonstrating how the downstream impacts of development of the site are to be managed.
- b. Site drainage should be designed to minimize negative impacts to downstream properties.
- c. Site drainage should be designed to not impede upstream run-off through a development site.
- d. Site drainage shall conform to any approved municipal drainage plans.
- e. Drainage designs associated with new development should seek to replicate the natural predevelopment site characteristics relating to the volume of permanent on-site storage of run-off.
- f. Drainage designs associated with new developments shall clearly demonstrate how the incremental increase in run-off associated with a 1:100-year storm event is to be managed so that the post development rate of discharge does not exceed the predevelopment rate.
- g. All drainage works as defined by *The Water Security Agency Regulations, 2015* shall be submitted to the Water Security Agency for review and approval as required from time to time.

3.7 SOURCE WATER PROTECTION

- a. The management of the lands directly adjacent to the Bradwell Reservoir as shown on Figure 4 Development Constraints shall be governed by *The Water Security Agency Regulations, 2015*.
- b. Prior to Council's approval of an application for an amendment to the Future Land Use Map, rezoning, subdivision, or development within the Reservoir Development Area, an application for a development permit must be submitted by the applicant to the Water Security Agency for approval.
- c. Development shall not deplete or pollute groundwater resources. Investigations to assess the impact of development on groundwater resources, including drainage, may be required to protect aquifers and their supply.



Photo Courtesy of South Saskatchewan River Watershed Stewards Inc

- d. Applications for proposed developments relying on access to large amounts of groundwater or which may impact the current groundwater supply in the area shall be required to submit a report prepared by a qualified professional engineer duly licensed to practice in the Province of Saskatchewan verifying that the groundwater resource is adequate for both current users and the proposed use.
- e. Environmental reserves should be maintained adjacent to watercourses and water bodies to allow for shoreline protection measures against erosion and flood hazards. Wetlands shall be preserved, where possible, to serve as catchment basins for drainage.
- f. Residential developments shall be encouraged to employ innovative water recapture systems to minimize domestic water use.
- g. New developments shall be required to employ sewage management technologies that will not pollute the groundwater and that do not pose a detrimental threat to the environment.
- h. New multi-parcel developments may be allowed to use individual water supply and wastewater disposal systems if the density of development is conducive to the use of such systems. The applicant shall clearly demonstrate that on-site wastewater disposal systems are approved by the appropriate provincial agency, and that no unacceptable problems for groundwater will be created by their use.

3.8 MINERAL AND AGGREGATE RESOURCE EXPLORATION AND DEVELOPMENT

- a. In areas with known aggregate or mineral resources, or areas having high discovery potential for these resources, uses should be limited to non-intensive agriculture (e.g. grazing, cropping, forestry), temporary uses, or other uses that will permit access and full development of the resource.
- b. Mineral resource exploration and extraction shall be accommodated per *The Statement of Provincial Interest Regulations* as permitted uses in the Zoning Bylaw; while sand and gravel development shall be accommodated as discretionary uses within the Zoning Bylaw.
- c. Development standards for mineral and aggregate extraction uses including setback controls and conditions for operation including provision for visual buffering, noise and dust protection, public safety, and the rehabilitation plan for the site to be in effect as an ongoing

part of the development process on the site shall be established within the Zoning Bylaw. A performance bond shall be required by Council as a condition of approval to ensure proper performance of the registered rehabilitation plan.

- d. Lands disturbed by mineral and aggregate extraction activities shall be rehabilitated to a condition that is environmentally safe, stable and compatible with adjoining lands.

3.9 MUNICIPAL SERVICES

- a. Where a development requires new municipal services to be provided or existing municipal services to be extended or upgraded, the proponent will be responsible for all costs associated with the provision of these services unless otherwise determined by Council.

3.10 TRANSPORTATION

- a. New development shall have legal access to an all-weather road of sufficient standard and capacity, unless the proponent makes an agreement with Council to upgrade an existing road or develop a new road access to a standard agreed upon by the municipality. The proponent may be responsible for part or all the costs of this roadway construction.
- b. Land uses which generate significant amounts of regional vehicle traffic or significant truck traffic shall be near major municipal roadways or provincial highways. Consolidated access points or service roads providing direct access to the provincial highway system may be required.
- c. Proposed developments that would generate traffic in an amount or of a type that would unduly impair the present and potential capability of the adjoining highway or municipal roadway system may require the preparation and submission of a Traffic Impact Study (TIS) prepared by a professional engineer duly licensed to practice in the Province of Saskatchewan. The TIS shall identify issues and solutions based on guidelines as set out by the Saskatchewan Ministry of Highways and Infrastructure (MHI). Where a development is adjacent to, or ultimately impacts the provincial highway, the study shall also be referred to the MHI for review and comment prior to approval.
- d. In considering development proposals which have the potential to generate significant vehicle traffic, preference will be given to designs that incorporate internal road systems, as opposed to reliance on multiple access points to the municipal road network.
- e. Where a development is expected to result in the accelerated deterioration of municipal roadways, Council may require the applicant, as a condition of approval, to enter a road maintenance agreement to recover the costs of maintaining all affected roadways.
- f. Commercial uses which primarily serve the travelling public shall be located where access can be efficiently provided from major municipal roadways, and where the efficiency and safety of the adjoining roadway are not jeopardized.
- g. Development along a highway or rail line shall be encouraged to be located on the same side of the transportation right of way to minimize the number of crossings required.
- h. Development that may have a detrimental impact on the safe operation of the provincial highway system shall not be allowed unless mitigation measures acceptable to the MHI are incorporated into the development.



Photo Courtesy of Google @2015

3.11 WATER SUPPLY

- a. Residential development shall be located where there is evidence of a long-term supply of potable water.
- b. Council shall require the applicant to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments and will not be adversely affected by the proposed development.
- c. Multi-parcel residential developments should be serviced by a centralized potable waterline administered in a form acceptable to Council.
- d. The use of innovative water reduction strategies shall be encouraged.
- e. Council will consider the impact of a development on water resources when evaluating an application for a development permit.
- f. In the absence of a suitable mitigation strategy, Council shall deny a permit to any development that negatively impacts ground or surface water quality and/or threatens the long-term supply of water to existing development.

3.12 WASTE DISPOSAL

- a. Solid or liquid waste disposal facilities shall be in conformity with applicable minimum separation distances established within the OCP and the Zoning Bylaw.
- b. The development of a new or the expansion of existing municipal liquid or solid waste disposal facilities will be permitted within the Zoning Bylaw following the development having received all necessary provincial approvals.
- c. Council will require development proponents to provide evidence that an agreement has been reached for the disposal of solid waste in a licensed solid waste management facility by a licensed service provider.
- d. Development that enhances energy efficiency, waste reduction, re-use, or recycling of wastes shall be encouraged.
- e. All multi-parcel residential developments shall be required to provide evidence that a private wastewater treatment system has been approved as per the regulations prescribed by the

Saskatoon District Heath Region and comply with any applicable standards within the Zoning Bylaw.

- f. Multi-parcel residential developments shall be encouraged to consider the construction of a communal wastewater treatment system to minimize the impact of intensive development on groundwater resources.
- g. The use of innovative wastewater treatment technologies and solid waste reduction strategies shall be encouraged.

4 AGRICULTURAL POLICY AREAS



Photo Courtesy Google @2015

The RM of Blucher continues to support agriculture as it continues to play an important role in the economy of the RM and provides a basis for rural living. Land requirements vary greatly for different forms of agricultural production and the range of agricultural activities is becoming more diverse as the proximity to Saskatoon opens markets for local sales and not just the export markets.

The RM supports value-added agribusiness opportunities that provide the ability for residents to live and work within the RM. This support is conditioned on ensuring that the potential for land use conflicts between agricultural developments and non-agricultural developments is minimized.

The main agricultural crops in production are wheat, canola, and barley. The RM is home to several large scale commercial agricultural industries including Viterra, Agrium, and Cargill which operates the largest canola processing plant in North America. Other large scale agricultural operations include the University of Saskatchewan's cattle feedlot operation south of

Clavet, which will have capacity for 2000 animal units.

The soils in the region are considered moderately productive per the Canada Land Inventory (See Figure 6). While the agricultural capabilities of these lands vary from location to location, it is understood that almost all land within the RM can accommodate some form of agricultural development. Careful choice of crops and special farming practices can sustain a viable agricultural operation. The growing trend towards organic foods, promoting a sustainable lifestyle and greater awareness and consideration of food security has led to an increased interest in urban agriculture and eating locally; giving rise to a farm-to-table approach for food preparation and consumption. There are several organic farms within the RM and community supported agricultural developments are increasing in popularity which may result in an increased demand for the development of smaller land holdings being used for intensive agricultural purposes.

The RM is host to a diverse livestock industry. Although beef cattle predominate, hog, sheep, and alpaca businesses are also represented. Small scale horticultural industries of fruit and nursery stock are a growing sector with proximity to the large urban market of Saskatoon favoring the development of these niche markets.

The 2011 Census of Agriculture indicates that the amount of land currently used for agricultural purposes in the RM has decreased by 10% over a 5-year timespan. Increased economic growth and pressures for non-agricultural development, particularly in the western portion of the RM will only further challenge agricultural operations. These challenges have resulted in landowners seeking to subdivide their land for non-agricultural purposes, providing retiring farmers with an opportunity to gain a return on their long-term land investment or gain an additional source of income while maintaining the existing agricultural operation.

It is important to strike a balance between the continued needs of the agricultural industry to retain large tracts of land to support the continuation of farming with the support for the conversion of land for non-agricultural purposes. It was found through the consultation process with the public and Council that there was consensus that every agricultural land owner should have an opportunity to consider the subdivision of their land holding for residential use. It is important that the needs of the agricultural industry be respected and that productive agricultural lands be protected by encouraging non-agricultural uses to be planned in a manner that does not result in the fragmentation of productive agricultural land.

4.1 AGRICULTURAL OBJECTIVES

1. To respect the continued importance of agriculture as an industry and key economic driver within the community.
2. To balance an interest in the continuation of farming with the provision of non-agricultural development opportunities.
3. To prevent the undue fragmentation of agricultural land by developing residential policies that minimize the loss of productive agricultural land.
4. To support agricultural innovation, intensification, and value added diversification through the suitable accommodation of various forms of agriculture.

4.2 GENERAL POLICIES

- a. The primary goal within agricultural zones shall be the retention of food production capacity and support of agricultural enterprises.
- b. Fragmentation of productive agricultural land shall be discouraged.
- c. 64.8 hectares (a quarter section) shall generally be the minimum site size for an agricultural site excepting parcels that have been reduced due to severance by a natural or manmade feature (i.e. water body, highway, or railway); or approved for subdivision by the approving authority. A more specific site area may be stipulated within the applicable zoning district and will generally reflect the agricultural characteristics and capabilities of the area.
- d. One farm dwelling shall be permitted on any agricultural site. Additional dwellings may be considered on an agricultural site at the discretion of Council where it is accessory to a legitimate agricultural operation and intended to accommodate farm workers. Appropriate development standards for the placement of additional dwellings are prescribed within the Zoning Bylaw.

4.3 AGRICULTURAL DIVERSIFICATION

- a. Diversified on-farm income, including non-agricultural uses, shall be supported subject to:
 - i. the use not permanently degrading the agricultural potential of the site;
 - ii. the use being clearly secondary to the agricultural use;
 - iii. the use not interfering with existing adjacent uses; and
 - iv. the use having no detrimental effect on existing roadways or other municipal infrastructure.

- b. Home-based businesses may be considered in agricultural areas where they are clearly secondary to a farmstead and are modest in scale and investment and should not generate significant levels of traffic or otherwise have adverse effects on neighbouring land uses. For certain types of businesses, a home-based setting may be appropriate when first starting up; however, as the business grows and level of commercial activity increases, it may be more appropriate to relocate to an area specifically designated for this type of use. Home-based businesses are required to comply with the discretionary use standards prescribed in the applicable Zoning Bylaw.
- c. Commercial or industrially related agricultural developments shall be located within areas designated for commercial or industrial development.
- d. Commercial or industrially related agricultural developments may be considered outside of an area designated for commercial or industrial development at Council’s discretion only where it can be clearly demonstrated to Council’s satisfaction that an alternate location is warranted. Such development will be accommodated through contract rezoning as per Section 69 of the Act.

4.4 AGRICULTURAL SUBDIVISION

- a. The subdivision of land into parcels smaller than a quarter section may be considered at the discretion of Council where:
 - i. the subdivided parcel has been physically fragmented from the balance of the quarter section by either natural or man-made features and the fragmented parcel cannot reasonably be consolidated with adjacent holdings or be practically used for agricultural purposes;
 - ii. the subdivided parcel is intended to be developed for intensive agriculture use if the proposed use is compatible with existing agricultural uses in the vicinity and the size of the parcel is appropriate for the intended use;
 - iii. the subdivided parcel is intended to be consolidated under one title with adjacent land to create a more viable agricultural unit; or
 - iv. the subdivided parcel is intended to be developed as an agricultural residence pursuant to the residential policies contained herein.

4.5 INTENSIVE AGRICULTURE

- a. Approval of an Intensive Livestock Operation (ILO) shall be at the discretion of Council and shall require the applicant to satisfy the provisions for discretionary uses contained within the Zoning Bylaw.
- b. Intensive livestock operations shall comply with the following separation distances:

	100-300 Animal Units	301 – 600 Animal Units	601 – 1000 Animal Units	Over 1000 Animal Units
Single family dwellings not owned by the ILO Operator	500 m	500 m	800 m	1.6 km

Multi-parcel Residential Development	800 m	1.2 km	1.6 km	2.4 km
Urban Municipality	1.2 km	1.6 km	2.4 km	3.2 km
Commercial or Industrial Use	300 m	400 m	800 m	1.6 km

- c. In determining proximity to a vacant non-agricultural parcel, separation distances shall be measured from the closest area of animal confinement to the property boundary of the closest developable parcel.
- d. In determining proximity to a single-family dwelling located on agricultural property or within a residential subdivision not owned by the ILO Operator, separation distances shall be measured from the closest area of animal confinement to the dwelling.
- e. When all landowners located within the separation distance are in written agreement, the strict application of the separation distances respecting isolated residences, multi-parcel country residential developments and business or recreational uses may be relaxed at the discretion of Council.

5 RESIDENTIAL POLICY AREAS



Photo Courtesy Google @2015

The RM of Blucher is a desirable place to live and provides a full range of rural residential options with the convenience of being near a major urban centre. Smaller lot multi-parcel developments are generally concentrated within the western portion of the RM along Highway No. 5, and surrounding Highway No. 16 in the Clavet area. The RM also provides a small-town lifestyle option within the two communities of Blucher and Elstow. Lower density and single parcel agricultural residential developments are more broadly distributed throughout the RM.

The demand for residential development within the RM is expected to remain strong; however, a balance needs to be achieved between the agricultural and residential objectives of the RM. One of the foundational pillars of the RM is that the RM aspires to be an inclusive community that values its rural character. Although the definition of rural may differ from one person to another, definitions resulting from community engagement commonly referred to the value of personal space and maintaining a connection to the land.

Subdivisions for single parcel residential development have historically been supported by the Council and are located and triggered through decisions made by individual property owners based upon their personal situation and need. Establishing land use policies to guide residential development is essential in minimizing the division of productive agricultural land, reducing impacts on agricultural operators, and decreasing the potential for land use conflicts between residential and other forms of development. Residential landowners must respect the agricultural character and operations that are within the RM.

Residential land use shall contribute to an orderly settlement pattern, which is compatible with the natural environment and existing land uses while providing a variety of options to accommodate a range of lifestyle choices for residents.

5.1 RESIDENTIAL OBJECTIVES

1. To provide for a variety of residential subdivision and development options.
2. To promote orderly and controlled residential subdivision and development.
3. To promote clustering of multi-parcel country residential developments.
4. To ensure that residential subdivisions and developments do not negatively impact the natural environment or place undue strain on municipal service delivery.

5.2 GENERAL RESIDENTIAL POLICIES

- a. Appropriate development standards for residential development such as site area, frontage, boundary and roadway setbacks, and all other relevant standards are prescribed within the Zoning Bylaw.

- b. Residential subdivision and development shall be generally directed to areas where agriculture is less dominant due to a combination of a diversity of landscape features, a predominance of lower class soil capabilities, a high degree of land fragmentation, and the existence of a mixture of land uses.
- c. Residential subdivisions and developments shall be sufficiently separated from existing livestock operations in accordance with the general intensive livestock policies contained within this Plan and shall comply with the regulations specifically outlined in the Zoning Bylaw.
- d. No residential dwelling shall be located within:
 - i. 305 metres of a non-refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan;
 - ii. 600 metres of a refrigerated anhydrous ammonia facility licensed by the Province of Saskatchewan;
 - iii. 457 metres from a solid or liquid waste disposal facility;
 - iv. 1000 metres from a potash mine or its auxiliary above grade facilities;
 - v. 46 metres from a potash mine pipeline;
 - vi. within the separation distance from an ILO operation as prescribed in Section 3; and
 - vii. 100 metres of a building or structure containing more than 200 kilograms of waste dangerous goods other than used oil or waste antifreeze solutions as prescribed by *The Hazardous Substances and Waste Dangerous Goods Regulations*.
- e. Residential developments shall comply with the separation distances prescribed by the commercial and industrial policies contained herein. Council may consider a reduced separation distance where the proposed resident and surrounding industrial businesses located within the applicable distance are in written agreement and where there is no public safety risk created by the reduced setback. The approval of a reduction of the separation distance shall be subject to the registration of an interest on all impacted properties.
- f. Residential developments shall meet or exceed the on-site sewage treatment requirements as provided by the Saskatoon Health Region.
- g. Residential subdivisions shall, when deemed necessary by Council, enter a servicing agreement to provide for the financing and construction of services that directly or indirectly serve the subdivision.
- h. Home-based businesses may be considered in residential policy areas where they are clearly secondary to a primary residential use, are modest in scale and investment and should not generate significant levels of traffic or otherwise have adverse effects on neighbouring land uses. For certain types of businesses, a home-based setting may be appropriate when first starting up; however, as the business grows and level of commercial activity increases, it may be more appropriate to relocate to a designated commercial area. Appropriate development standards for Home Based businesses are prescribed within the Zoning Bylaw.

5.3 AGRICULTURAL RESIDENTIAL POLICIES

Agricultural residential subdivisions represent the creation of large lot residential acreages in areas of the RM where agriculture or resource based land uses predominate. Although the subdivision is intended to legally separate the title for the residential site from the source agricultural parcel, the

subdivided site is intended to be sized and located to remain closely tied to agriculture by providing sufficient space to enable small scale animal husbandry, hobby farming and other agriculturally related secondary uses.

In addition to compliance with the General Residential Policies contained herein, the following policies shall apply to applications to rezone or subdivide land for agricultural residential purposes:

- a. Agricultural residential subdivisions may be accommodated throughout the RM without pre-designation on the Future Land Use Map subject to rezoning the land to an appropriate district and compliance with the applicable policies contained herein.
- b. A maximum of three agricultural residential subdivisions shall be permitted within a ¼ section (64.8 hectares).
- c. Agricultural residential subdivisions shall be located contiguous to one another to minimize the impact of the subdivisions on the continued agricultural use of the balance of the agricultural holding.
- d. Agricultural residential subdivisions shall be encouraged to locate outside of actively cultivated land and on land with sparse or stunted vegetation within the quarter section to minimize the disruption of agricultural operations.
- e. All applications to rezone land for agricultural residential purposes shall be accompanied by a plan of proposed subdivision illustrating the following information:
 - i. contour or land elevations;
 - ii. all watercourses and standing bodies of water including the level of water at the date of the survey;
 - iii. the approximate outline of wooded areas;
 - iv. the location of any existing water wells and on-site sewage disposal systems, including and effluent discharge points; and
 - v. the location of any existing permanent buildings or developments within the plan boundaries.
- f. Where the proposed development is deemed by Council to impact existing municipal roadways, a municipal roadway assessment shall be prepared by a professional engineer duly licensed to practise in the Province of Saskatchewan providing an evaluation and confirmation of the physical and functional capacity of municipal access roads serving the property as well providing recommendations regarding any necessary improvements to the roadway infrastructure required to support the proposed subdivision or development.
- g. Where in the opinion of Council, the location of the proposed development exhibits hazardous characteristics including but not limited to a propensity for flooding, a high ground water table or slope instability; a geotechnical report prepared by a professional engineer duly licenced to practice in the Province of Saskatchewan shall be prepared. This report shall confirm the suitability of the proposed development and its density based upon an assessment of local soil and groundwater conditions. This report should also include recommendations concerning road construction and minimum building foundation construction requirements.
- h. Where the proposed development is intended to utilize private on-site wastewater treatment systems, a hydrogeological report shall be submitted which establishes baseline hydrology

for the development property; confirms that the proposed systems will not adversely affect groundwater; establishes a monitoring groundwater strategy to track the long term effects on local aquifers and introduces any other local conditions which may be relevant to the effective employment of private on-site wastewater systems on the property.

- i. Abandoned residential sites are encouraged to be re-established where economically feasible.
- j. The subdivision of an existing farmstead as an agricultural residence should include all lands within an existing shelterbelt and all residential accessory buildings.

5.4 COUNTRY RESIDENTIAL POLICIES

Country residential development is a rural form of suburban development where the primary purpose is to support human occupation and residential activities. This form of residential development is characterized by the subdivision of multiple smaller clustered lots focused on providing land for residency in a country setting rather than relating directly to the continuation of agriculture.

In addition to compliance with the General Residential Policies contained herein, the following policies shall apply to applications to rezone or subdivide land for country residential purposes:

- a. Country residential subdivisions shall only be considered where appropriately designated for country residential development as identified on the Future Land Use Map attached to this plan as Appendix A. Where such a subdivision is proposed outside of a designated area, an amendment to the Future Land Use Map shall be required prior to consideration of the subdivision.
- b. Where this Plan contemplates future country residential development, Council may rezone that land to an appropriate zoning district at its discretion.
- c. Prior to consideration of any application to rezone or subdivide land for new country residential development, the proponent shall prepare and submit a Comprehensive Development Review report to Council in support of the proposed development which confirms the suitability of the development in its proposed location. The report shall, at a minimum, include a summary of the development including:
 - i. a general description of the development area including its topography, natural amenities and a summary of surrounding development;
 - ii. the proposed number of lots proposed along with a lot phasing plan where intended;
 - iii. a development concept plan illustrating how the proposal accommodates issues of open space, roadways, densities and land use compatibility;
 - iv. written confirmation from the appropriate provincial regulatory body regarding the existence and potential management of local heritage resources as prescribed in this Plan;
 - v. a written report prepared by a professional botanist or agrologist assessing the potential impact of the proposed development on local ecologically significant and sensitive wildlife or aquatic habitat as prescribed in this Plan;
 - vi. a drainage study and conceptual storm drainage plan prepared by a professional engineer duly licenced to practice in the Province of Saskatchewan as prescribed in this Plan;

- vii. evidence of public consultation including documentation of interactions and issues identified along with identification of how the developer will seek to respond to these issues; and
 - viii. a written report identifying specifically how the proposed development complies with the intent of this Plan and the applicable development policies contained herein.
- d. The preceding list of application requirements is not considered comprehensive and additional investigations may be required at the sole discretion of Council where local circumstances warrant additional investigation.
- e. Where the proposed development is deemed by Council to impact existing municipal roadways, a municipal roadway assessment shall be prepared by a professional engineer duly licensed to practise in the Province of Saskatchewan providing an evaluation and confirmation of the physical and functional capacity of municipal access roads serving the property as well providing recommendations regarding any necessary improvements to the roadway infrastructure required to support the proposed subdivision or development.
- f. Where in the opinion of Council, the location of the proposed development exhibits hazardous characteristics including but not limited to a propensity for flooding, a high ground water table or slope instability; a geotechnical report prepared by a professional engineer duly licenced to practice in the Province of Saskatchewan. This report shall confirm the suitability of the proposed development and its density based upon an assessment of local soil and groundwater conditions. This report should also include recommendations concerning road construction and minimum building foundation construction requirements.
- g. Where the development is intended to utilize private on-site wastewater treatment systems, a hydrogeological report shall be submitted which establishes baseline hydrology for the development property; confirms that the proposed systems will not adversely affect groundwater; establishes a monitoring groundwater strategy to track the long term effects on local aquifers and introduces any other local conditions which may be relevant to the effective employment of private on-site wastewater systems on the property.
- h. The determination of the maximum number and arrangement of lots in a specific subdivision shall be prescribed within the Zoning Bylaw and will have consideration for:
- i. the carrying capacity of the lands proposed for development and the surrounding area based on site conditions, environmental considerations and potential impacts, and other factors that may warrant consideration in the design of the proposal;
 - ii. the suitability and availability of all services necessary to support the proposed development including potable water supply, sewage disposal, and storm water management systems; and
 - iii. the compatibility of the proposed subdivision design with that of the surrounding area.
- i. A maximum of three multi-parcel country residential developments in active development stages with less than 75% of building lots completed will be allowed at a time. However, if 75% of available lots are vacant in one or more of the developments but it appears the development is not progressing because the developer or land owner is encountering difficulty with financing, that development will then not be considered in an active

development stage and Council may consider the approval of more development proposals to reach the full complement of three active developments.

- j. Where a multi-parcel country residential subdivision is proposed on lands abutting an existing multi-parcel country residential development, Council shall require the proposed development to be designed to complement the existing development employing measures such as visual buffering, building site separation, complementary lot sizing, or any other measures necessary to achieve compatible land use and development.
- k. New multi-parcel country residential subdivision proposals shall incorporate environmentally sustainable subdivision design principles including but not limited to:
 - i. the subdivision design and the placement of lots shall respond to existing natural conditions including wildlife corridors and habitat, topographic features, and environmentally sensitive lands, with attention to surface water and groundwater systems; and
 - ii. the subdivision design shall minimize the length of internal roads constructed within the subdivision.
- l. Multi-parcel country residential subdivisions shall be directed to be in the direct vicinity of provincial highways or along existing municipal grid roads of sufficient capacity to accommodate the new development.
- m. Where possible, multi-parcel country residential lots shall access internal subdivision roads constructed as part of the development. Direct access from individual sites onto primary or grid roads will be minimized and double frontage is prohibited.

5.5 HAMLET POLICIES

The Hamlet of Blucher and the Special Service Area of Elstow are the two hamlet areas within the RM. In addition to compliance with the General Residential and the High Density Multi-parcel Country Residential Subdivision Policies contained herein, subdivisions and development proposals within these specific areas will be considered pursuant to the following additional policies:

- a. New residential and commercial developments within Blucher and Elstow shall be encouraged to be located on existing vacant serviced land.

6 COMMERCIAL AND INDUSTRIAL POLICY AREAS



Photo Courtesy Google ©2015

The RM of Blucher supports opportunities for the continued growth of commercial and industrial land uses. It is expected that these continued opportunities will be focused mainly within the Highway No. 316 corridor. Areas identified for commercial and industrial development are located along major transportation corridors to take full advantage of the transportation efficiencies provided by the existing provincial highway and national railway systems and to capitalize on the exposure of these areas to the travelling public.

Commercial and Business uses are intended to provide a transition between more intensive industrial uses and adjacent residential and agricultural uses. Designated business districts will accommodate uses that have a low propensity for impacts that extend beyond the boundaries of the site. The range of uses may include smaller scale machine shops, manufacturing, indoor storage facilities, smaller trucking operations and service type businesses. Highway Commercial uses that serve the needs of the travelling public will situate along the Highway No. 16 re-alignment near its intersection with Highway No. 316. Highway

commercial development within this corridor will be oriented to front along the highway with consolidated or common access provided along the highway corridor in compliance with applicable provincial highway standards. Highway commercial districts are anticipated to include uses such as service stations, commercial accommodations, restaurants, veterinary clinics, or commercial storage facilities. A higher standard of landscaping and regulations governing outdoor storage will be enforced in these districts to ensure they are compatible with any adjacent residential areas and are aesthetically pleasing.

Industrial land uses represent the highest intensity of land use within the RM. Industrial uses within the OCP are land intensive, requiring a relatively large land base to support the outdoor storage and processing of raw and/or unfinished goods and the storage of equipment. Other uses include mineral extraction and processing operations. These developments will require minimal property servicing but will rely heavily on ready access to the major transportation systems. Heavy industrial uses have the potential to generate offsite impacts such as noise, dust and odour. Existing industrial developments, such as the potash mine lands, Cargill, and existing industrial land uses along the rail lines have been designated as “Industrial” on the Future Land Use Map. The various intensities of industrial land use will be regulated within the Zoning Bylaw.

6.1 COMMERCIAL AND INDUSTRIAL OBJECTIVES

1. To ensure that commercial and business developments are planned to positively integrate with adjacent uses and to be aesthetically pleasing.
2. To provide for a wide range of economic development and employment opportunities.
3. To monitor the local and regional economy to identify and be appropriately prepared for potential commercial and industrial development opportunities.

4. To minimize potential conflicts between industrial land uses and adjacent uses through a combination of distance separation, site design and buffering techniques.
5. To direct commercial and industrial development to be located within the Highway No. 316 Concept Plan area.
6. To support a diverse range of economic development and employment opportunities.

6.2 GENERAL COMMERCIAL AND INDUSTRIAL POLICIES

- a. Unless otherwise exempted herein, all commercial and industrial development shall be directed to areas designated as “Commercial”, “Business”, or “Industrial” on the Future Land Use Map attached and forming part of this OCP.
- b. This plan provides for three classes of industrial development distinguished by:
 - i. their propensities to create objectionable emissions including noise, vibration, odour, and dust;
 - ii. their physical size, type and scale of activities; and
 - iii. the scheduling of activities.

Business Districts are intended to accommodate smaller scale industries which have a low probability to generate noise, vibration, odour or dust extending offsite. Onsite activities are generally limited to typical daytime business hours with limited outdoor storage of raw or unfinished goods.

Light Industrial Districts are intended to provide for medium scale industries which may have periodic emissions that extend beyond the site boundaries. Onsite activities may on occasion extend beyond typical daytime business hours and may include the limited outdoor storage of raw or unfinished goods.

Heavy Industrial Districts are intended to provide for large scale manufacturing or processing industries which exhibit a high potential to generate emissions that extend beyond the site boundaries. Onsite activities may extend beyond typical daytime business hours and are likely to require the outdoor storage of raw or unfinished goods.

- c. Unless otherwise exempted herein, the following minimum separation distances shall apply to new industrial developments and subdivisions in relation to single family dwellings:
 - i. 70 metres for business uses;
 - ii. 300 metres for light industrial uses; and
 - iii. 800 metres for heavy industrial uses.
- d. Council may consider the reduction of the above noted minimum separation distances where all landowners located within the separation distance are in written agreement and subject to the registration of an interest on all impacted properties.
- e. Any reduction in the minimum separation distance resulting from an industry specific technical study shall be enforced through the execution of a rezoning contract limiting the use of the lands and defining specific development standards pursuant to Section 69 of the Act.

- f. In determining the proximity to a single-family dwelling, the separation distance shall be measured from the legal boundary of the industrial site.
- g. To further minimize the offsite impact of development within the Highway 316 Concept Plan area, heavy industrial subdivisions shall maintain a minimum 400 metre separation from the plan boundary as defined in Schedule B of this Bylaw.
- h. Prior to consideration of any application to rezone or subdivide land for new commercial or industrial use, the proponent shall prepare and submit a Comprehensive Development Review report to Council in support of the proposed development which confirms the suitability of the development in its proposed location. The report shall, at a minimum, include a summary of the development including:
 - i. a general description of the development area including its topography, natural amenities and a summary of surrounding development;
 - ii. the proposed number of lots proposed along with a lot phasing plan where intended;
 - iii. a development concept plan illustrating how the proposal accommodates issues of open space, roadways, densities and land use compatibility;
 - iv. written confirmation from the appropriate provincial regulatory body regarding the existence and potential management of local heritage resources as prescribed in this Plan;
 - v. a written assessment of the potential impact of the proposed development on local ecologically significant and sensitive wildlife or aquatic habitat as prescribed in this Plan;
 - vi. a drainage study and conceptual storm drainage plan prepared by a professional engineer duly licenced to practice in the Province of Saskatchewan as prescribed in this Plan;
 - vii. evidence of public consultation including documentation of interactions and issues identified along with identification of how the development will seek to respond to these issues; and
 - viii. a written report identifying specifically how the proposed development complies with the intent of this Plan and the applicable development policies contained herein.
- i. The preceding list of application requirements is not considered comprehensive and additional investigations may be required at the sole discretion of Council where local circumstances warrant additional investigation.
- j. The subdivision of land designated within the Highway 316 Plan Concept Plan area for any purpose that is contradictory to the future use intended by the applicable designation is strictly prohibited.
- k. Development on agricultural lands designated for future commercial, business, or industrial development within the Highway 316 Concept Plan area shall be limited to uses that are in Council's opinion, consistent with the intention of the applicable future designation.
- l. New residential development is not permitted on lands designated for future commercial, business, or industrial development within the Highway 316 Concept Plan area unless approved by Council in association with a principal commercial, business, or industrial use as applicable.
- m. Where the proposed development is deemed by Council to impact existing municipal roadways, a municipal roadway assessment shall be prepared by a professional engineer duly licensed to practice in the Province of Saskatchewan providing an evaluation and confirmation of the physical and functional capacity of municipal access roads serving the property as well providing recommendations regarding any necessary improvements to the roadway infrastructure required to support the proposed subdivision or development.

- n. Where in the opinion of Council, the location of the proposed development exhibits hazardous characteristics including but not limited to a propensity for flooding, a high ground water table or slope instability; a geotechnical report prepared by a professional engineer duly licensed to practice in the Province of Saskatchewan. This report shall confirm the suitability of the proposed development and its density based upon an assessment of local soil and groundwater conditions. This report should also include recommendations concerning road construction and minimum building foundation construction requirements.
- o. Where the development is intended to utilize private on-site wastewater treatment systems or proposes the offsite discharge of wastewater, a hydrogeological report shall be submitted which establishes baseline hydrology for the development property; confirms that the proposed systems will not adversely affect groundwater; establishes a monitoring groundwater strategy to track the long term effects on local aquifers and introduces any other local conditions which may be relevant to the effective employment of private on-site wastewater systems on the property.
- p. Commercial and industrial development shall be designed to consider and seek to positively integrate with surrounding land uses.
- q. General development standards for commercial and industrial development such as parking, loading, landscaping, signage, buffering, building setbacks, and all other relevant standards shall be prescribed within the Zoning Bylaw as amended from time to time.

7 INTER-MUNICIPAL RELATIONS

7.1 INTER-MUNICIPAL RELATIONS OBJECTIVES

1. To ensure that land use policies and new development within the rural and urban fringe are compatible and mutually beneficial to both urban and rural municipalities.
2. To facilitate inter-municipal cooperation in the delivery of efficient, cost-effective, and safe services.
3. To support coordinated regional actions and initiatives such as transportation, regional district services and facilities, and economic development.

7.2 INTER-MUNICIPAL RELATIONS POLICIES

- a. Council will refer any applications for development within 1.6 kilometres of an urban municipality's corporate limits or areas identified by the municipality for future urban development to the Council of that municipality for comments on the impacts of the development on the current and future land uses and servicing of the urban municipality. This area is referred to as the Rural-Urban Fringe.
- b. Inter-municipal cooperation and public/private sector initiatives that focus on a cooperative approach to providing and sharing cost efficient and effective services that optimize use of the region's financial and infrastructure resources shall be encouraged.
- c. In evaluating annexation proposals by adjacent municipalities, the RM will consider the following in accordance with *The Municipalities Act*:
 - i. the impact of the annexation on the adjacent rural uses;
 - ii. the fiscal impact on the RM; and
 - iii. the relationship of the annexed land to the requesting municipality's growth strategy and Official Community Plan.
- d. Where land within the RM has been purchased by a First Nations Band and it is pursuing reserve status through the Treaty Land Entitlement process or the Specific Claims process, Council shall work with the Band to promote complementary land use patterns and develop joint service programs where required.



Photo Courtesy Google @2015

8 PLAN IMPLEMENTATION

This Official Community Plan (OCP) consists of numerous objectives and policy statements, which will influence decisions that affect future land uses, direction of growth and development, and the provision of municipal services in the Rural Municipality of Blucher. The Future Land Use Map appended to and forming part of this OCP is meant to graphically represent the RM's strategy for accommodating growth and development, while the Zoning Bylaw is intended to translate and implement the objectives and policies of this Plan. As such, all forms of land development within the community must conform to this OCP.

8.1 PLAN INTERPRETATION AND AMENDMENT

- a. All land use, development, and redevelopment must comply with the spirit and intent of this OCP.
- b. Any proposed subdivision or development, which, in the opinion of Council, deviates from the policies established in this OCP, will require an amendment to this OCP before any approval of such subdivision or development can be approved.
- c. Council will consider the adoption of amendments to the OCP as appropriate to encourage its continued relevance within the RM over time.
- d. All figures, distances, and quantities in the OCP are guidelines only, and any deviations are subject to the provisions of the Zoning Bylaw.
- e. Minor deviations from the contents of this OCP may be allowed without an amendment to this Plan if the deviation complies with the Zoning Bylaw and preserves the general intent of this OCP.
- f. Council recognizes that this OCP is a living document and will seek to review and update it every five years from the date of adoption to ensure it remains relevant.
- g. Council shall interpret and enforce the regulations of the Zoning Bylaw in the spirit and intent consistent with the policy direction of this OCP.
- h. If any part of this OCP is declared to be invalid for any reason, by an authority of competent jurisdiction, that decision shall not affect the validity of the bylaw or any other part, section or provision of this OCP.

8.2 FUTURE LAND USE MAP

- a. The Future Land Use Map attached to and forming part of this document represents a geographical interpretation of this OCP. All subdivisions and developments shall comply with and be evaluated per the direction provided by the Future Land Use Map.
- b. Redevelopment of the lands shall comply with the direction provided within this OCP as illustrated on the Future Land Use Map attached as Schedule A.
- c. The Future Land Use Map identifies the following land uses:
 - i. Agricultural: Land in this designation is intended for all types of agricultural development, including intensive agricultural activities where compatible with adjacent development. This designation allows for sand and gravel development at the discretion of Council as per the conditions set forth in the Zoning Bylaw. Limited low density residential development will be permitted within this designation in an

orderly and efficient manner as per the standards outlined in the Residential policies contained within this OCP and subject to the land being rezoned to an applicable Zoning District.

- ii. Multi-parcel Residential: Land in this designation is generally suitable for all types of residential development; including medium and high density multi-parcel development. Council will direct residential development to locate in these areas to maximize infrastructure and servicing efficiencies.
- iii. Business: Land within this designation is primarily intended to accommodate uses that have a low propensity to have impacts beyond the boundaries of the development site. The range of uses includes smaller scale machine shops, manufacturing, indoor storage facilities, smaller trucking operations, and service-type businesses subject to the policies contained within the Commercial Policy Area within this OCP and the land being rezoned to an applicable zoning district in the Zoning Bylaw.
- iv. Commercial: Land within this designation is intended to provide a transition between more intensive industrial uses and adjacent residential and agricultural uses, as well as to accommodate highway commercial development at the intersection of Highway No. 16 and Highway No. 316. Areas identified for commercial development are ideally located within the RM close to major transportation corridors, complement the existing land use pattern and in an area well-suited for the intended use. Developments will be considered subject to the policies contained within this OCP and subject to the land being rezoned to an applicable zoning district.
- v. Industrial: Land within this designation is considered acceptable for industrial development subject to meeting other criteria and access requirements. Uses within this designation generally require a relatively large land base to support the support the outdoor storage and processing of raw and/or unfinished goods and the storage of equipment. These developments typically require minimal property servicing but rely heavily on the ready access to the major transportation systems within the RM and have the potential to generate off-site impacts such as noise, dust, and odour. Land may change from agricultural to industrial via the rezoning process and/or by an agreement to rezone for agriculturally related commercial and industrial uses.

8.3 CONCEPT PLANS

- a. Council may, as part of the OCP, and based upon legislative authority provided within the Act, adopt a Concept Plan for providing a framework for subsequent designation of land prior to rezoning, subdivision, and development.
- b. A Concept Plan shall be consistent with the OCP, and any part of a Concept Plan that is inconsistent with the OCP has no effect insofar as it is inconsistent.
- c. A Concept Plan may be:
 - i. prepared by Council in response to a need for more detailed planning for a specific area of the RM; or
 - ii. required by Council to be prepared by a developer when the social, economic, and/or physical effects of a specific development proposal extend into a broad region.

- d. Concept Plans shall:
 - i. identify proposed land use, essential services and facilities, transportation systems, development density, and sequencing of development for the area in question; and
 - iii. consider the costs and benefits of various actions upon the present and future social, economic, and environmental fabric of the area in question and the RM as a whole.

8.4 HIGHWAY 316 CONCEPT PLAN

Notwithstanding the policies contained herein, development within the Highway No. 316 Concept Plan shall comply with the following additional policies:

- a. All new development within the concept plan area must comply with the general direction and future land designations prescribed by this Plan and as illustrated in Schedule B. Specifically:
 - i. no residential subdivision shall be permitted within the future industrial, commercial or business designated lands.
 - ii. no permits for new residential dwelling units as principal uses or accessory uses shall be approved for lands that are within the future industrial, commercial, or business designated lands.
 - iii. subject to subsections i and ii above, for lands currently zoned as “A- Agricultural District” but designated as future industrial, commercial or business uses, only the permitted uses that are consistent with the intended future land use designation shall apply.
 - iv. when adjacent land owners are in written agreement, the strict application of the standards respecting the separation from residential dwellings may be relaxed subject to the registration of this interest on the titles of the affected properties.
- b. New developments shall be encouraged to employ water reuse strategies and xeriscaping to minimize water consumption.
- c. To meet the landscaping and screening requirement for mitigation of conflicting land uses and to create an aesthetically pleasing site, developments in the concept plan shall be subject to the following landscaping and screening requirements:
 - i. landscaping and/or screening shall be required on industrial, business and commercial developments to mitigate the visual impact on neighbouring single parcel country residential and multi-lot country residential properties;
 - ii. where a development’s frontage is adjacent to a roadway; landscaping and screening shall be required; and
 - iii. appropriate development standards for development areas shall be applied through the Zoning Bylaw respecting landscaping and screening.
- d. All developments in the Highway No. 316 Concept Plan shall ensure safe access and egress from adjacent roadways without disrupting the roadway function, and limit the types and number of accesses provided onto municipal roadways by encouraging shared points of access along shared driveways or service roads.

- e. Site development shall be required to comply with the recommendations and general strategies provided within the *2014 RM of Blucher Drainage Study* prepared by Associated Engineering.
- f. A development has the option of filling in small sloughs, or shifting existing sloughs to the edge of the site, but the effective cumulative volume of these sloughs shall be preserved in the new retention areas, in addition to any additional runoff that occurs as a result of property development.
- g. Developments that occur along major drainage routes shall consult the RM and/or RM's engineer if alterations to the route are being considered. Where alterations are authorized by the RM; the developer shall be solely responsible for all costs associated with this work. Site design shall not impede upstream flows and shall allow water to enter and exit the development site along the specified drainage corridor, at the 1:50 year 24-hour storm predevelopment flow rate. Changes within each site will be considered on a case by case basis, if it does not impede flow in or increase flow rate out of the site.
- h. The developed landscape should include features which maximize infiltration and the water quality that is draining off the site. This includes vegetation but also minimizes slopes to decrease run off velocities. Inclusion of requirements for trees makes development more amiable with regards to screening from roads and neighbouring residents.
- i. Development is likely to increase the impervious areas which will increase the total volume of run off (even including the landscaping recommendations to maximize infiltration). Any development producing higher than 1:50 year 24-hour storm pre-development run off flow rate shall require engineering analysis and recommendations for retention.

8.5 COMPREHENSIVE DEVELOPMENT REVIEW REPORT

- a. Council shall require the preparation and submission of a Comprehensive Development Review report, prepared by the proponent to support the rezoning and subdivision of land in the following situations:
 - i. multi-parcel country residential subdivisions;
 - ii. commercial recreational developments;
 - iii. the establishment of an agriculturally related commercial or industrial activity within an Agricultural District where Council anticipates the proposed use may generate significant offsite impacts; or
 - iv. in any circumstance where Council deems it necessary due to the nature and/or complexity of a proposed development.
- b. A Comprehensive Development Review report shall be undertaken to the standards established within the Zoning Bylaw.
- c. The geographic area and the extent of analysis considered within the review shall be determined through consultation between the proponent and the RM and based upon the complexity and the potential offsite effects of the application.
- d. A Comprehensive Development Review report shall be consistent with the OCP and any adopted Concept Plans.

8.6 ZONING BYLAW

- a. The Zoning Bylaw shall be the principal method of implementing the land use objectives and policies contained within this OCP, and will be adopted in conjunction herewith.
- b. The Zoning Bylaw shall be consistent with the policies and the intent of this OCP. In considering a Zoning Bylaw or an amendment to a Zoning Bylaw, Council shall refer to the policies contained in the OCP and the Future Land Use Map attached to this Plan to ensure that the development objectives of the RM are met.
- c. The objectives of the Zoning Bylaw are to ensure:
 - i. that land-use conflicts are avoided;
 - ii. that future development will meet minimum development standards to maintain the amenity of the RM;
 - iii. that development will be consistent with the physical characteristics of the land and of reasonable engineering solutions; and
 - iv. that development does not place undue demand on the RM's ability to efficiently provide services.
- d. Council may consider contract zoning to permit the carrying out of a specified proposal subject to executing an agreement pursuant to Section 69 of the Act.
- e. An agreement executed pursuant to Section 69 of the Act shall set out a description of the proposal and reasonable terms and conditions with respect to:
 - i. the uses of the land and buildings and the forms of development;
 - ii. the site layout and external design, including parking areas, landscaping and entry and exit ways; and
 - iii. any other development standards considered necessary to implement the proposal, if the development standards shall be no less stringent than those set out in the requested underlying zoning district.
- f. Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.
- g. Council may apply a holding provision on a property to restrict the timing and conditions of development in any zoning district subject to Section 71 of the Act.
- h. The definitions contained in the Zoning Bylaw shall apply to this OCP.

8.7 SERVICING AGREEMENTS

- a. In accordance with Section 172 of the Act, if there is a proposed subdivision of land, Council may require a developer to enter a servicing agreement to provide services and facilities that directly or indirectly serve the subdivision.
- b. Servicing Agreements shall provide:
 - i. specifications for the installation and construction of all services within the proposed subdivision as required by the council;
 - ii. for the payment by the applicant of fees that Council may establish as payment in whole or in part for the capital cost of providing, altering, expanding or upgrading sewage, water, drainage and other utility services, municipal roadway facilities, or park

- and recreation space facilities, located within or outside the proposed subdivision, and that directly or indirectly serve the proposed subdivision;
- iii. time limits for the completion of any work or the payment of any fees specified in the agreement, which may be extended by agreement of the applicant and Council;
 - iv. provisions for the applicant and the Council to share the costs of any work specified in the agreement; and
 - v. any assurances as to performance that Council may consider necessary.

8.8 DEVELOPMENT LEVY AGREEMENTS

In accordance with Section 169 of the Act, Council may establish, by separate bylaw, development levies for recovering all, or a part of the capital costs of providing, altering, expanding or upgrading services and facilities associated with a proposed development.

8.9 PUBLIC PARTICIPATION

- a. In accordance with the Act, special provisions for public participation may be required by Council which are appropriate to the nature and scope of the planning matter being addressed, to ensure that the public is informed and consulted in a timely manner regarding planning and development processes, including applications for rezoning, discretionary uses, and other appropriate matters.
- b. To identify and address public concerns and prevent conflict, Council may require the proponents of significant development proposals that entail amendments to the Future Land Use Map attached to this plan, rezoning, or the subdivision or re-subdivision of multiple lots, to undertake significant public consultation as part of the application process. Where Council deems public consultation to have been less than thorough or effective, additional consultation by the proponent may be required.

8.10 STATEMENTS OF PROVINCIAL INTEREST

- a. This OCP shall be administered and implemented in conformity with applicable provincial land use policies or statements of provincial interest, statutes, and regulations and in cooperation with provincial agencies.
- b. Wherever feasible, and in the municipal interest, Council will avoid duplication of regulation of activity and development governed by provincial agency controls.

9 EFFECTIVE DATE OF THE BYLAW

- a. This bylaw shall come into force and effect on the date of final approval by the Minister of Government Relations.
- b. This bylaw repeals Bylaw No. 3-2001 and all subsequent amendments.
- c. Adopted by a majority vote of the Council of the Rural Municipality of Blucher No. 343 this _____ day of _____, 2017.
- d. Council Readings and Adoption:

Read a first time this _____ day of _____, 2016.

Read a second time this _____ day of _____, 2017.

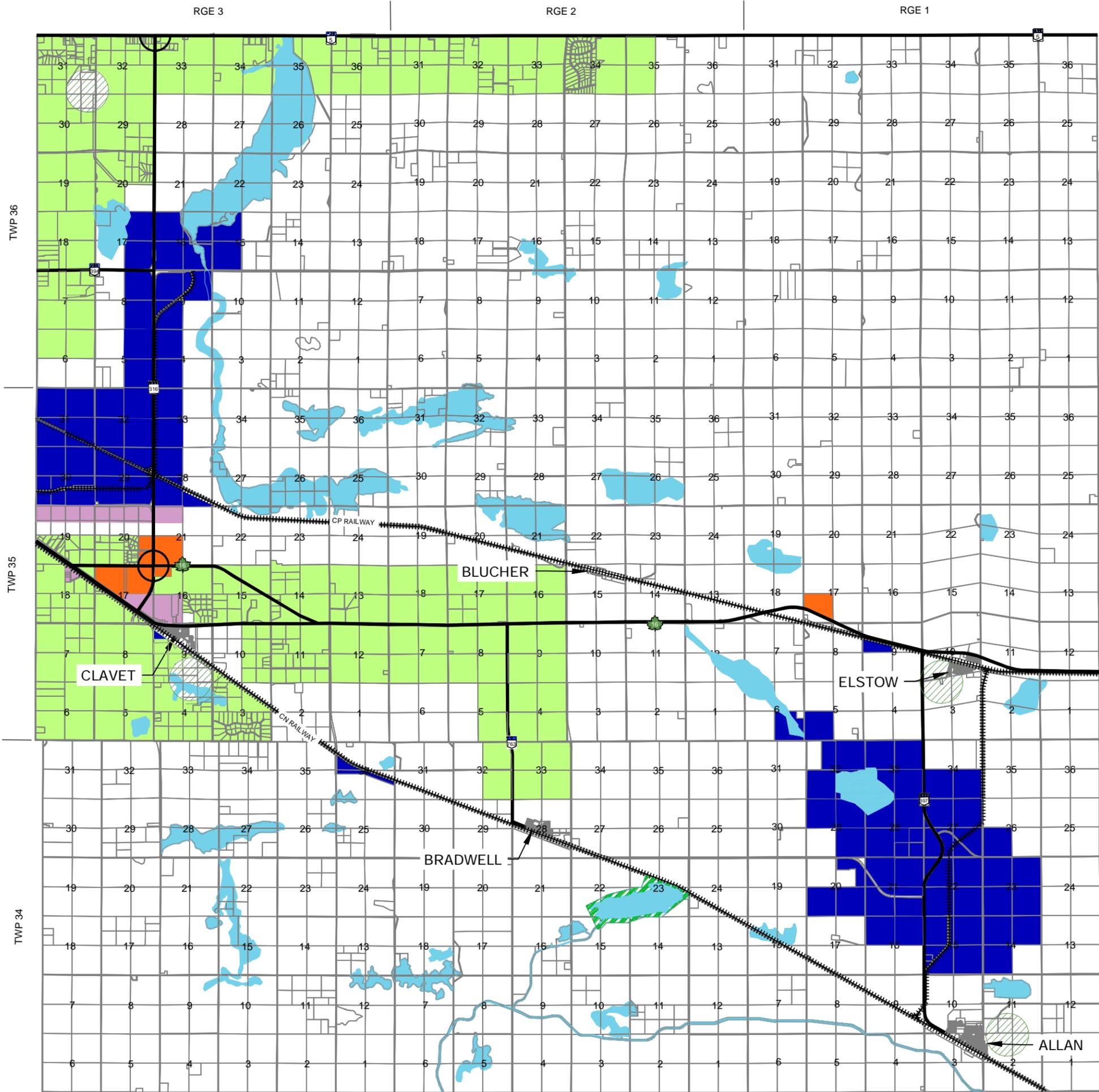
Read a third time this _____ day of _____, 2017.

Reeve

Administrator

Bill Delainey, RPP

SCHEDULE A: FUTURE LAND USE MAP



MAP A FUTURE LAND USE MAP

SCALE: NOT TO SCALE

LEGEND

- AGRICULTURAL
- BUSINESS
- COMMERCIAL
- INDUSTRIAL
- MULTI-PARCEL RESIDENTIAL
- RESERVOIR DEVELOPMENT AREA
- MINISTRY OF HIGHWAYS AND INFRASTRUCTURE CONTROL CIRCLE
- 600 m LAGOON SETBACK

THIS IS THE FUTURE LAND USE MAP WHICH ACCOMPANIES BYLAW NUMBER _____ ADOPTED BY THE R.M. OF BLUCHER NO. 343.

REEVE _____

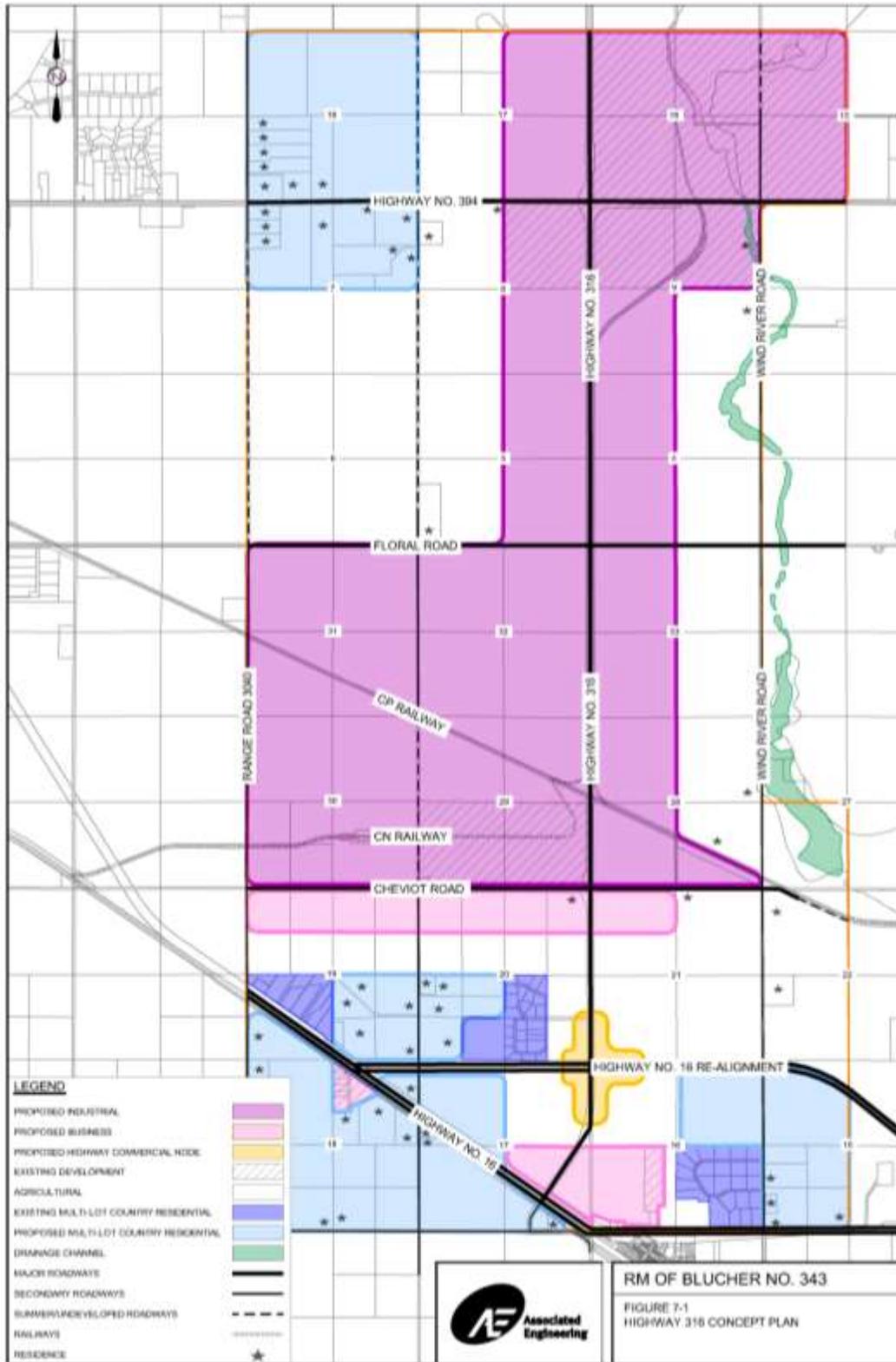
ADMINISTRATOR _____

APPROVED ON THE ____ DAY OF _____

MINISTER
SASKATCHEWAN GOVERNMENT OF RELATIONS



SCHEDULE B: HIGHWAY 316 CONCEPT PLAN



SCHEDULE C: RECORD OF CONSULTATIONS

Rural Municipality of Blucher - Official Community Plan Update

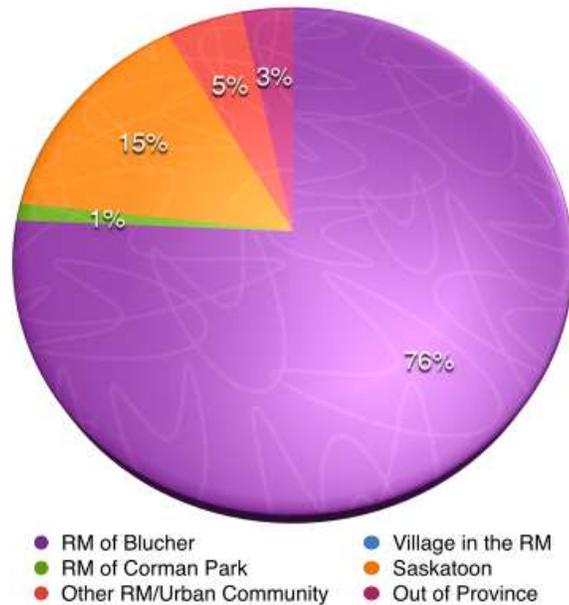
Land Owner Survey Results

The Rural Municipality of Blucher has contracted Associated Engineering Ltd. to prepare an updated Official Community Plan (OCP) and Zoning Bylaw to guide future development within the community. As part of the community engagement process, a total of 853 surveys were mailed to all of the registered property owners within the RM. The survey was intended to gain some perspective on a number of community topics including:

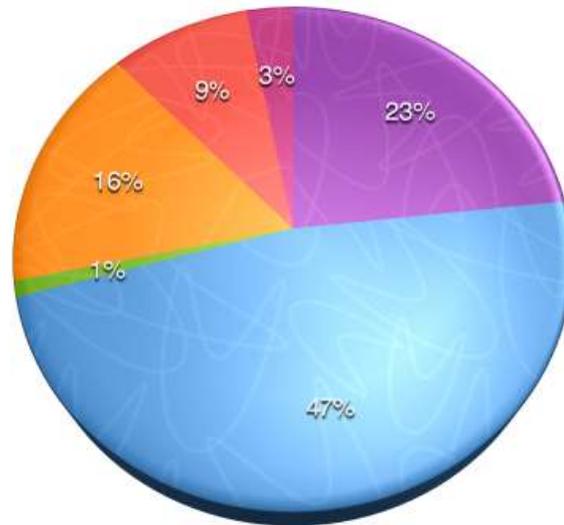
- Residential subdivision and development patterns
- The continued role of agriculture within the Municipality
- Environmental stewardship
- Municipal finances; and
- Key community characteristics

A total of 183 completed surveys were received, representing approximately 21% of the total distribution. The following graphics summarize the results received to the survey questions:

1. Where do you live?

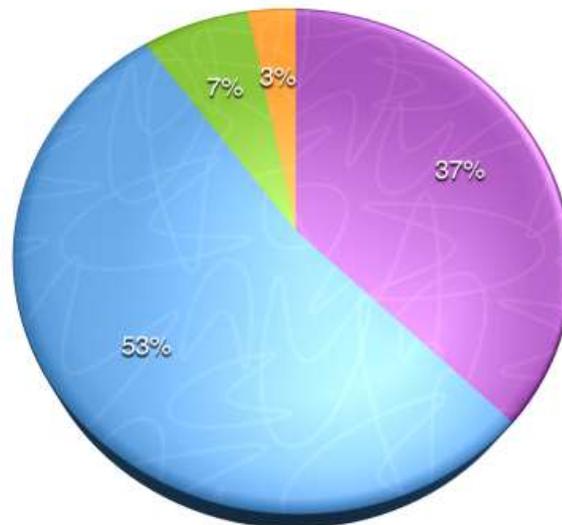


2. What is the nature of your relationship with the RM?



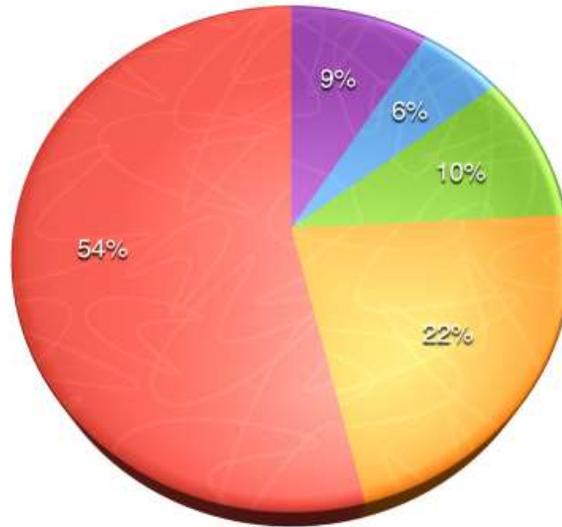
- Landowner - no residence
- Employed in the RM
- Business owner
- Landowner - residence
- Farmer
- Land Developer

3. Describe the nature of your residency?



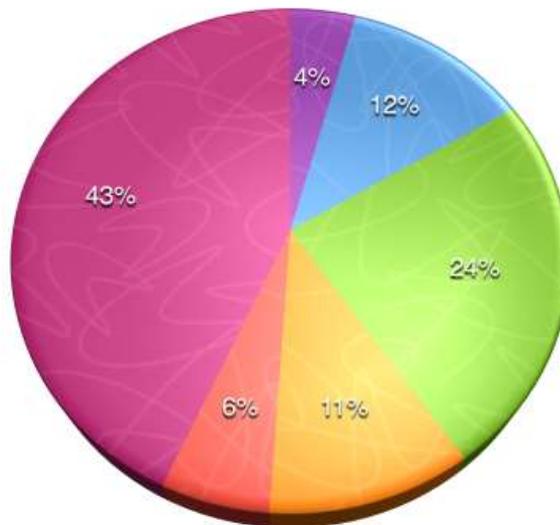
- Farmstead
- Multi-parcel Acreage
- Single Severance
- Other

4. How long have you resided in the RM?



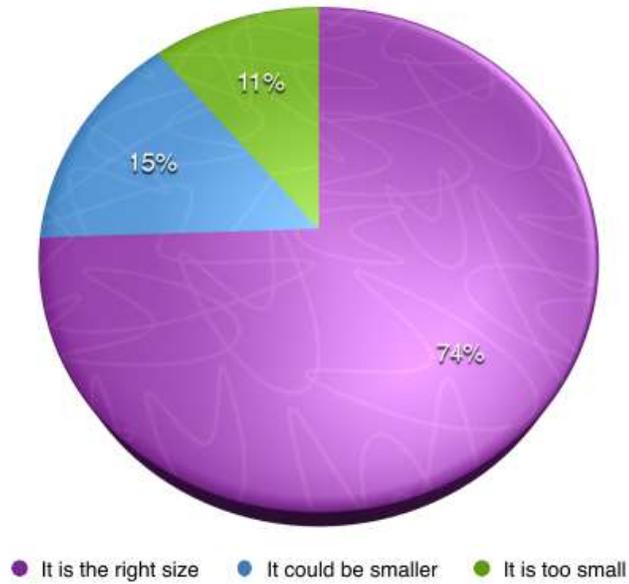
- 0-3 years
- 3-5 years
- 5-10 years
- 10-20 years
- Over 20 years

5. What size of property do you reside on?

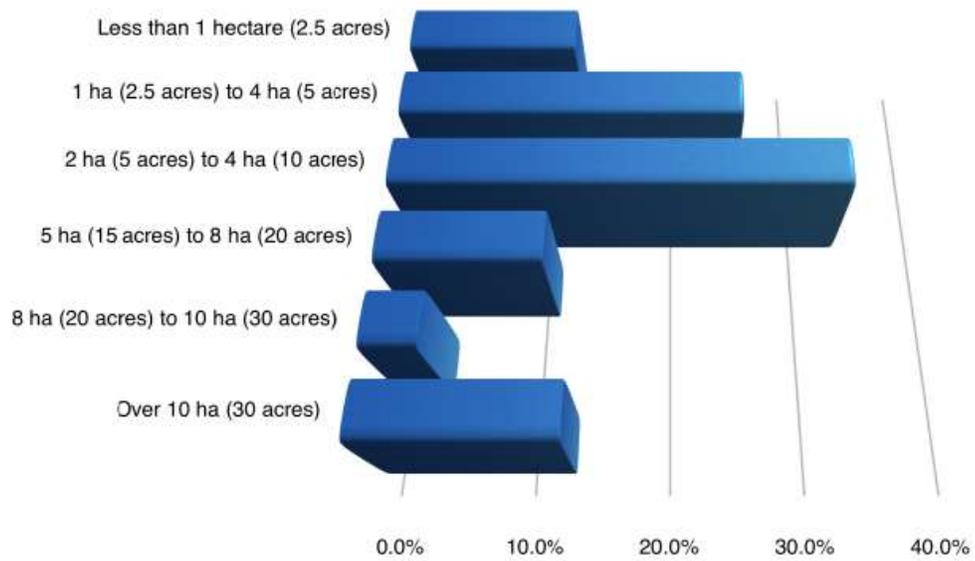


- Less than 1 hectare (2.5 acres)
- 1 ha (2.5 acres) to 4 ha (5 acres)
- 2 ha (5 acres) to 4 ha (10 acres)
- 5 ha (15 acres) to 8 ha (20 acres)
- 8 ha (20 acres) to 10 ha (30 acres)
- Over 10 ha (30 acres)

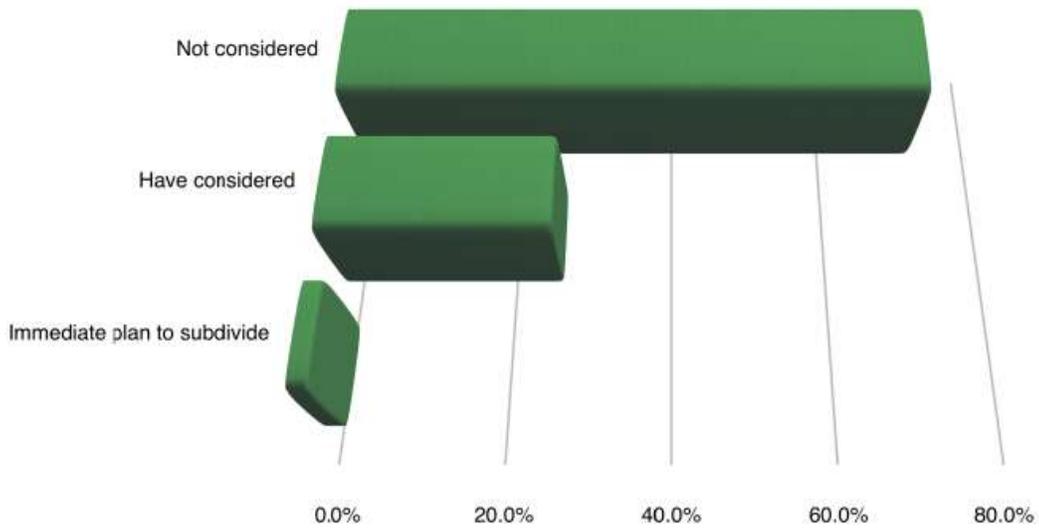
6. How would you describe your current property in relation to your residential needs?



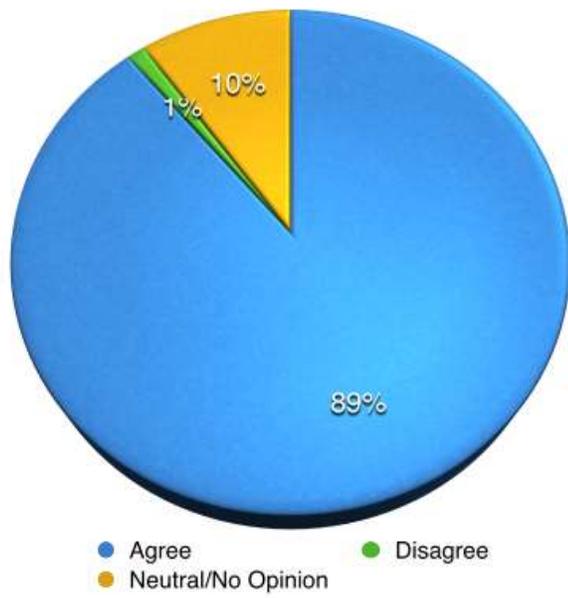
7. In your opinion, what is the optimal size for a residential site?



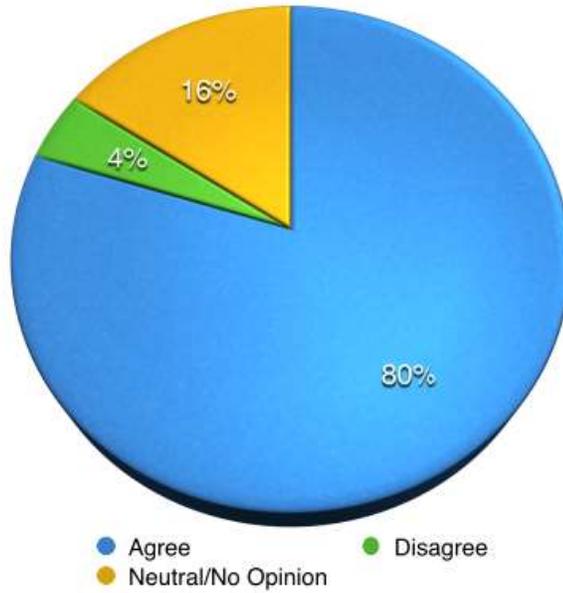
8. What are your future plans regarding subdivision?



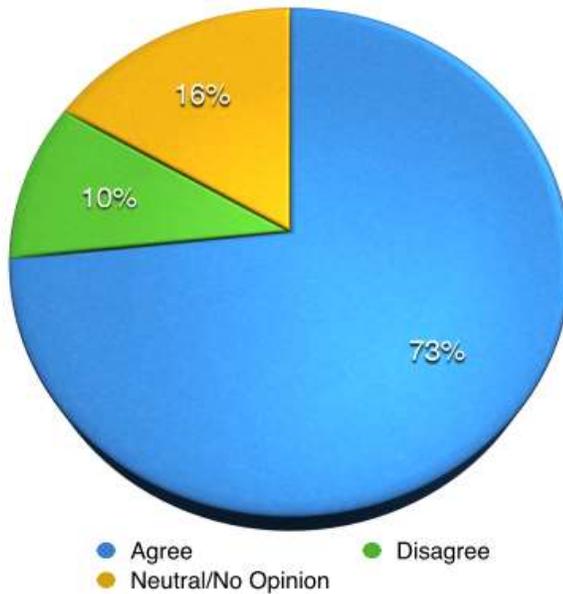
9. Maintaining a country way of life is important.



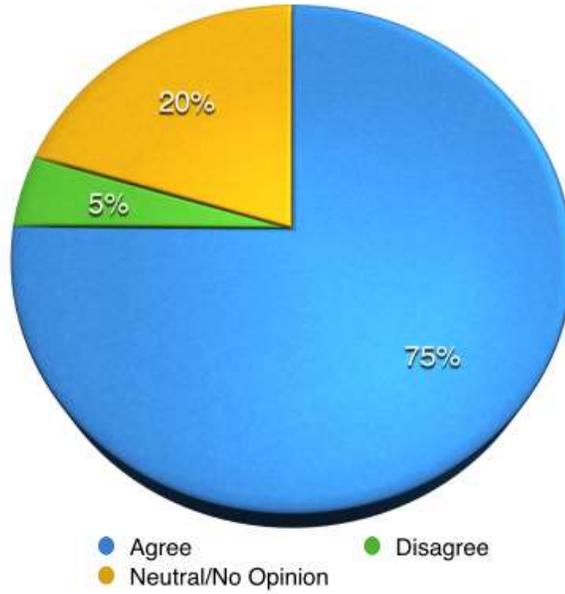
10. Supporting the continuation of agriculture should remain the RM's priority.



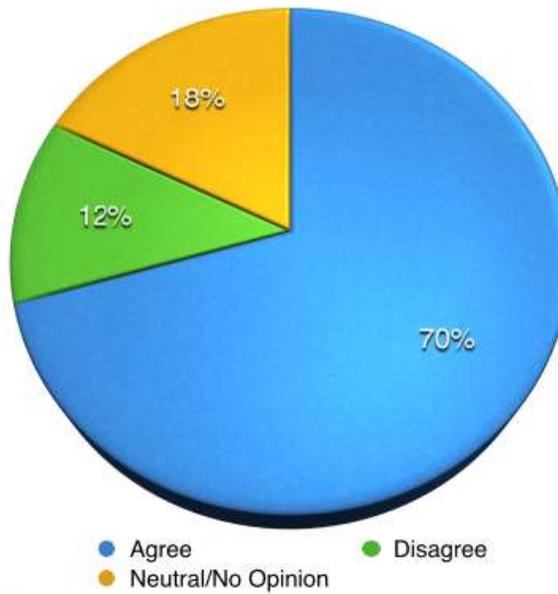
11. Agricultural and non-agricultural development should be a balanced priority in the RM.



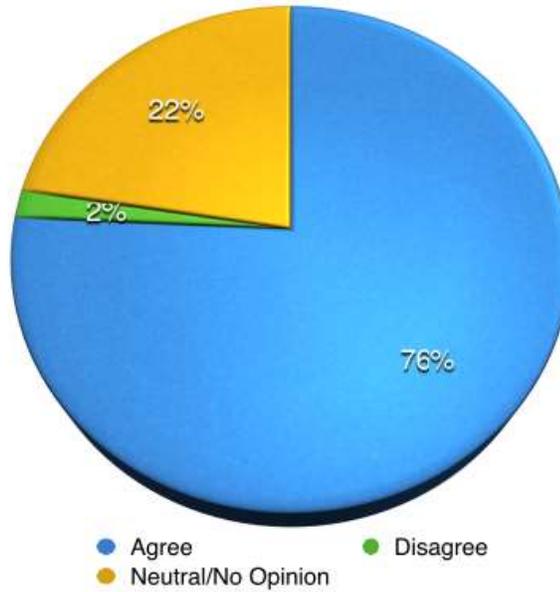
12. Policies should seek to minimize the impact of non-agricultural development on farming operations.



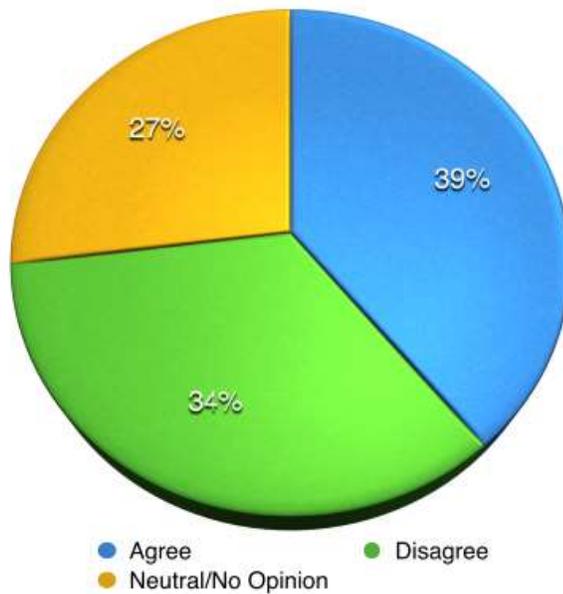
13. Residential development should be discouraged on highly assessed or productive agricultural land.



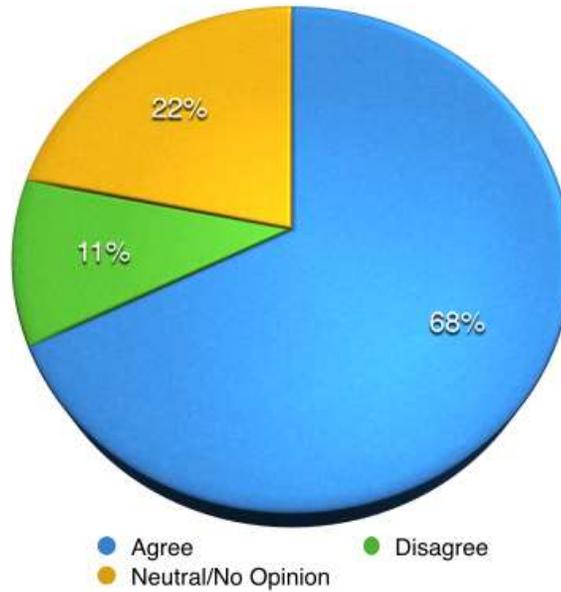
14. Sustainable forms of development should be encouraged.



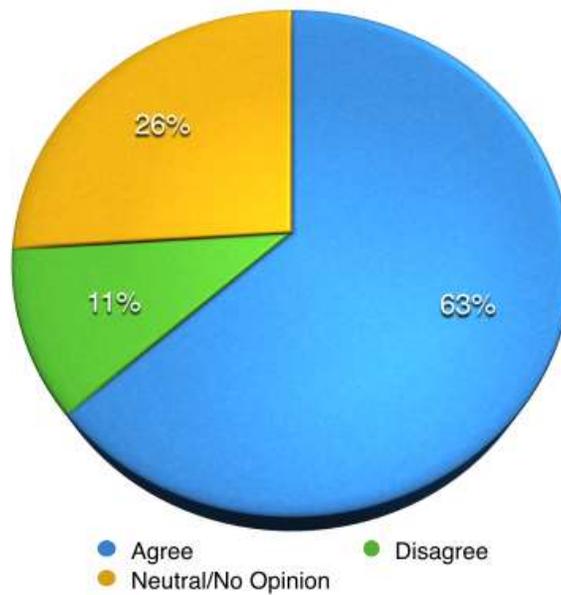
15. The interests of the community as a whole should outweigh the interests of an individual property owner.



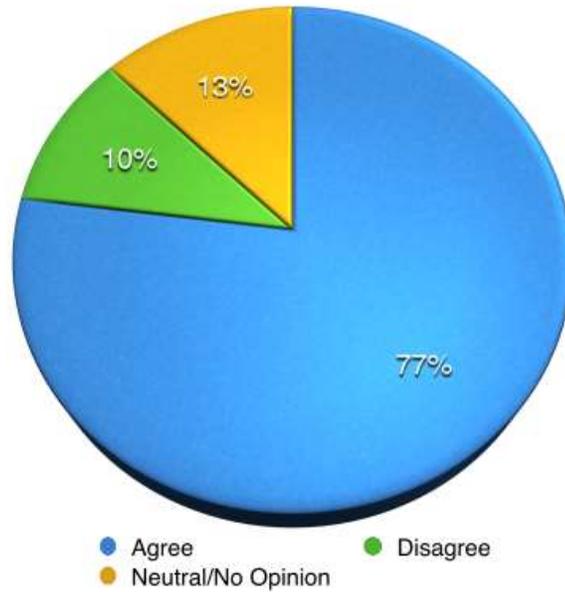
16. Landowners should have an equal opportunity to subdivide agricultural land for non-agricultural uses regardless of its assessment or productivity.



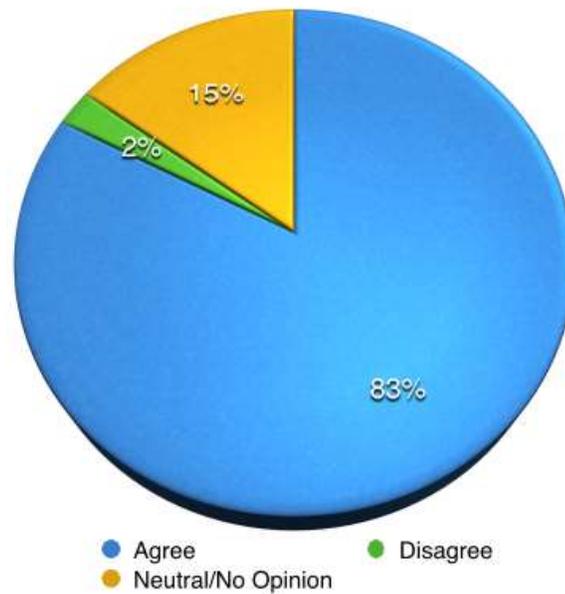
17. The size and location of non-agricultural subdivisions should be regulated to minimize the fragmentation of highly assessed or productive agricultural land.



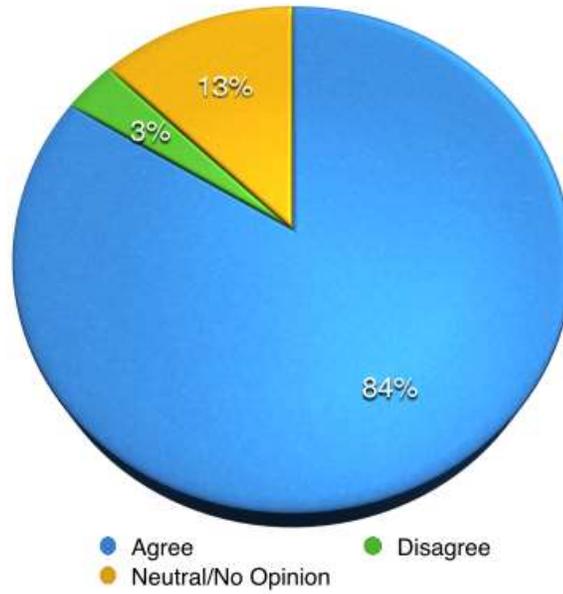
18. Non-agricultural subdivisions should be encouraged to locate along existing developed transportation corridors in order to minimize new road construction.



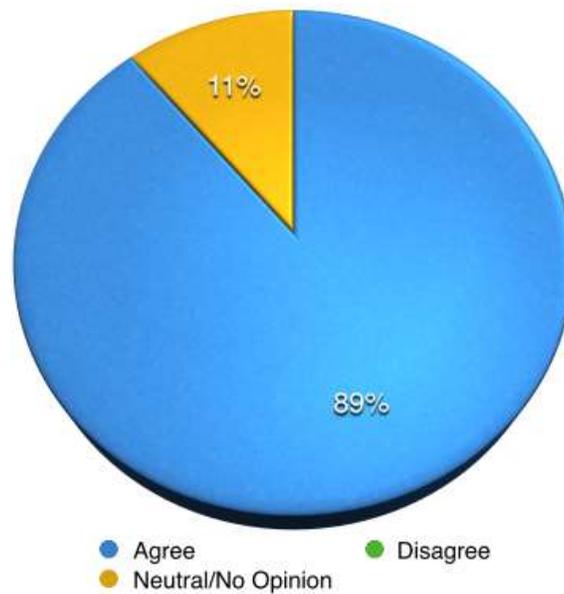
19. Home based businesses and on-farm diversification should be supported.



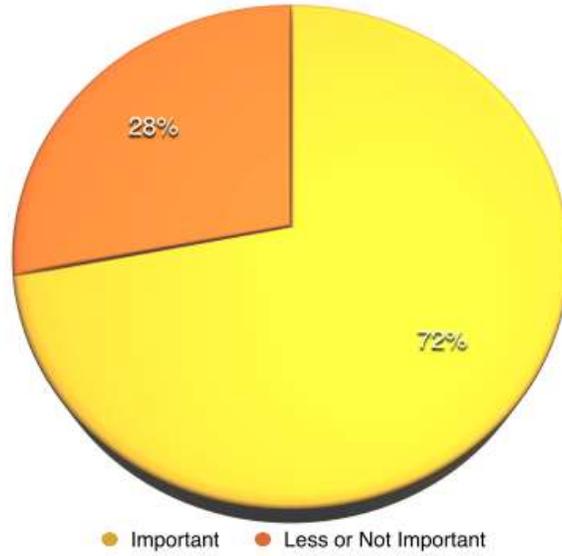
20. New non-agricultural development should be planned and located so that it minimizes the financial burden on existing tax payers.



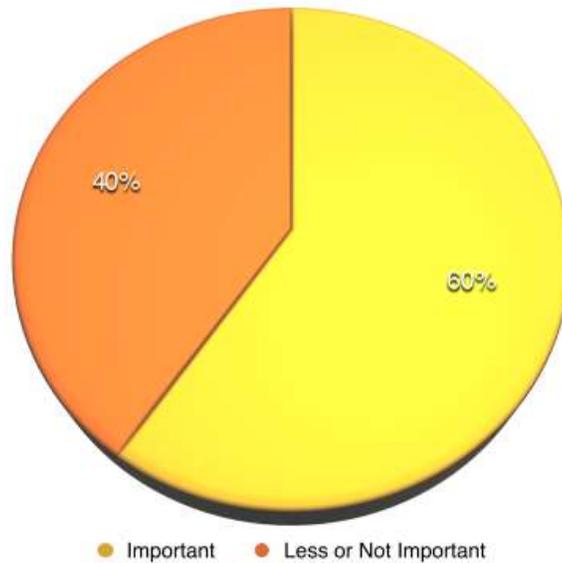
21. It is important to protect the environment and natural habitat.



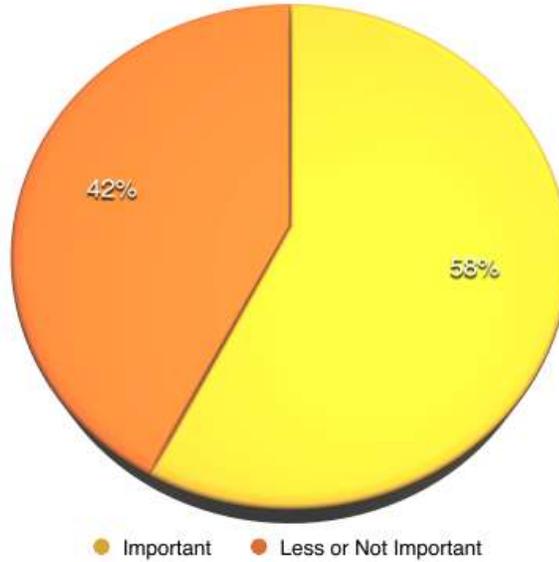
22. Locate residential development in close proximity to similar and/or complimentary uses.



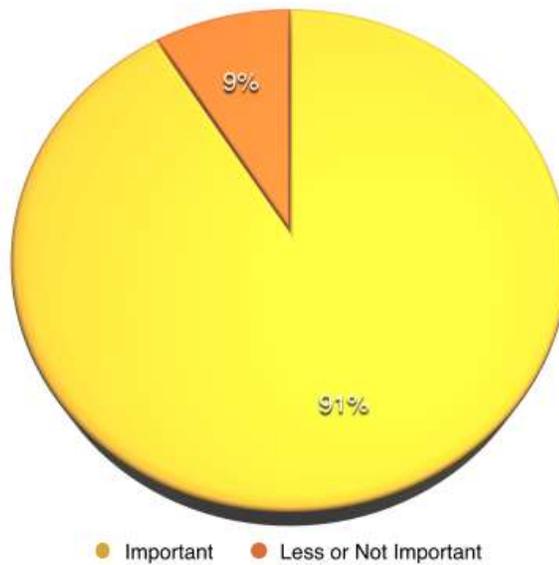
23. Locate residential development in close proximity to the provincial highway network.



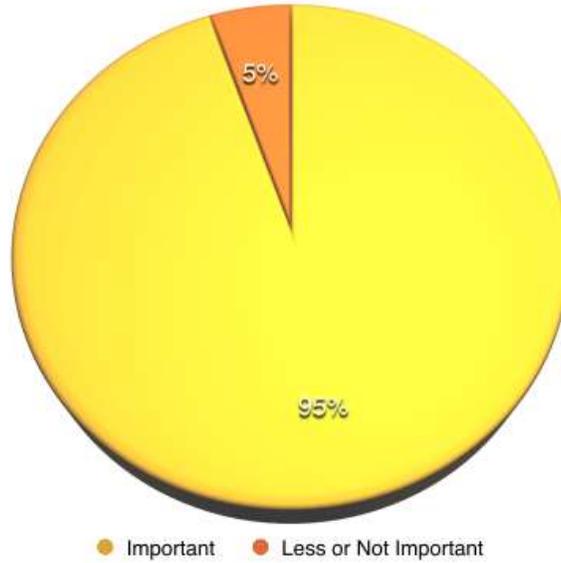
24. Residential development should be directed to areas capable of being serviced by a treated potable water line.



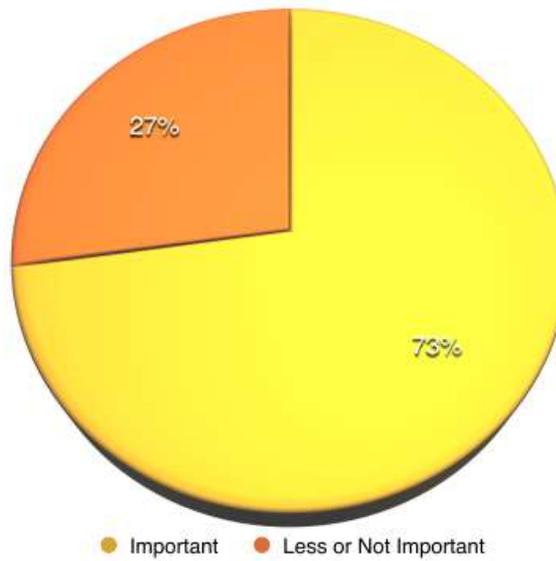
25. Residential development should be directed to areas capable of safely and effectively managing wastewater.



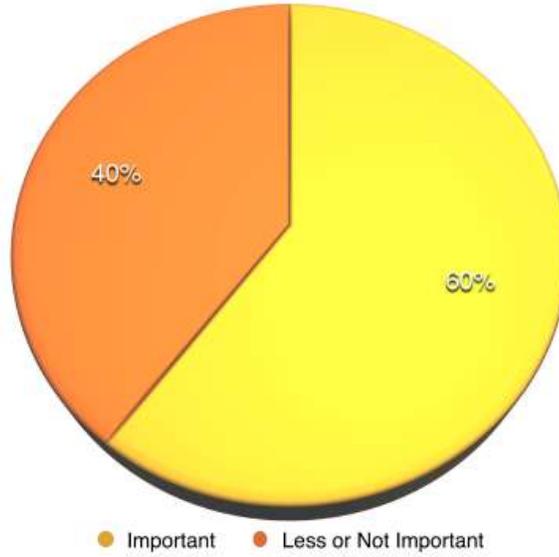
26. Residential development should be directed away from areas which are susceptible to flooding, slumping or erosion.



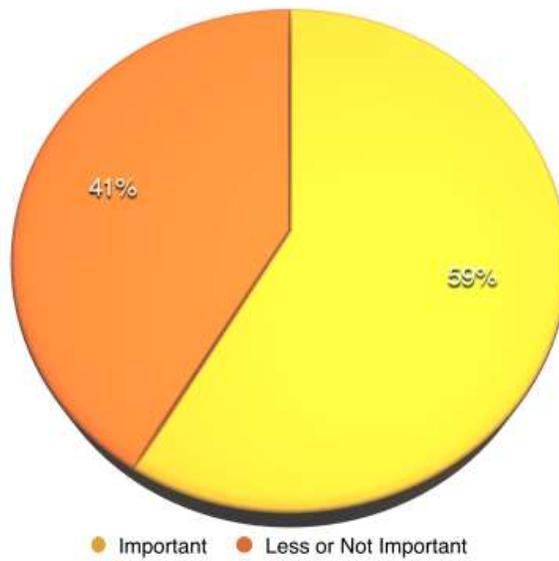
27. Locate residential development away from productive farmland.



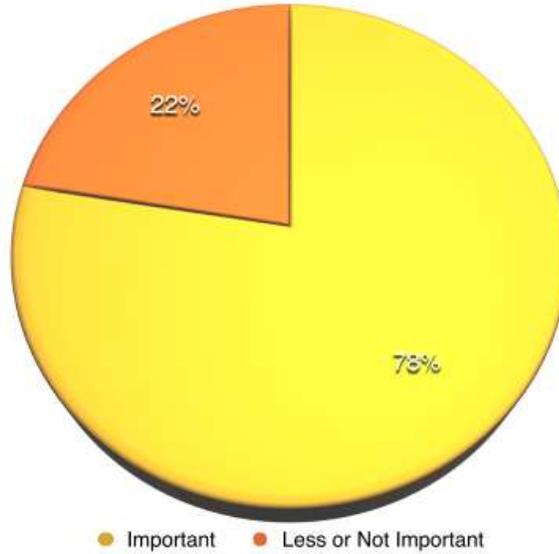
28. Locate residential development along existing school bus routes or in the vicinity of a school site.



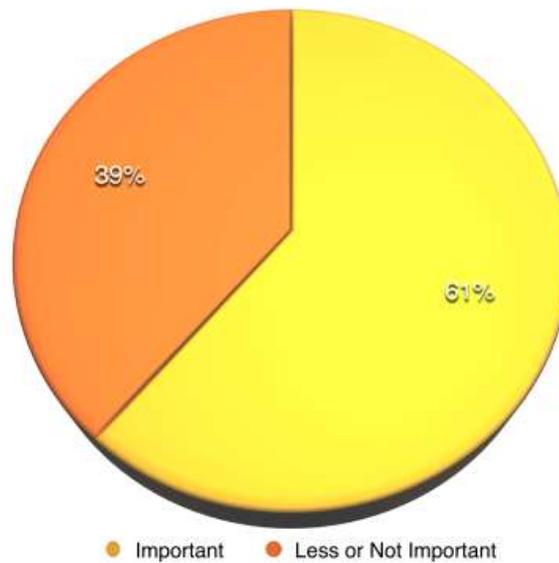
29. Locate residential development on abandoned farmstead sites.



30. Locate residential development on the 1/4 section where it minimizes the disruption of farming activities.



31. Encourage residential development on lands previously fragmented by man-made or natural features.



32. Community Priorities:

