

RURAL MUNICIPALITY OF  
VANSCOY NO. 345

OFFICIAL COMMUNITY PLAN

Prepared for:

THE RURAL MUNICIPALITY OF VANSCOY NO. 345

Prepared by:

CROSBY HANNA & ASSOCIATES  
LANDSCAPE ARCHITECTURE & COMMUNITY PLANNING  
Saskatoon, SK

January 2018



# The Rural Municipality of Vanscoy No. 345

## Bylaw No. 2/18

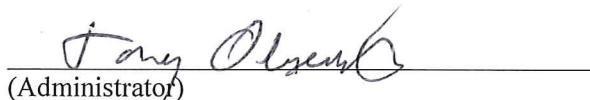
A Bylaw of the Rural Municipality of Vanscoy No. 345 to adopt an Official Community Plan.

The Council of the Rural Municipality of Vanscoy No. 345, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- (1) Pursuant to Section 29 of *The Planning and Development Act, 2007* the Council of the Rural Municipality of Vanscoy No. 345 hereby adopts the Rural Municipality of Vanscoy No. 345 Official Community Plan, identified as Schedule "A" to this bylaw.
- (2) The Reeve and Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
- (3) Bylaw No. 2 - 2009, the Rural Municipality of Vanscoy No. 345 Official Community Plan, and all amendments thereto, are hereby repealed.
- (4) This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the 18<sup>TH</sup> day of January 2018,  
Read a Second Time the 14<sup>TH</sup> day of June 2018,  
Read a Third Time the 14<sup>TH</sup> day of June 2018,  
Adoption of this Bylaw this 14<sup>TH</sup> day of June 2018,

  
\_\_\_\_\_  
(Reeve)

  
\_\_\_\_\_  
(Administrator)



**THE RURAL MUNICIPALITY OF VANSCOY NO. 345**

**OFFICIAL COMMUNITY PLAN**

**Being Schedule "A" to Bylaw No. 2/18  
of the Rural Municipality of Vanscoy No. 345**



Reeve



Administrator

# TABLE OF CONTENTS

---

1	INTRODUCTION.....	1
1.1	Authority.....	1
1.2	Scope.....	1
1.3	Purpose.....	2
2	GOALS.....	3
2.1	Natural and Heritage Resource Base .....	3
2.2	Physical and Economic Development.....	3
2.3	Senior Government Interests and Involvement.....	3
3	OBJECTIVES AND POLICIES .....	4
3.1	Natural and Heritage Resources.....	4
3.2	Municipal Infrastructure and Services .....	7
3.3	Intermunicipal and Jurisdictional Cooperation .....	10
3.4	Agriculture Land Use and Development .....	11
3.5	Hamlets .....	16
3.6	Residential Land Use and Development .....	17
3.7	Commercial / Industrial Land Use and Development.....	22
4	FUTURE LAND USE CONCEPT .....	26
4.1	Agricultural Policy Area.....	27
4.2	Residential Policy Area.....	28
4.3	Highway Corridor Policy Area .....	30
4.4	Industrial and Commercial Policy Area.....	32
5	IMPLEMENTATION.....	34
5.1	Zoning Bylaw.....	34
5.2	Other Implementation Tools .....	35
5.3	Other .....	37
6	SEPARATION DISTANCES BETWEEN USES.....	38
7	MAPS.....	40



# 1 INTRODUCTION

---

## 1.1 AUTHORITY

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007*, the Council of the Rural Municipality of Vanscoy has prepared and adopted this Official Community Plan to provide the Rural Municipality with goals, objectives and policies relating to approximately 20 years of future growth and development within the community.

Section 32 of *The Planning and Development Act, 2007* provides that the Official Community Plan is required to contain statements of policy with respect to:

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

The Province of Saskatchewan adopted the *Statements of Provincial Interest Regulations* effective March 29, 2012 applicable to community planning and development under Section 7 of *The Act*. Section 8 of *The Act* provides that every Official Community Plan and Zoning Bylaw must be consistent with the Statements of Provincial Interest Regulations.

In general, the Statements of Provincial Interest Regulations address:

- (1) Agriculture and Value-Added Agribusiness
- (2) Biodiversity and Natural Ecosystems
- (3) First Nations and Métis Engagement
- (4) Heritage and Culture
- (5) Inter-municipal Cooperation
- (6) Mineral Resource Exploration and Development
- (7) Public Safety
- (8) Public Works
- (9) Recreation and Tourism
- (10) Residential Development
- (11) Sand and Gravel
- (12) Shore Lands and Water Bodies
- (13) Source Water Protection
- (14) Transportation

## 1.2 SCOPE

The policies in this Official Community Plan shall apply to the incorporated area of the Rural Municipality. All development within the incorporated boundaries of the Rural Municipality shall conform to the objectives and policies contained in this Official Community Plan.

### 1.3 PURPOSE

The Official Community Plan is intended to serve as a statement of the goals, objectives and policies of the Rural Municipality of Vanscoy relating to the future growth and development of the community. The policies are intended to provide Council with direction in establishing other bylaws and programs to guide the future growth and establish guidelines for formulating decisions on future land use and development proposals.

## 2 GOALS

---

### 2.1 NATURAL AND HERITAGE RESOURCE BASE

- (1) To conserve the aquatic and terrestrial ecological resources of the municipality.
- (2) To utilize the natural resources of the municipality in a manner which is economically, socially and environmentally sustainable.
- (3) To provide ongoing opportunities for residents and non-residents of the municipality to enjoy and appreciate the water and land resource values of the municipality.

### 2.2 PHYSICAL AND ECONOMIC DEVELOPMENT

- (1) To ensure sustainable physical development which reflects both market conditions and public needs, and is compatible with municipal financial capabilities and the need for resource conservation.
- (2) To strengthen the economic base of the municipality by creating a positive environment for sustainable business development.

### 2.3 SENIOR GOVERNMENT INTERESTS AND INVOLVEMENT

- (1) To obtain the support and assistance of senior governments in the realization of the goals and objectives of this plan where such realization is consistent with the protection and maintenance of federal and provincial interest.
- (2) To support and complement provincial interest where such interest has been made known to the Municipality.

## 3 OBJECTIVES AND POLICIES

---

### 3.1 NATURAL AND HERITAGE RESOURCES

#### **3.1.1 Objectives**

- (1) To encourage the subdivision and development of land in the municipality in an environmentally sustainable manner.
- (2) To protect natural features, resources, communities and ecosystems in the municipality.
- (3) To protect ground water resources from contamination to ensure a safe supply of drinking water.
- (4) To protect known aggregate (gravel) sources from incompatible forms of development.
- (5) To protect historic, archaeological and other features, resources or sites of cultural heritage significance from incompatible development and, where such protection cannot be achieved, to ensure appropriate mitigation of impacts.
- (6) To encourage the preservation of natural wildlife habitat areas and other significant areas of natural vegetation in the municipality.
- (7) To ensure that development does not occur on potentially hazardous land without a site suitability analysis and adherence to appropriate development standards.
- (8) To ensure that the R.M. is aware of and uses the most recent information on flood hazard areas within the municipality as it relates to new subdivision applications and development permits.
- (9) To ensure that development does not compromise identified cultural and heritage resources in the municipality.
- (10) To ensure development does not compromise mining or mineral exploration within the municipality.
- (11) To identify lands that have lease interests in subsurface mineral extraction.

#### **3.1.2 Policies**

- (1) Development shall not deplete or pollute ground water in the municipality.
- (2) The R.M. shall commit to protection of ground and surface water, public health, property and the environment through the use of water management programs that:
  - (a) maintain healthy ecosystems;
  - (b) provide safe and reliable drinking water; and,
  - (c) provide advanced waste water treatment and storm water management to the greatest possible extent within the constraints of the municipality's resources.
- (3) Developments which ensure that water bodies, waterways, shore lands, groundwater and riparian

systems are protected and sustained will be encouraged.

- (4) Council may employ site-specific planning programs, either alone or in cooperation with other agencies, organisations or governments, to protect water bodies, waterways and shore lands. Council may limit, restrict, delay or prohibit development in these areas until site-specific planning has been completed and/or until Council is satisfied that specific development projects will sustain these areas. Site-specific plans may result in limiting or prohibiting development in these areas.
- (5) No development will begin until Council has considered the size and configuration of waterway, water body or shore land, the capacity for public access, the potential impacts (social, economic and environmental) of development, general and site-specific environmental and ecosystem characteristics and economic potential for development in the area. The developer is responsible for all expenses associated with these recommendations. These studies shall be undertaken by qualified professionals at the expense of the developer.
- (6) Agricultural practices, particularly with regard to manure management and chemical application, shall be encouraged to minimise risks to groundwater and surface water.
- (7) Chemicals and other products shall be stored, handled, manufactured, managed and used with methods which prevent and avoid contamination with aquifers and well heads.
- (8) The R.M. shall work in partnership with the Saskatchewan Watershed Authority to maintain and conserve the South Saskatchewan Watershed and its Source Water resources.
- (9) Development shall not damage or destroy fish habitat within the municipality.
- (10) Development shall not needlessly destroy unique flora or critical wildlife habitat.
- (11) Wetland areas along a lake, slough or creek will be protected and, where appropriate, integrated with recreational uses and development. Future development will not alter such wetland areas other than by the addition of appropriate structures such as: walkways, pedestrian bridges, boardwalks, and interpretive media.
- (12) Development shall not damage or destroy any building or site deemed to be of cultural or heritage significance.
- (13) The Council will work with agencies of the provincial government to protect any significant heritage resources, critical wildlife habitat, or rare or endangered species located in the municipality. Where significant potential for the occurrence of such features or resources has been identified to Council, Council may delay development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained. Any costs associated with meeting such requirements will be the responsibility of the applicant.
- (14) Development shall avoid land that is hazardous due to flooding, erosion, slumping or slope instability. Map 2 - Potential Hazard Lands, identifies land in the municipality that is potentially hazardous due to slumping, slope instability or flood susceptibility.
- (15) Where a subdivision is proposed for land that is identified as being potentially hazardous, the applicant shall submit a report that assesses the risk associated with the proposed development and any necessary mitigation measures for development. These studies shall be undertaken by qualified professionals at the expense of the developer.

- (16) Council may require applicants to consult with the Saskatchewan Water Security Agency to assess potential hazards such as slumping and flooding.
- (17) Council may refuse to authorize the subdivision of land or development of structures on land determined to be hazard land or may permit development only in accordance with specified mitigation measures. The costs associated with identifying the risk of proceeding with a proposed development on potentially hazardous land or recommending specified measures to mitigate the risk of development of potentially hazardous land will be the responsibility of the proponent of the proposed development.
- (18) Map 3 - Potential Mining Areas identifies lands within the Municipality that are subject to mining leases. If a major development is proposed within one these areas, including but not limited to a manufacturing plant, refinery, or communal water and sewer system, Council may require the proponent of such development to consult with local mining companies and the Ministry of Energy and Resources to identify potential subsidence risks. If subsidence risks are identified, the developer will be required to consult with a professional engineer to identify appropriate mitigation measures. The costs associated with identifying the risk of proceeding with a proposed development on land that potentially could be affected by subsidence or recommending specified measures to mitigate the risk of development on such land will be the responsibility of the proponent of the proposed development.
- (19) Development shall avoid land that is environmentally sensitive.
- (20) The Zoning Bylaw shall contain development standards for development on or near hazard lands.

## 3.2 MUNICIPAL INFRASTRUCTURE AND SERVICES

### 3.2.1 Objectives

- (1) To ensure that any new development can reasonably be accommodated by existing municipal services.
- (2) To ensure that the road maintenance obligations created by any future residential development can be fulfilled.
- (3) To ensure that development does not create any traffic safety issues.
- (4) To ensure that future development does not exceed capacities of municipal solid waste management and sewage disposal facilities.

### 3.2.2 Policies

- (1) All developments shall provide for:
  - (a) individual on-site water supply appropriate to the proposed use; or,
  - (b) water supply from a regional water distribution system; or,
  - (c) an independent communal water supply system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.
- (2) All developments shall provide for:
  - (a) on-site liquid waste treatment and disposal approved pursuant to *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority; or,
  - (b) an independent communal sewage collection, treatment and disposal system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.
- (3) The Municipality will not be responsible for costs associated with the provision of municipal services to new subdivisions, except for developments owned by the Municipality. Where a private development requires municipal services, the proponent will be responsible for all costs associated with providing the services.
- (4) Council will consider proposed developments on the basis that a licenced solid waste management facility is available for use by the new development
- (5) Council will approve all new developments containing communal water and sewer systems on the basis that the users of these systems will be responsible for the costs of their construction, management and operation through the auspices of a public body such as the Board of an Organized Hamlet, a resident association or a private utility arrangement in the form of a cooperative or non-

profit corporation.

- (6) When reviewing development proposals, Council may request utility companies to indicate their existing and future services in and around the area of the development proposal. The availability of such services will be a consideration in Council's position with respect to development proposals.
- (7) Council will consider any proposals by residents of a hamlet or multiple lot country residential area for the development of a communal water distribution system. Proposals must be based on a preliminary engineering report outlining design requirements and cost estimates for the proposed system and be accompanied by evidence of resident support for the proposal. Financing for any approved system will be derived pursuant to *The Local Improvement Act*. Council will require in its approval that residents assume responsibility for ongoing operation and maintenance of the system through the auspices of an organized hamlet board or a not for profit public utility corporation.
- (8) Where a subdivision of land will require the installation or improvement of municipal services such as roads or streets, utilities, water supply systems, sewage disposal facilities, fire protection facilities the developer will be required to enter into a servicing agreement with the Municipality to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of services that directly or indirectly serve the proposed subdivision. These charges may differ from one proposed subdivision to another based on the particular needs of each development. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.
- (9) Public works in the form of solid and liquid waste management or disposal facilities will be allowed at the discretion of Council subject to locational and development standards as specified in the Zoning Bylaw and subject to the separation distances listed in Table 6-1.
- (10) Council may establish, by separate bylaw, policies respecting garbage pickup and solid waste disposal in country residential subdivisions and other areas of the Rural Municipality.
- (11) Council may, subject to a request by the majority of residents of a hamlet or multi parcel country residential area, agree to the provision of an extended service such as dust control or greater than normal snow clearing service. The financing of such service will be arranged through enactment of a special tax bylaw pursuant to the provisions of Section 312 of *The Municipalities Act, 2005*.
- (12) Transportation Policies
  - (a) The Municipality will cooperate with the Ministry of Government Relations, the Ministry of Highways and Infrastructure, and adjacent municipalities and other adjacent jurisdictions in long-term planning that addresses its transportation needs.
  - (b) Council will endeavour to upgrade the major access roads in the municipality, within the Municipality's ability to pay for such upgrades, and with the support of senior government funding wherever possible.
  - (c) Development shall not create any potentially unsafe traffic conditions. Council will ensure that appropriate road designs, speed limits and traffic control devices are used to help ensure traffic and road safety.



- (d) Development along provincial highways shall be consistent with the safety standards and access policies established by the Ministry of Highways and Transportation.
- (e) The Municipality will not be responsible for the paving of roads in country residential subdivisions.
- (f) Subdivision applications requiring a permanent street or road closure, intended to correct encroachments by development on municipal road right-of-ways, will only be supported after a review by Council, to ensure that:

- It is determined that the permanent street or road closure would not restrict or compromise access to other sites / areas in the Municipality; and,

- It is determined that the street closure would not have an adverse effect on the Rural Municipality's ability to maintain or repair municipal streets and roads.

### 3.3 INTERMUNICIPAL AND JURISDICTIONAL COOPERATION

#### **3.3.1 Objectives**

- (1) To facilitate inter-municipal / jurisdictional cooperation in providing municipal services that are more cost-effective and efficiently delivered on a regional basis.
- (2) To pursue agreements, with neighbouring urban municipalities, that will address future growth directions and joint delivery of services, based on the planning needs of the overall community.

#### **3.3.2 Policies**

- (1) Council will pursue inter-municipal cooperation, with neighbouring urban municipalities, in the provision of municipal services with the interest of improving municipal services and providing them on a more cost-effective basis.
- (2) Council will facilitate cooperation with its urban municipal neighbours with respect to the impact of existing and future urban development on the Municipality's services, facilities, residents and / or natural resources.
- (3) Lands within 1.6 kilometres (1 mile) of the corporate limits of urban municipalities are designated on Map 1 Future Land Use Concept as Rural-Urban Fringe Areas. Map 1 also illustrates Urban Future Growth Areas within each Rural Urban Fringe Area which represents the aerial growth aspirations of each urban municipality.
- (4) Council shall restrict development within Urban Future Growth Areas to Agriculture.
- (5) In all cases that subdivision or zoning bylaw map amendments are proposed within a Rural-Urban Fringe Area, Council shall notify the relevant urban municipality.
- (6) Council will evaluate annexation proposals by all urban municipalities within the Municipality. Council will consider the impact of an annexation:
  - (a) on adjacent rural land uses;
  - (b) on the agricultural productivity of the area;
  - (c) on the relationship of annexed lands to the particular community's growth strategy as defined within its Official Community Plan; and,
  - (d) on the financial implications of the annexation to the Municipality.
- (7) Council will favourably consider boundary alteration proposals where the boundary alteration proposal is intended to accommodate community growth and development sufficient to accommodate up to ten (10) years projected growth providing that this growth is demonstrated to the satisfaction of Council.

### 3.4 AGRICULTURE LAND USE AND DEVELOPMENT

#### **3.4.1 Objectives**

- (1) To recognize the value of high quality agricultural land for continuing productive agricultural use.
- (2) To protect agricultural land use from negative impacts of non-agricultural use and development.
- (3) To ensure that buildings and lots are constructed and maintained to acceptable standards.
- (4) To accommodate intensive agricultural uses in the municipality provided they observe development standards and do not override environmental concerns.
- (5) To promote and encourage agricultural land use practices and development which enhance soil conservation.
- (6) To encourage agricultural and natural resource development which will improve the economic health of the Municipality.
- (7) To encourage, and provide opportunity for, further development and land uses that will result in increased economic diversification, agricultural innovation and agriculture-related value-added activity in the Municipality.
- (8) To accommodate agroforestry as an agricultural use.
- (9) To provide opportunity for farm-based business opportunities.
- (10) To accommodate farm residential needs.

#### **3.4.2 Policies**

- (1) The primary agricultural uses include grain farming, mixed grain/livestock operations, farm operations and farm residences, intensive agricultural uses, agricultural related commercial and industrial developments, and farm or home-based businesses. The Zoning Bylaw will contain an Agriculture District to provide for these uses and compatible development.
- (2) Agriculture and farm-residential building construction will be regulated by the Municipal Building Bylaw.
- (3) Intensive Agriculture Uses:
  - (a) *Intensive Livestock Operations (ILO's)*
    - (i) It is Council's view that development of ILO's is appropriate, provided that unacceptable land use conflicts are not created as a result of such development. In general, Council will support the development of intensive agricultural and livestock operations (ILO's) unless specific locational conflicts would be created.
    - (ii) Intensive livestock operations involving 100 animal units or more will be permitted subject to the discretion of Council in accordance with specific policies contained

herein. An expansion of an operation to provide for a greater number of animal units than the maximum number specified in the initial discretionary use approval, or any change in an operation which alters the species of animal reared, confined or fed in the operation, shall require a new discretionary approval.

- (iii) The Zoning Bylaw may provide for the temporary confinement of cattle on a farm operation during winter months as part of a permitted use general mixed farm operation.
- (iv) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice advertisement of a proposal that will result in development of an intensive livestock operation, or in the expansion or alteration of an intensive livestock operation requiring a new discretionary use approval, and shall hold a public hearing on the proposal.
- (v) Council shall require an applicant to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.
- (vi) Council may require an applicant to utilize manure management practices or other technology than conventional stockpiling and spreading.
- (vii) As a condition of approval, Council may impose standards to reduce the potential for conflict with neighbouring uses which specify:
  - the location of holding areas, buildings or manure storage facilities on the site;
  - manure management practices of the operation;
  - use of synthetic or other covers for liquid manure storage lagoons or earthen manure storage facilities;
  - requirements for monitoring wells for water quality and quantity purpose;
  - use of ventilation measures in buildings to control odours; and,
  - annual confirmation of the availability of sufficient suitable lands for the disposal of manure.
- (viii) Manure Spreading  

Manure spreading is shall comply with the separation distances listed in Table 6-1.
- (ix) Due to the disperse mix and density of residential development in the Municipality, wild boar operations are prohibited.

- (b) *Locational Policies*
  - (i) In order to minimize conflicts between intensive livestock operations and other development, policies for minimum separation ILO's and other forms of development are listed in Table 6-1. These minimum separation distance policies shall apply both to development, alteration or expansion of intensive livestock operations and to other development proposed in the vicinity of existing intensive livestock operations.
  - (ii) Council may require a greater separation from any liquid manure storage lagoon or earthen manure storage facility involved in the operation, to residential and other developments. A separation distance to the lagoon or storage facility from a residence of 1.5 times the distance required as listed in Table 6-1 above will be considered adequate.
- (c) *Other Intensive Agricultural Uses*
  - (I) Intensive agricultural uses, such as nurseries, market gardens and other forms of intensive agriculture aimed at diversification of the farm economy, will be encouraged and permitted subject to the discretion of Council. Council may require the proponents of such developments to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation, as a basis for approval.
  - (ii) The Zoning Bylaw will contain minimum site size standards for intensive agricultural uses. Smaller sites will be permitted for intensive agricultural uses, excluding intensive livestock operations, to facilitate their development.
  - (iii) New intensive agriculture development in the form of market gardens shall maintain minimum separation distances from existing industrial and hazardous industrial uses as listed in Table 6-1.
- (4) **Agricultural Related Commercial and Industrial Uses:**
  - (a) The Zoning Bylaw will list principal agricultural related commercial and industrial uses as discretionary uses.
  - (b) Approval for such commercial or industrial developments may be granted if their function is related to agriculture and only after a review by Council, to ensure that:
    - (i) incompatibility with other land uses will be avoided, including consideration of proximity to urban centres, hamlets and multiple-parcel country residential subdivisions;
    - (ii) policies for environmental quality control will not be jeopardized, including water and waste disposal servicing;
    - (iii) the design and development of the use will conform to high standards of safety, visual quality and convenience;
  - (iv) the development will be situated along an all-weather municipal road; and,

- (v) all relevant approvals are obtained from government agencies for uses such as anhydrous ammonia fertilizer facilities.
- (5) Dwellings (19-2024)
- (a) One single detached dwelling, manufactured dwelling or mobile home will be permitted as a principal use subject to site size requirements. A garage suite or garden suite may be permitted if accessory to a principal dwelling. A garden suite must be approved by a resolution of Council.
  - (b) One principal dwelling will be permitted for agricultural operations. Additional dwelling units may be permitted, by a resolution of Council, if accessory to a legitimate agricultural operation, if it is intended to accommodate farm workers or is a garden suite. A garage suite may be permitted if accessory to a principal dwelling.
  - (c) The granting of a dwelling development permit by Council for accessory dwelling units shall not be construed, in any way, as consent or approval for future subdivision.
- (6) Agricultural Subdivision Policy:
- (a) *Agricultural Land*  
Except as otherwise provided for intensive agricultural operations, the fragmentation of agricultural holdings is not encouraged. However, subdivision of land into parcels smaller than a quarter section for legitimate agricultural purposes will be permitted where:
    - (i) the severity of a financial crisis for a particular agricultural operation is demonstrated, in Council's opinion, to warrant the subdivision of a smaller site to assist debt restructuring or settlement;
    - (ii) it is fragmented from the balance of the quarter section by either natural (river, creek, coulee, etc.) or man made (roadway, railway, etc.) barriers;
    - (iii) it is intended to be consolidated under one title with adjacent land, in accordance with *The Land Titles Act, 2000*, to create a more viable agricultural unit;
    - (iv) the agricultural parcel created results from the subdivision of land for purposes consistent with the objectives and policies in this plan;
    - (v) it is intended to accommodate estate planning or settlement; and,
    - (vi) it will accommodate the purchase or lease of Crown land.
- (7) Farm Based Businesses:
- (a) It is recognized that farm based businesses and on-farm employment opportunities, such as but not limited to bed and breakfast establishments and vacation farms, can provide a valuable contribution to the diversified economic base of the municipality. Farm based businesses shall be listed as discretionary uses in the Zoning Bylaw. Approvals will be based on the evaluation of individual operations relative to specific zoning bylaw criteria to ensure that the agricultural character or land value is not diminished.
  - (b) Farm based businesses that include the provision of commercial accommodation, including but not limited to bed and breakfast establishments and vacation farms, shall maintain minimum separation distances from existing industrial and hazardous industrial uses as shown in Tables 6-1.

- (c) Farm based businesses shall be restricted to a maximum of ten (10) on-site, non-seasonal employees, excluding all principals of the farm based business. Any business with more than ten (10) on-site, non-seasonal employees, excluding all principals of the farm based business, shall be required to seek commercial or industrial zoning designation.

### 3.5 HAMLETS

#### **3.5.1 Objectives**

- (1) To accommodate future development in hamlets which will minimize conflict with other land users.
- (2) To ensure that future development within hamlets is consistent with the capacities of the Municipality's infrastructure to support it.
- (3) Council recognizes the need to regulate the subdivision of land in hamlets with regard to the provision of a safe drinking water supply, the maintenance of appropriate development densities so as to maintain the low density residential character of areas and minimize potential negative impacts on existing development.

#### **3.5.2 Policies**

- (1) The Zoning Bylaw will contain a Hamlet zoning district to accommodate the range of existing residential, commercial and community service uses and to regulate the form and the density of development.
- (2) Limited residential and commercial growth in the form of infilling of existing vacant land shall be allowed in the Hamlets. The provision of additional lots adjacent to existing communities will not proceed until such time as a detailed layout and servicing concept is prepared for the affected Hamlet and is adopted by Council.



## 3.6 RESIDENTIAL LAND USE AND DEVELOPMENT

### **3.6.1 Objectives**

- (1) To ensure that country residential land uses do not jeopardize essential agricultural or other natural resource activities.
- (2) To permit country residential development to provide a growth stimulus to the community and choice of lifestyles for residents.
- (3) To minimize the economic costs of country residential development to the Municipality.
- (4) To ensure that new country residential development is created at a scale and density to discourage the formation of new organized hamlets within the municipality.
- (5) To minimize negative impacts of country residential development on the environment and on surrounding land uses.
- (6) To ensure that buildings and lots are constructed and developed so as to minimize conflict with adjoining land-owners and development.

### **3.6.2 Policies**

- (1) The Zoning Bylaw will provide for low and medium density country residential development to accommodate the range of existing legally established residential uses, forms and densities.
- (2) The Zoning Bylaw will provide for other forms of development, facilities and recreational uses in residential districts that are consistent with and complementary to the overall residential and recreational uses of the district.
- (3) The Zoning Bylaw will regulate the distances of building or structures from the property line, the minimum space to be allowed between buildings, the maximum height of buildings or structures and the maximum coverage of a site by buildings or structures.
- (4) The Zoning Bylaw will require the submission of a site grading plan for development of sites in country residential districts to ensure that there is adequate drainage from a site and that neighbouring properties and municipal infrastructure will not adversely be affected by potential runoff from the development.
- (5) Residential building construction shall be regulated by the Municipality's Building Bylaw.
- (6) Subject to all other policies in this document, Council will consider bare-land condominium development as an alternative to conventional subdivision, to achieve the goals and residential objectives set out in this document.
- (7) Agricultural Residential Policy:
  - (a) *Locational Policies*
    - (i) To retain the agricultural character of the Municipality, a maximum of four (4) agricultural residential subdivisions per quarter section will be allowed at the

discretion of Council. An additional agricultural residential site may be permitted in a quarter section for the subdivision of an existing residence. In no instance shall more than five single-parcel agricultural residential subdivisions be allowed on any quarter section without rezoning to a country residential district. In order to minimize conflict between agricultural residential subdivisions and other development, subdivision and subsequent development may be allowed, subject to the required separation distances listed in Table 6-1.

- (ii) Agricultural residential subdivision and development will be permitted only where direct all-weather public road access has been provided to the satisfaction of Council.

(b) *Development Standards*

The Zoning Bylaw will contain an agricultural residential zoning district to accommodate agricultural residential development as noted herein. Development standards will limit the amount of productive agricultural land taken out of production and ensure that such development does not result in increased road hazards related to the obstruction of sight lines and other issues.

(8) Multiple-Lot Country Residential Policy:

- (a) The Zoning Bylaw will contain a series of country residential zoning districts to accommodate multiple-lot country residential subdivisions.

- (b) Subdivision for non-farm residential development at a density greater than four or five (See Section 3.6.2(7)(a)(i)) residential sites per quarter section but not exceeding twenty seven sites per quarter will be considered for multiple-lot developments, on the basis of project merits relative to the policies in this section. Such subdivision shall be implemented in association with a rezoning to a country residential zoning district.

(c) *Locational Guidelines*

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

- (i) Near a school of sufficient capacity to handle the increase in enrolment or on an existing school bus route;
- (ii) Near power, natural gas and telephone lines of sufficient capacity to handle such development;
- (iii) So that adequate police and fire protection can be conveniently provided;
- (iv) To protect or enhance existing treed areas and/or critical wildlife habitat; and,
- (v) Only where direct all-weather public road access has been provided to the satisfaction of Council.

(d) *Locational Requirements*

(i) In order to minimize conflict between multiple lot country residential subdivisions and other development, multiple-lot country residential subdivisions may be allowed subject to the required separation distances contained in Table 6-1.

(ii) Multiple lot country residential subdivisions shall not be located:

-Where direct all-weather public road access has not been developed, except where arrangements have been made, to the satisfaction of Council, for the development of such access;

-On land subject to flooding, or land where there is a high water table or potential for soil slumping unless it can be demonstrated, in accordance with Section 3.1.2 (17), that the land is safe for development or that recommended mitigation measures will assure the necessary level of safety; and,

-In a linear fashion stretched along municipal roads.

This is basically the same as (v) above but in the negative.

(e) *Development and Design*

(i) Phasing

In considering applications for multiple lot country residential subdivisions, Council shall consider the supply of vacant residential lots which are currently available in the municipality. Council shall avoid excessive and premature subdivision which will lead to the inefficient utilization of municipal and other infrastructure.

(ii) Scale & Density

Each multiple lot country residential subdivision development shall be limited to a maximum area of 64.8 hectares (160 acres).

(iii) Concept Plan

Council will require, in the interests of ensuring a comprehensive and planned approach to development, the preparation of a concept plan for the entire area that will ultimately be developed and submission of supporting documentation, where appropriate, as follows:

-Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other environmental hazards, together with any required mitigation measures. These measures may be attached as a condition for a development permit approval;

-Engineering reports to address concerns such as availability of water supply, surface water drainage, and sewage treatment and disposal;

-Traffic Impact Assessment to address potential transportation impacts resulting from additional traffic generated by the subdivision; and,

-The initial concept plan shall provide an integrated layout for the total country residential subdivision development envisioned, showing road layout and access to external public road, phasing of development, and dedicated lands. Once the initial concept plan has been accepted by Council, and subdivision and development commences, no subsequent subdivision that is inconsistent with the approved concept plan and all policies in this document will be permitted without acceptance of a revised concept plan by Council.

(iv) Services

Based on the recommendations of engineering reports as per Section (iii), above:

*Traffic*

- roads within the proposed development area shall be designed and constructed to a standard determined by the Municipality; and,

- the developer may be required to contribute, in whole or in part, to the upgrading of roads outside the development area which may be impacted by traffic generated by the proposed development.

*Water*

-each site in the proposed development area shall have its own independent water system; or,

-each site in the proposed development area will be connected to a Regional Water Distribution system; or,

-each site in the proposed development area will be serviced with an independent communal water supply system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.

*Sewer*

-each site in the proposed development area shall have its own independent sewage disposal system approved by the Regional Health Authority; or,

-each site in the proposed development area will be serviced with an independent communal sewage collection, treatment and disposal system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.

*Solid Waste*

-Council will approve new development subject to the availability of facilities for the disposal of solid waste by future residents in a licensed solid waste management facility.

(f) *Development Standards*

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

(9) Home Based Business

It is recognized that home-based businesses can provide a valuable contribution to the diversified economic base of the Municipality. Approvals will be based on the evaluation of individual operations relative to specific zoning bylaw criteria to ensure that the residential character or land value is not diminished.

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

### 3.7 COMMERCIAL / INDUSTRIAL LAND USE AND DEVELOPMENT

#### **3.7.1 Objectives**

- (1) To ensure that buildings and lots are constructed and maintained to acceptable standards.
- (2) To maintain and enhance the existing nodes of commercial and industrial development in the municipality.
- (3) To facilitate new commercial and industrial development that would avoid land use conflicts.
- (4) To protect existing and future agricultural-oriented industrial land uses in the municipality from incompatible forms of development.
- (5) To ensure that future agricultural-oriented industrial land uses do not conflict with other land uses and development within the municipality.

#### **3.7.2 Policies**

- (1) The Zoning Bylaw will contain a commercial district that will accommodate existing legally established and future commercial development.
- (2) Principal light industrial uses will be accommodated as permitted uses within an industrial zoning district.
- (3) Principal heavy industrial uses will be accommodated as discretionary uses within the industrial zoning district.
- (4) Commercial and industrial building construction will be regulated by the Municipality's Building Bylaw.
- (5) In association with an application for a development permit, Council shall require submission of a site grading plan demonstrating that there is adequate drainage from a site and that neighbouring properties and municipal infrastructure will not be adversely affected by potential runoff from the development.
- (6) Future commercial or industrial subdivisions or re-zoning for commercial or industrial development shall avoid conflict with existing land uses and development. Conflict with existing land uses and development will be demonstrated by, but such demonstration will not necessarily be limited to, the following:
  - (a) anticipated levels of noise, odour, smoke, fumes, dust, night lighting, glare, vibration or other emissions emanating from the operation will be sufficient to affect the residential character of existing residential areas; or,
  - (b) anticipated increased levels or types of vehicle traffic may create unsafe conditions or situations for vehicles, cyclists or pedestrians within or adjacent to existing residential areas.

- (7) Highway commercial uses should maintain the functional integrity of the highway, through the use of service road systems, or controlled highway access points, which are approved by Saskatchewan Highways and Infrastructure.
- (8) Industrial uses shall maintain the minimum separation distances from existing development as listed in Table 6-1.
- (9) Before considering an industrial or commercial development, subdivision or rezoning application, Council may require that the development application contain information with respect to:
  - (a) the types of industry or commercial use to be contained on the site;
  - (b) the size and number of parcels proposed;
  - (c) the installation and construction of roads, services, and utilities;
  - (d) the potential impacts on adjacent land uses, and proposed measures to mitigate any negative impacts;
  - (e) the environmental suitability of the site and other potentially affected lands with particular consideration to the soils, topography, drainage and availability of services, proximity to public recreation and wildlife management areas and hazard land;
  - (f) a Traffic Impact Assessment to address potential transportation impacts resulting from additional traffic generated by the subdivision
  - (g) the access, egress, and the potential impacts of the proposed development on the highway system and traffic safety;
  - (g) development standards or design criteria that include such aspects as parking for large trucks, landscaping, screening, storage, and signage; and,
  - (h) any other matters that Council considers necessary.
- (10) Commercial and industrial development is encouraged to locate along existing primary transportation corridors.
- (11) Where Council is of the belief that a proposed commercial or industrial development may require large volumes of water, Council may require the applicant to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.
- (12) *Hazardous Industries*

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

- (a) It is Council's view that hazardous industries have the potential to negatively affect the general welfare of nearby residents and farm operations, relating to such factors as decreased land values and perceived hazards. Therefore, in order to minimize conflict

between hazardous industrial uses and other development, policies for minimum separation distances between hazardous industrial uses and other principal land uses are listed in Table 6-1. These minimum separation distance policies shall apply both to development, alteration or expansion of hazardous industries and to other development proposed in the vicinity of existing hazardous industries.

- (b) Separation from permanent surface water bodies or water courses of at least 1.6 km (1 mile).
- (c) Buildings or yards used for the storage, handling or processing of hazardous materials shall be located at least 75 m (250 feet) from any road or railway right-of-way.
- (d) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice of a proposal that will result in development, expansion or alteration of a hazardous industrial use and shall hold a public hearing on the proposal.

(13) *Aggregate Extraction*

- (a) Subdivision of land for non-agricultural use shall not be permitted on land known to have source aggregate potential so as to not interfere with future extraction.
- (b) Aggregate extraction shall be subject to the following policies:
  - (i) Council shall encourage the extraction of significant commercial aggregate resources prior to development that would preclude or constrain future extraction of the resource.
  - (ii) In order to minimize conflicts, requirements for minimum separation distances between aggregate extraction and other uses are listed in Table 6-1.
  - (iii) Council shall consider discretionary use applications for aggregate extraction subject to:
    - (a) reclamation and restoration of the land for an approved end use;
    - (b) the manner in which the pit or quarry is to be operated;
    - (c) limiting or avoiding land use conflict due to noise, vibration, smoke, dust, odour or potential environmental contamination; and,
    - (d) minimizing the effect of the operation on roadways and other infrastructure.
    - (e) ensuring road access is sufficiently located as to limit impact on existing residential dwelling units.
  - (iv) Aggregate extraction shall meet all municipal bylaws and provincial regulations respecting access to and from provincial highways and municipal roads and shall ensure that road access to the operation is located, as far as possible, from existing residential dwellings.
  - (v) The R.M. shall collect Aggregate Extraction Fees consistent with the established provincial rate.



- (vi) Aggregate extraction uses shall be developed, operated, and remediated in a manner which minimizes land use conflicts with nearby uses. The onus shall be on the operator of the aggregate extraction use to mitigate any impacts resulting from the operation. Appropriate mitigation measures may include:
  - (a) the provision of buffer areas between the operation and surrounding land uses;
  - (b) screening, berming, and landscaping;
  - (c) noise suppression;
  - (d) dust palliation;
  - (e) ongoing road maintenance;
  - (f) the routing of haul roads; and
  - (g) other actions necessary to address specific land use conflicts.

## 4 FUTURE LAND USE CONCEPT

---

The Future Land Use Concept for the Rural Municipality of Vanscoy No. 345 reflects the present land use patterns as well as identified opportunities for, and constraints on, future land use and development within the municipality. The concept identifies four "Policy Areas," to be referred to as:

- (1) Agriculture Policy Area
- (2) Residential Policy Area
- (3) Highway Corridor Policy Area
- (4) Industrial and Commercial Policy Area

The purpose of these Policy Areas shall be to help in applying the general goals, objectives and policies of the Official Plan, as well as objectives and policies relating more specifically to the spatial distribution of land use and development opportunities and constraints.

The designation of these Policy Areas in the Official Community Plan is shown on the map entitled "Map 1 Future Land Use Concept", which forms part of the policies set out in this Plan.

## 4.1 AGRICULTURAL POLICY AREA

### **4.1.1 Intent**

The intent of the Agriculture Policy Area is to encourage agriculture, agricultural related commercial and other natural resource-oriented developments and uses.

### **4.1.2 Separate Residential Sites**

Within the Agriculture Policy Area, single parcel residential development may occur in a limited fashion on separate sites, subject to the general and residential development policies in the Official Community Plan and to the development standards set out in the Zoning Bylaw.

### **4.1.3 Implementation**

- (1) Agriculture Policy Area development requirements, limitations and standards shall be further specified in the Zoning Bylaw. Generally, land within the Agriculture Policy Area will be zoned as Agriculture District for agriculture development, farm-based businesses, single parcel country residential development and other compatible uses.
- (2) Lands within the Agriculture Development Policy Area occupied by existing commercial, industrial or multiple parcel residential development will be zoned for such purposes in the Zoning Bylaw.
- (3) Where applications for commercial, industrial or multiple parcel residential development or subdivisions are made in the Agriculture Policy Area, Council may consider amending the Future Land Use Concept and Zoning Bylaw to accommodate such development where it is demonstrated that:
  - (a) site conditions are suitable for the type of development;
  - (b) negative environmental impacts of such development are avoided or suitably mitigated;
  - (c) the proposed development will not conflict with surrounding land uses and development; and,
  - (d) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.

## 4.2 RESIDENTIAL POLICY AREA

### **4.2.1 Intent**

The intent of the Residential Policy Area is to accommodate single parcel, multiple parcel and existing hamlet residential development as well as highway commercial development of a nature and at a scale sufficient to serve local residents and the travelling public.

### **4.2.2 Implementation**

- (1) Lands within the Residential Policy Area occupied by existing country residential and hamlet residential development will be zoned for such purposes in the Zoning Bylaw.
- (2) Elsewhere within the Residential Policy Area, until and unless applications for country residential development are approved, land will be zoned generally as Agriculture District.
- (3) Council will not approve requests for the rezoning of land to Hamlet District to accommodate the subdivision and development of new hamlets.
- (4) Where applications for multiple lot residential development or subdivisions are made in the Residential Policy Area, Council will consider such applications favourably and make required amendments to the Zoning Bylaw to accommodate such developments where it is demonstrated that:
  - (a) site conditions are suitable for multiple parcel country or development;
  - (b) negative environmental impacts of such development are avoided or suitably mitigated; and,
  - (c) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.
- (5) Where applications for highway commercial development or subdivisions are made in the Residential Policy Area, Council will only consider amending the Zoning Bylaw to accommodate such development where it is demonstrated that:
  - (a) site conditions are suitable for the type of development;
  - (b) negative environmental impacts of such development are avoided or suitably mitigated;
  - (c) the proposed development would not conflict with surrounding land uses and development;
  - (d) the proposed development would not compromise or restrict future long-term residential development in the broader Residential Policy Area; and
  - (e) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.
- (6) New Intensive Livestock Operations shall not be permitted in the Residential Policy Area.

- (7) New Industrial subdivisions shall not be permitted in the Residential Policy Area.

## 4.3 HIGHWAY CORRIDOR POLICY AREA

### **4.3.1 Intent**

The intent of the Highway Corridor Policy Area is to accommodate a diverse range of commercial and industrial development. A broad range of service commercial and industrial uses that require large land areas and minimal services will be encouraged to locate in industrial park settings. Highway commercial development intended to serve the needs of the travelling public will be considered appropriate in this area. Single and multiple lot residential development will be allowed in accordance with appropriate zoning and development standards.

### **4.3.2 Implementation**

- (1) Lands within the Highway Corridor Policy Area occupied by existing commercial or industrial development will be zoned for such purposes in the Zoning Bylaw.
- (2) Elsewhere within the Highway Corridor Policy Area, until and unless applications for commercial or industrial development are approved, land will be zoned generally as Agriculture District.
- (3) Where applications for commercial or industrial development or subdivisions are made in the Highway Corridor Policy Area, Council will consider such applications favourably and make required amendments to the Zoning Bylaw to accommodate such development where it is demonstrated that:
  - (a) site conditions are suitable for commercial or industrial development;
  - (b) negative environmental impacts of such development are avoided or suitably mitigated; and,
  - (c) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.
- (4) Where applications for single or multiple lot residential development or subdivisions are made in the Highway Corridor Policy Area, Council will only consider amending the Zoning Bylaw (if required) to accommodate such development where it is demonstrated that:
  - (a) site conditions are suitable for the type of development;
  - (b) negative environmental impacts of such development are avoided or suitably mitigated;
  - (c) the proposed development would not conflict with surrounding land uses and development;
  - (d) the proposed development would not compromise or restrict future long-term commercial and industrial development in the broader Highway Corridor Policy Area; and,
  - (e) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.

- (5) Where applications for subdivision and development are made in the Highway Corridor area within a Rural Urban Fringe Area as designated on Map 1 Future Land Use Concept, Council will only consider amending the Zoning Bylaw (if required) to accommodate such development provided:
  - (a) the proposed development is situated outside the Urban Future Growth Area within a designated Rural Urban Fringe; and,
  - (b) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.

## 4.4 INDUSTRIAL AND COMMERCIAL POLICY AREA

### **4.4.1 Intent**

The intent of the Industrial and Commercial Policy Area is to accommodate a diverse range of commercial and industrial development. A broad range of service commercial and industrial uses that require large land areas and minimal services will be encouraged to locate in industrial park settings. Highway commercial development intended to serve the needs of the travelling public will be considered appropriate in this area. Single lot residential development will be discouraged and multiple lot residential development will be prohibited in the Industrial and Commercial Policy Area.

### **4.4.2 Implementation**

- (1) Lands within the Industrial and Commercial Policy Area occupied by existing commercial or industrial development will be zoned for such purposes in the Zoning Bylaw.
- (2) Elsewhere within the Highway Corridor Policy Area, until and unless applications for commercial or industrial development are approved, land will be zoned generally as Agriculture District.
- (3) Where applications for commercial or industrial development or subdivisions are made in the Highway Corridor Policy Area, Council will consider such applications favourably and make required amendments to the Zoning Bylaw to accommodate such development where it is demonstrated that:
  - (a) site conditions are suitable for commercial or industrial development;
  - (b) negative environmental impacts of such development are avoided or suitably mitigated; and,
  - (c) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.
- (4) Where applications for single lot residential development or subdivisions are made in the Highway Corridor Policy Area, Council will only favourably consider a discretionary use application or subdivision to accommodate such development where it is demonstrated that:
  - (a) site conditions are suitable for the type of development;
  - (b) negative environmental impacts of such development are avoided or suitably mitigated;
  - (c) the proposed development would not conflict with surrounding land uses and development;
  - (d) in the case of a subdivision, the proposal would subdivide a dwelling that lawfully existed on January 1<sup>st</sup>, 2018, from the balance of a quarter section.
  - (e) in the case of a discretionary use, the proposal would develop a house on a site that lawfully existed on January 1<sup>st</sup>, 2018.
  - (e) the proposed development would not compromise or restrict future long-term commercial



and industrial development in the broader Highway Corridor Policy Area; and,

- (f) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.
- (5) New subdivisions for multiple lot residential development are prohibited in the Industrial and Commercial Policy Area.
- (6) Where applications for subdivision and development are made in the Highway Corridor area within a Rural Urban Fringe Area as designated on Map 1 Future Land Use Concept, Council will only consider amending the Zoning Bylaw (if required) to accommodate such development provided:
- (a) the proposed development is situated outside the Urban Future Growth Area within a designated Rural Urban Fringe; and,
  - (b) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.

## 5 IMPLEMENTATION

---

### 5.1 ZONING BYLAW

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

#### **5.1.1 Purpose**

The purpose of the Rural Municipality's Zoning Bylaw is to control the use of land providing for the amenity of the area within Council's jurisdiction and for the health, safety and general welfare of the inhabitants of the Rural Municipality.

#### **5.1.2 Content and Objectives**

The Zoning Bylaw will implement the land use policies contained in this Official Community Plan by prescribing and establishing zoning districts for a variety of land uses. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations, off-street parking, landscaping and so forth.

#### **5.1.3 Amending the Zoning Bylaw**

When considering applications to amend zoning regulations or standards, or requests for the rezoning of land, Council shall consider such proposals within the context of:

- (1) the nature of the proposal and its conformance with all relevant provisions of this Official Community Plan.
- (2) the need to foster a rational pattern of relationships among all forms of land use and to protect all forms of land use from harmful encroachments by incompatible uses.
- (3) the need for the form of land use proposed and the supply of land currently available in the general area capable of meeting that need.
- (4) the capability of the existing road system to service the proposed use and the adequacy of the proposed supply of off-street parking.
- (5) the capability of existing community infrastructure to service the proposal, including water and sewer services, parks, schools and other utilities and community services.

#### **5.1.4 Zoning by Agreement**

- (1) Where an application is made to Council to rezone land to permit the carrying out of a specified proposal, Council may, for the purpose of accommodating the request, enter into an Agreement with the Applicant pursuant to Section 69 of *The Planning and Development Act, 2007*.
- (2) Section 5.1.3 of this Official Community Plan shall apply in the review of applications for rezoning by agreement.

- (3) Council may enter into an agreement with the applicant setting out a description of the proposal and reasonable terms and conditions with respect to:
  - (a) the uses of the land and buildings and the forms of development;
  - (b) the site layout and external design, including parking areas, landscaping and entry and exit ways; and,
  - (c) any other development standards considered necessary to implement the proposal, provided that the development standards shall be no less stringent than those set out in the requested underlying zoning district.
- (4) Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.

## 5.2 OTHER IMPLEMENTATION TOOLS

### **5.2.1 Subdivision Application Review**

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

- (1) Ensured that all policies and guidelines established regarding occupancy levels, development standards and design of the subdivision, as set out in this Official Community Plan, have been satisfied;
- (2) Ensured that the application is in conformity with the Zoning Bylaw;
- (3) Negotiated the terms of a servicing agreement, if required, with the applicant; and,
- (4) Determined its wishes with respect to the dedication of lands.

### **5.2.2 Dedicated Lands**

- (1) When reviewing any application for subdivision, Council may indicate to the approving authority, its desire to have unstable or flood-prone areas set aside as environmental reserve and/or municipal reserve, as a condition of subdivision approval, pursuant to Section 185 of *The Planning and Development Act, 2007*.
- (2) Pursuant to *The Planning and Development Act, 2007*, Council may elect to request that an approving authority require the owner of land that is the subject of a proposed subdivision to provide money in place of all or a portion of land that would otherwise be required to be dedicated as municipal reserve.

### **5.2.3 Municipal Land Banking**

Where private development of land for urban purposes is not occurring to meet the Rural Municipality's land use requirements, Council may undertake to acquire land for subdivision or development to meet such demand. Council will determine a suitable pricing system for resale of any lots developed.

### **5.2.4 Land Purchase and Exchange**

To facilitate the relocation of non-conforming uses, Council may consider a program for acquiring such sites, or for exchanging municipally owned land in an appropriate area of the Rural Municipality for the relocation of those uses.

### **5.2.5 Building Bylaw**

Council will use its building bylaw to provide standards for the construction, repair and maintenance of buildings in the community as well as ensuring acceptable physical conditions. Provisions for occupancy permits and inspections can be included in the bylaw.

### **5.2.6 Development Levies and Servicing Fees**

- (1) In accordance with Section 169 of *The Act*, the Council may establish, by separate bylaw, development levies for the purpose of recovering all or a part of the capital cost of providing, altering, expanding or upgrading services and facilities associated with a proposed development within an existing subdivided area. Such bylaw must be based on studies to establish the cost of municipal servicing and recreational needs and on a consideration of future land use and development and the anticipated phasing of associated public works.
- (2) In accordance with Section 172 of *The Act*, a Council may require a servicing agreement with the applicant for subdivision approval. In order to provide overall direction and guidance in the negotiation of individual agreements with applicants a Council may establish, by resolution, a schedule of development specifications and servicing fees. Such servicing specifications will provide a consistent set of development standards for provision of services and works by developers within a proposed subdivision development. Subdivision servicing fees contribute in whole or in part towards the capital costs of services within or outside the subdivision that directly or indirectly serve the proposed subdivision.

## 5.3 OTHER

### **5.3.1 Updating the Official Community Plan**

Plans and projections for future development shall be monitored on an ongoing basis. Policies contained in this Official Community Plan, including the Future Land Use Concept, shall be reviewed and updated as required.

### **5.3.2 Further Studies**

As necessary, Council will undertake such studies or programs required to facilitate and encourage the growth and development of the Rural Municipality of Vanscoy no. 345.

### **5.3.3 Cooperation and Inter-Jurisdictional Consideration**

Council shall cooperate with senior governments, other municipalities and public and private agencies to implement this Official Community Plan.

### **5.3.4 Programs**

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

### **5.3.5 Provincial Land Use Policies and Interests**

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

### **5.3.6 Binding**

Subject to Section 40 of *The Planning and Development Act, 2007*, the Official Community Plan shall be binding on the Rural Municipality, the Crown, and all other persons, associations and other organizations, and no development shall be carried out that is contrary to this Official Community Plan.

### **5.3.7 Definitions**

The Zoning Bylaw definitions shall apply to this Official Community Plan.

## 6 SEPARATION DISTANCES BETWEEN USES

<b>Table 6-1: Separation Distances Between Uses (in metres)</b>  <b>Rural Municipality of Vanscoy No. 345</b>		<b>Municipal Wells</b>	<b>Residential *</b>			<b>Parks, Playgrounds and Recreation Facilities</b>	<b>Urban Municipality</b>
			<b>Single Building Site</b>	<b>Multi-parcel Agricultural Residential or Hamlet</b>	<b>Businesses Providing Overnight Accommodation, Market Gardens, and Greenhouses</b>		
<b>Intensive Livestock Operation</b>	100 – 300 A.U.	1,600	300	1,600	300	300	1,600
	301 – 1,000 A.U.	1,600	800	2,400	800	800	2,400
	> 1,000 A.U.	1,600	1,200	3,200	1,200	1,200	3,200
<b>Manure Spreading</b>		100	100	100	100	100	100
<b>Aggregate Extraction</b>		--	305	305	305	--	--
<b>Waste Disposal Facilities</b>	Solid	1,600	457	457	457	457	457
	Liquid	1,600	457	457	457	457	457
<b>Commercial Anhydrous Ammonia Storage Facility</b>	Non-refrigerated	--	305	305	305	305	305
	Refrigerated	--	600	600	600	600	600
<b>Hazardous Industrial</b>		1,600	1,600	2,400	1,600	1,600	2,400
<b>Industrial</b>		800	800	800	800	800	800

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

- (1) Single residential building...
- (2) Multi-parcel or hamlet residential building site...
- (3) Businesses providing overnight accommodation...
- (4) Park, playground or recreation facility...
- (5) Municipal well
- (6) Urban municipality...
- (7) Intensive livestock operation...
- (8) Aggregate extraction use...
- (9) Solid or liquid waste disposal facility...
- (10) Anhydrous ammonia storage facility...
- (11) Commercial site...
- (12) Hazardous industrial site...
- (13) Manure spreading area

... to the nearest residential building, corporate limit of an urban municipality, ILO, aggregate extraction use, anhydrous ammonia storage facility, solid or liquid waste disposal facility, or to the site lines for other uses.

- \* All residences existing as of the adoption date of this bylaw are exempt from the separation distances required in Table 6-1, which means existing residences can be reconstructed or expanded at their existing locations, regardless of setback requirements. Manure spreading must adhere to the setbacks outlined in Table 6-1 in any case.
- \* Council may reduce the prescribed separation distances where there is agreement between the affected parties. Such agreement must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be party to the agreement and may use Section 235 of *The Act* to register an interest to the titles of the affected land.
- \* Council may require a separation twenty per cent (20%) greater than listed in Table 6-1 where an unacceptable land use conflict would result with existing developments. (e.g. in instances where higher nearby development intensity or

topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels)

- \* Separation distances for Manure Spreading to not apply to residences owned by the person spreading manure.
- \* Acceptable manure incorporation methods include: tandem disc, cultivation or vertical tillage.

## 7 MAPS

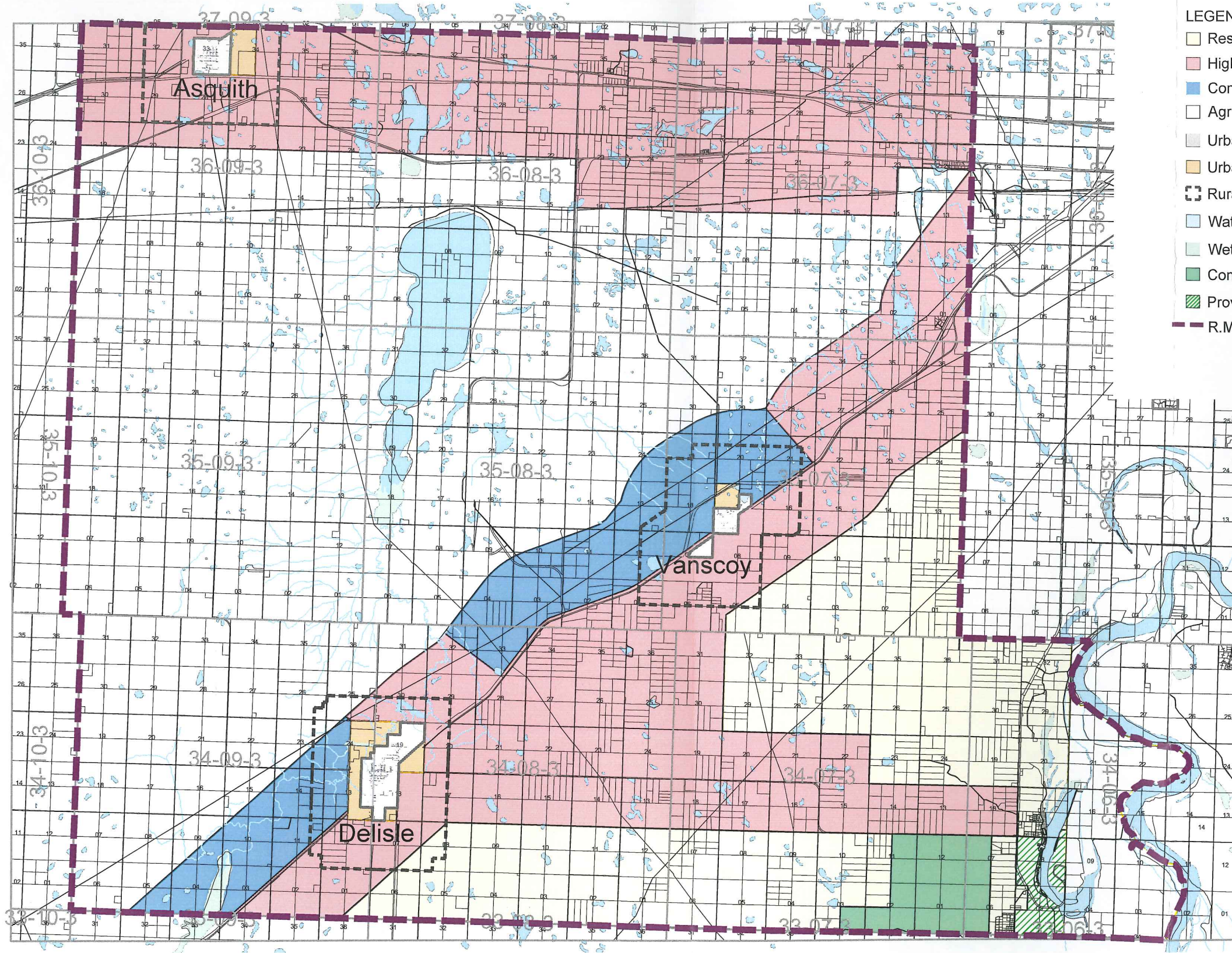
---

MAP 1: FUTURE LAND USE CONCEPT

MAP 2: POTENTIAL HAZARD LANDS

MAP 3: POTENTIAL MINING AREAS

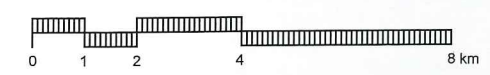




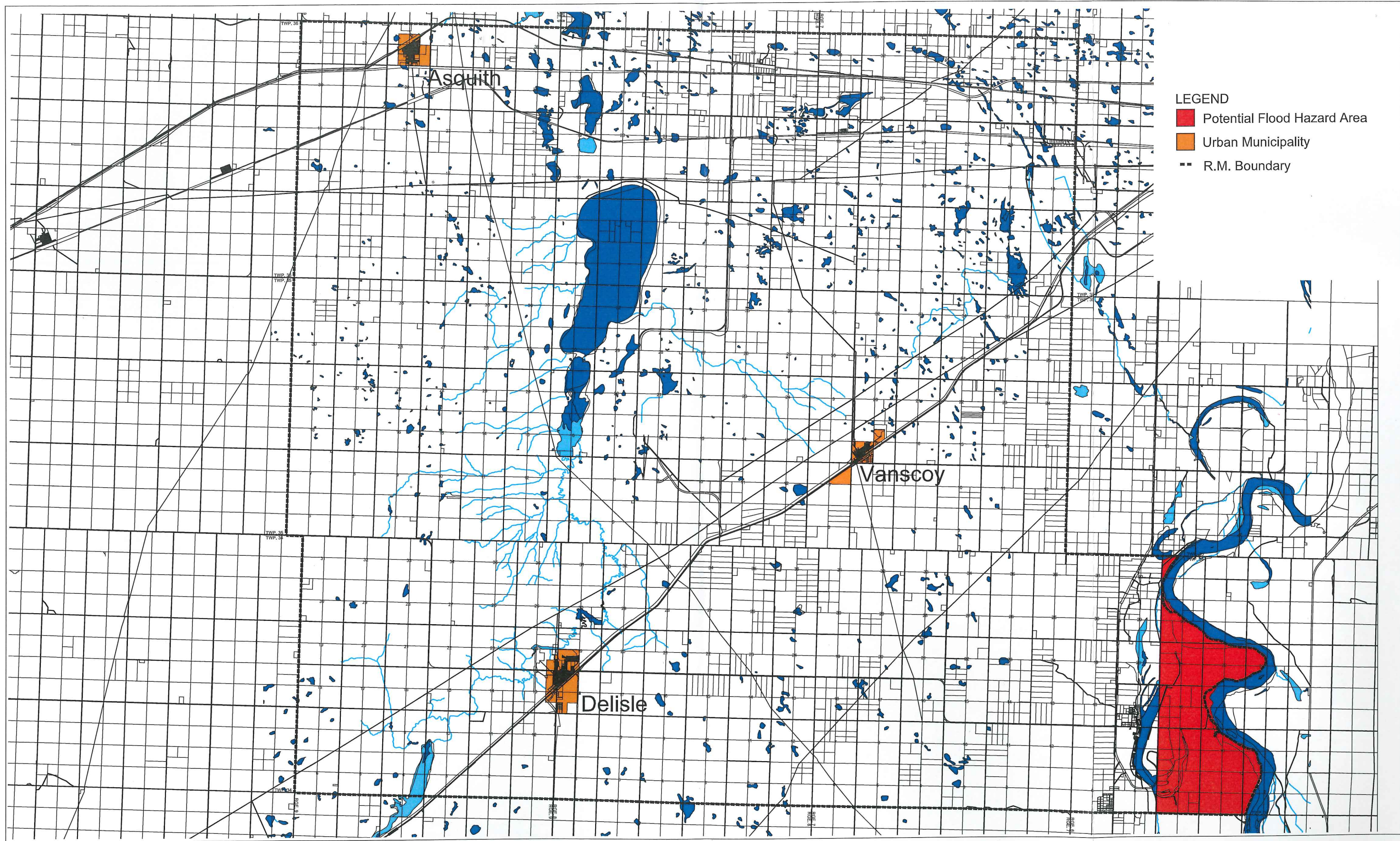
- LEGEND**
- Residential Policy Area
  - Highway Corridor Policy Area
  - Commercial/Industrial Corridor Policy Area
  - Agricultural Policy Area
  - Urban Municipality
  - Urban Future Growth Area
  - Rural - Urban Fringe
  - Waterbody
  - Wetland
  - Community Pasture
  - Provincial Park
  - R.M. Boundary

# RM of Vanscoy Official Community Plan

Map 1 - Future Land Use Concept





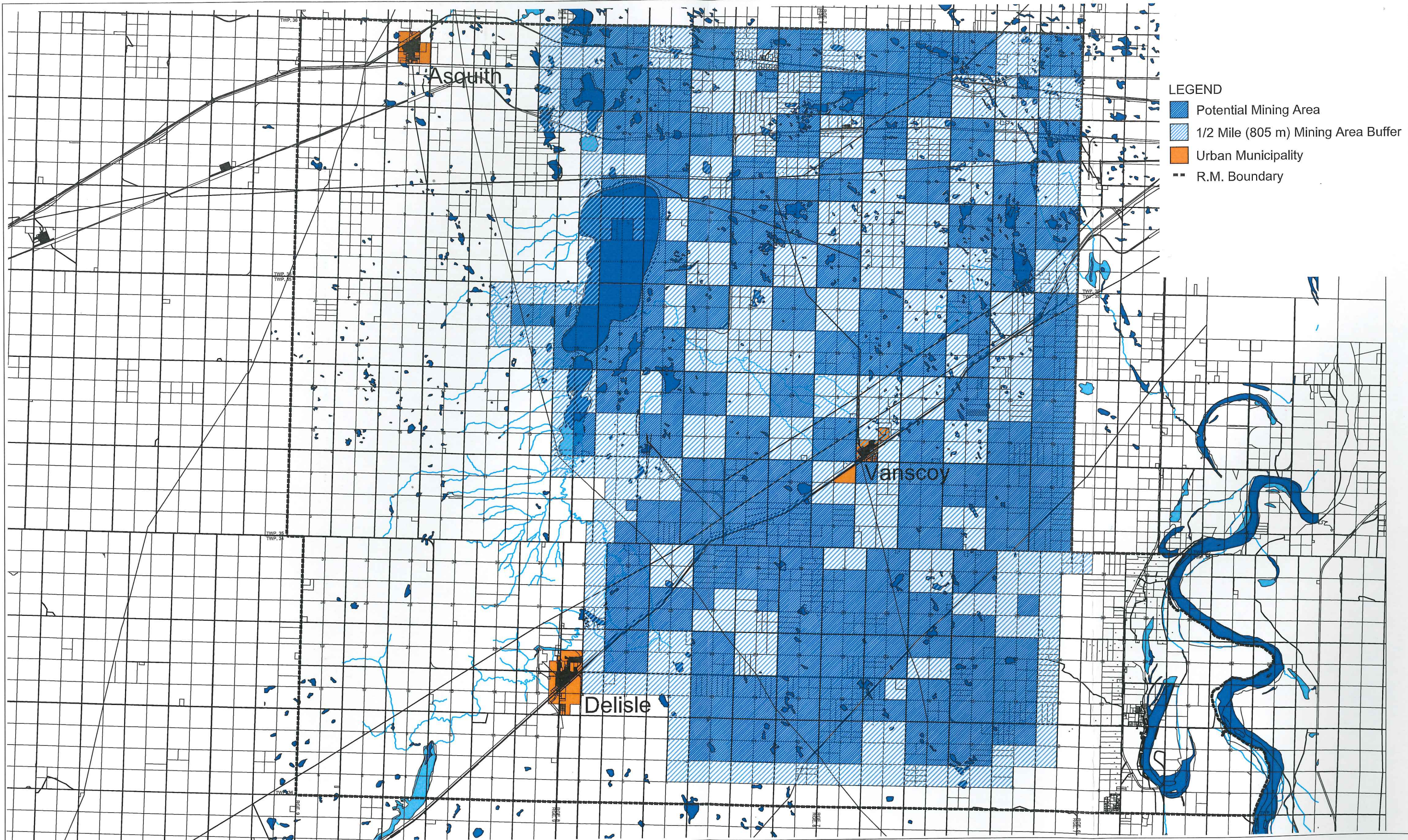


- LEGEND
- Potential Flood Hazard Area
  - Urban Municipality
  - R.M. Boundary

Rural Municipality of Vanscoy Official Community Plan  
Map 2 - Potential Hazard Lands  
CROSBY HANNA & ASSOCIATES - LANDSCAPE ARCHITECTURE AND PLANNING -







- LEGEND**
- Potential Mining Area
  - 1/2 Mile (805 m) Mining Area Buffer
  - Urban Municipality
  - R.M. Boundary

# Rural Municipality of Vanscoy Official Community Plan

Map 3 - Potential Mining Areas  
 CROSBY HANNA & ASSOCIATES - LANDSCAPE ARCHITECTURE AND PLANNING -



## Appendix A

# Country Residential Evaluation Workbook

## **Rural Municipality of Vanscoy No. 345 Country Residential Development Proposal Checklist**

This checklist is intended to allow Council to thoroughly evaluate the impact of new country residential subdivisions on the municipality and its residents. The checklist is intended to raise awareness of the issues and concerns typically related to country residential development in the R.M. and to allow developers an opportunity to demonstrate how their proposal might address these issues. Council will base decisions on considering rezoning applications related to new country residential subdivisions on the information contained in this checklist, subject to other relevant Bylaws and policies of the Municipality.

Please answer questions in the space provided within this workbook and attach additional sheets if necessary.

### **1. Natural and Built Environmental Considerations**

---

The quality of both the physical and built environment can have a great influence on human health. These qualities may include physical human health; the natural environment's ability to maintain living conditions such as clean air, water and a suitable climate; production of renewable resources; quality of life for all people; and the beauty / aesthetics of the environment.

Please comment on the following development components:

#### **1.1 What is the total area of the subdivision (hectares)?**

Total subdivision area:

---

#### **1.2 How many residential sites are proposed by the subdivision?**

Total number of sites:

Range of site size (smallest site – largest site):

- 1.3 How does the subdivision design address stormwater management (e.g., wet/dry ponds, natural features, linear parks, green roof treatment, permeable paving, on-site drainage)? Will stormwater be managed on-site?**

*Minimizing the impact of stormwater helps to reduce and /or prevent pollution and flooding as well as promote aquifer recharge. Stormwater management systems become increasingly important as areas become developed, both in terms of managing increased volumes and preventing pollution.*

Describe:

---

- 1.4 Are there geotechnical hazards (steep slope, streamsides, shorelines)?**

*Early recognition of geotechnical hazards is an important step in reducing the incidence of expensive and potentially unsafe situations.*

Yes/No

Describe:

---

- 1.5 Is this a “brown-field” site or other potentially contaminated area (e.g. old farm yard, railway right-of-way)? If yes, is (was) environmental site remediation to be part of (part of) the development process?**

*Brown-field sites or land that may have been used for potentially noxious industrial or commercial purposes (e.g. dry cleaning, farm sites, gas stations) that may have been contaminated by hazardous waste or pollution and need to be restored / decontaminated before development occurs. Brown-field sites are unsafe to redevelop before an environmental remediation takes place.*

Yes/Not Applicable

If yes, briefly outline proposed (actual) remediation approach (including the standards that were adhered to):

---

Comment on inclusion of the following methods to reduce energy use and improve air quality:

- 1.6 Energy efficiency of proposed structures and / or subdivision layout (e.g., building location responding to daily sun/shade patterns, north-south orientation of residential sites, high performance envelopes, passive solar gain, solar shading, natural ventilation, ground heating/cooling).**

*Reducing energy consumption through design and layout of buildings and communities conserves non-renewable fossil fuels, reduces air, water and land pollution, and reduces energy costs to the public. Site planning and building design are key components in increasing energy efficiency.*

Yes/No

Describe:

---

- 1.7 What proportion (%) of residential sites in the subdivision have a north-south orientation appropriate for taking maximum advantage of passive solar energy?**

*Passive Solar Energy makes use of a steady supply of energy by means of building design and orientation. It reduces fuel consumption, lowers energy bills and increases natural light. Appropriate solar orientation for residential sites shall be defined as sites oriented within 30 degrees of a north-south axis.*

Proportion (%):

---

- 1.8 Are there any existing wetlands that would be affected by this proposal?**

Yes/No

Describe:

---

- 1.9 Will greenspace and trees be provided within the subdivision (includes retention of existing trees)? Are there unique greenspace provisions that will contribute to the sustainability of the development?**

*Provision of more than one type of green space contributes to the diversity of the community and satisfies the various functional aspects of open space (e.g. programmed, passive, natural drainage, mobility).*

Yes/No

Describe:

---

- 1.10 Are there any significant existing environmental features that will be maintained, enhanced or destroyed on the site (e.g., tree and/or shrub or other natural feature preservation, cultural / heritage resource preservation)?**

*Maintaining or enhancing environmental features and significant archaeological sites helps to create a sense of community, protects the natural environment, a community's past and creates unique and distinctive places for people to live and enjoy.*

Yes/No

Describe:

---

- 1.11 What is the length (in lane metres) of the streets (by type, including walkways) in the development?**

*The total amount of transportation infrastructure can be compared to the size of the subdivision and expected population of the subdivision at full build-out size. A lane metre is defined as 1 metre x 2.5 metres (2.5 m<sup>2</sup>).*

Length of streets:

---



**1.12 Are actions proposed to mitigate noise (e.g., traffic, industry, agricultural uses)?**

*Mitigative measures could include noise attenuation walls, buffers, berms, vegetation, etc.*

**Yes/No**

Describe:

---

**1.13 How is the layout of the streets designed (e.g. grid, curvilinear)?**

*Street layout can influence maintenance costs as well as connectivity with surrounding development. Intersections and sight lines related to streets can influence public safety.*

Describe:

---

## 2. Social and Cultural Considerations

---

Social and cultural considerations in reviewing development applications include features that enhance or maintain the social well being of the R.M.'s residents, while promoting the development of human potential and preserving cultural heritage. The importance of social and cultural aspects of a development include how it creates an equitable and high-quality of life for its residents without significantly detracting from the quality of life of surrounding residents / land users.

**2.1 Does the subdivision enhance local identity (sense of place), character and culture (e.g., through architectural style, landscaping, colours, project name (i.e. Signage))?**

*Unique and interesting communities can be fostered by reflecting the values and cultures of their residents. By creating high quality communities through architectural style, landscaping and natural elements, it can be assured that the buildings (and the community) will retain their value and appeal over time.*

Yes/No

Describe:

---

**2.2 Will development of the subdivision contribute to heritage revitalization through the reuse, relocation, or rehabilitation of an existing structure or feature?**

*Contributing to heritage revitalization draws on the uniqueness and history of the community. Reuse, relocation or rehabilitation of heritage areas/buildings makes communities distinct and contributes positively to their image and sense of place / culture.*

Yes/No

Describe:

---

- 2.3 Does the subdivision incorporate any public amenities or space for public gathering and activities (e.g., courtyards, town square, communal gardens, play areas)?**

*Incorporating public gathering spaces and focal points promotes a sense of community and provides opportunities for social interaction. Public amenities, particularly those that are adaptable, also increase the marketability of the community.*

Yes/No

Describe:

---

- 2.4 Have you consulted with all existing residents, land owners and adjacent municipalities within 1.6 km of the proposed development?**

Yes/No

If concerns were raised by surrounding residents / land owners or municipalities, please list and explain how you propose to mitigate those concerns.

Describe:

---

- 2.5 Is there something unique or innovative about your project that will enhance cultural and social sustainability or “sense of place or community”, which has not been addressed in this checklist (e.g., creation of unique type of community, other sustainable features, contributions to the community)?**

Yes/No

Describe:

---

### **3. Economic Considerations**

---

The importance of economic considerations in the development review process relate to the integrity of our ecological and economic systems and helps to ensure long term prosperity through the responsible use of our resources. Economic sustainability enables the maintenance, service and support of communities without upward pressure on levies, property taxes and other development charges.

- 3.1 Is any prime farmland (assessed at over \$40,000) proposed to be developed (and therefore taken out of agricultural production) as part of this proposal?**

*The preservation of good agricultural land is important to future agricultural production.*

Yes/No

Describe (including approximate amount):

---

- 3.2 Does the subdivision have any features that will reduce the long-term costs to the municipality of operating and maintaining public services and infrastructure (e.g. reduce roads and pipes for servicing that will have to be maintained by the R.M.)?**

Yes/No

Describe:

---

- 3.3 Does the development result in special or additional costs that are specific to this particular subdivision (e.g. special stormwater issues, transportation, fences) that would not be fully recovered by municipal taxes?**

Yes/No

Describe:

---

**4. Regulatory Compliance**

---

---

**4.1 Does the development comply with the policies and standards that are currently outlined in the Rural Municipality of Vanscoy Official Community Plan and Zoning Bylaw (assuming a rezoning must occur)?**

Yes/No

Comments:

---

**4.2 If you will be seeking amendments to the R.M.'s Bylaws (other than a rezoning), indicate why such amendments are needed.**

Comments:

---

**Appendix B**  
**Concept Plans**