

Official Community Plan
Rural Municipality of Caledonia No. 99



Rural Municipality Of Caledonia No. 99

Bylaw No. 2018 -01

A Bylaw of the Rural Municipality of Caledonia No. 99 to adopt an Official Community Plan.

Whereas the Council of the Rural Municipality of Caledonia No. 99 has authorized the preparation of an Official Community Plan pursuant to Section 29 of *The Planning and Development Act, 2007* Chapter P-13.2 (the "Act"); and

Whereas Section 35 of the Act provides that an Official Community Plan must be adopted by bylaw, in accordance with the public participation requirements of Part X of the Act;

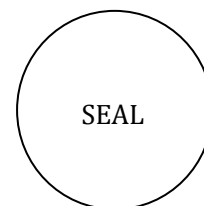
Whereas in accordance with Section 207 of the Act, the Council of the Rural Municipality of Caledonia No. 99 held a Public Hearing on Sept 4,, 2018, in regards to the proposed bylaw, which was advertised in a weekly paper on 1st day of August 2018, and 8th Day of August, in accordance with the public participation requirements of the Act;

Therefore the Council for the Rural Municipality of Caledonia No. 99 in the Province of Saskatchewan, in open meeting hereby enacts as follows:

- 1) This bylaw may be cited as "The R. M. of Caledonia No. 99 Official Community Plan".
- 2) The Official Community Plan be adopted to provide a framework to guide and evaluate future development within the Municipality, as shown on Schedule 'A', attached to and forming part of this bylaw.
- 3) This bylaw shall come into force on the date of final approval by the Minister.

REEVE

ADMINISTRATOR



Official Community Plan of the RM of Caledonia No. 99

Schedule A

Rural Municipality of Caledonia No. 99

Official Community Plan 2017 Bylaw

No. 2018-01



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1 Introduction & Municipal Goals

1.1 Introduction

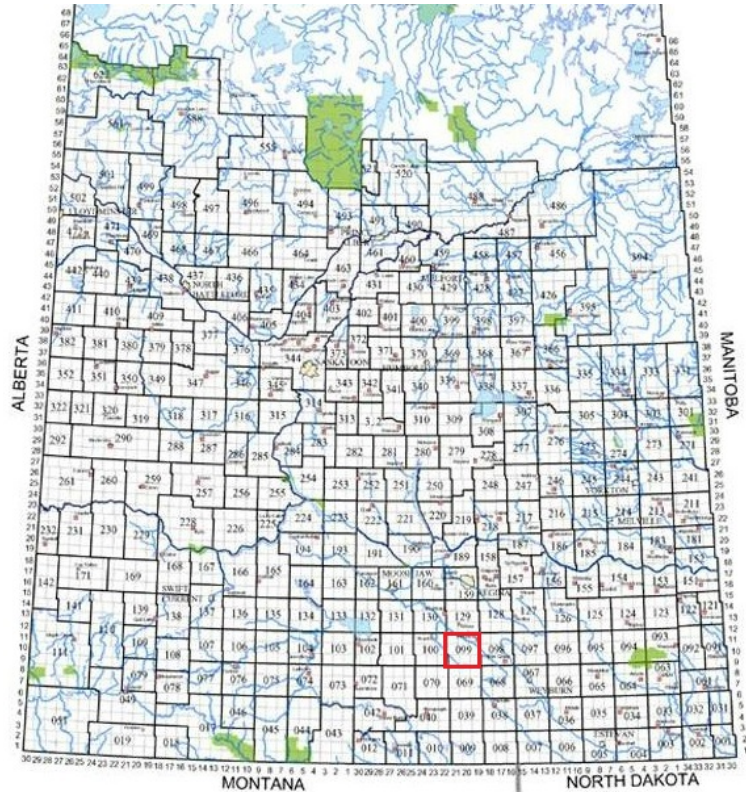
This Official Community Plan contains the goals, objects and policies for all lands within the Rural Municipality of Caledonia No. 99 (RM) and will provide a plan for sustainable community growth. The plan will also provide direction and guidance to landowners as well as the municipal Council when reviewing development and land use proposals.

1.1.1 The RM of Caledonia No. 99

The RM is located in the southeastern region of the province of Saskatchewan. Similar to most communities in Saskatchewan, the RM was opened up for farming in the 1800s. The RM saw an influx of settlers after the construction of the Canadian Pacific Railway Soo Line which connected Minneapolis to Moosejaw. The rail line was finished in 1893 and brought settlers into the area, mainly from eastern Canada, the British Isles, continental Europe and the United States.¹ The early 1900s the population in Milestone had grown to around 244 people and the community continued to grow and provide services to the surrounding RM.

The RM began as a farming community and continues to see agriculture and ranching as the primary source of employment in the area. The RM is within commuting distance to the City of Regina, approximately 50 kilometres (31.07 miles) south of the City of Weyburn. The RM also has the Town of Milestone, sections of Piapot Cree First Nations Indian Reserve No. 75, and the Hamlet of Parry and Dummer within its borders. The Hamlet of Dummer has no current residents. The location of the RM to the City and Town provides an excellent opportunity for new businesses, industry and residences.

The RM is supportive of both agricultural and non-agricultural land uses and understands that there are sometimes conflicts between different types of land uses and developments. Through this plan and the accompanying municipal Zoning Bylaw, guidance will be provided to Council for making decisions on land use proposals to enable different land uses to co-exist in harmony within the RM. It is important to the RM that their land use policies and growth intentions are coordinated with adjacent municipalities and the Municipality believes it is important to work together to ensure the residents of the area will benefit from regional cooperation.



¹ Encyclopedia of Saskatchewan

Planning is a shared responsibility among provincial and municipal governments as well as the residents and all decisions should consider and balance the interests of the stakeholders. RM decisions will take into account the cultural, physical, social and economic factors of the development and the effects on the community as a whole.

1.1.2 Population

The RM has seen its population decline by 10% between 2006 and 2011. This decline may be associated with people moving off the farms and into the Town of Milestone which saw an increase of 10% in their population between the same time period.

Population and dwelling counts	RM of Caledonia
Population in 2011	257
Population in 2006	286
2006 to 2011 population change (%)	-10.1
Total private dwellings	125
Population density per square kilometre	0.3
Land area (square km)	845.68

Source: Stats Canada
Direction for Plan

1.1.3 Municipal Vision and Plan Philosophy

In the future, the RM will be faced with changing demands and the need to accommodate growth. The RM will need to review development proposals to ensure compatibility with existing uses and to ensure a sustainable future. The municipal goals will provide guidance to encourage development that is compatible with what's existing and that will embrace the rural character of the area. They are the foundation for creating consistency and accountability over the fluctuation of daily changes and decisions.

The RM's priority is to promote and maintain sustainable future growth and development within their boundaries.

1.1.4 Municipal Vision

The RM of Caledonia's vision for the present and future is to continue to promote sustainable agricultural related industries as well as residential, commercial and industrial development where it compliments existing land uses

1.1.5 Municipal Goals

- a) To be a strong farming community which continues to support farming as an industry and way of life. New opportunities that support and enhance the rural lifestyle and economy will be encouraged.
- b) To promote development of the land where services and transportation networks to support development exist or are proposed to a standard acceptable to the Municipality.

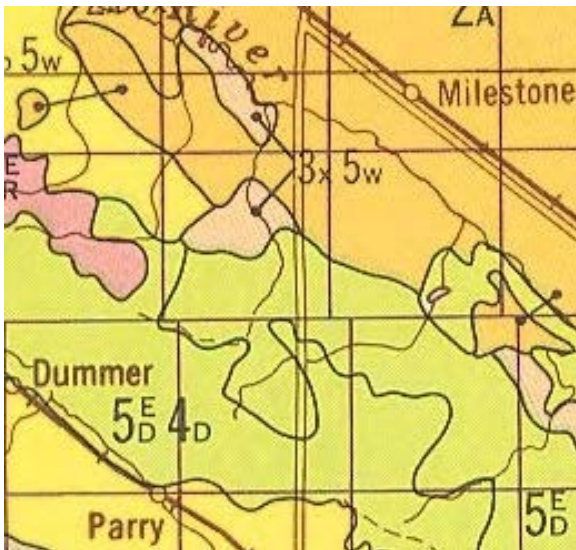
- c) To attract resource and recreational development to appropriate lands within the Municipality.
- d) To support sustainable land use and development practices that will maintain the productivity and environmental quality of the land for future generations, including but not limited to proper waste management and weed control.
- e) To consider development that will benefit the community and restrict those that will inflict undue hardship on the existing ratepayers.
- f) To achieve regional benefits by communicating and cooperating with adjacent municipalities and neighbouring communities to ensure land uses and services are coordinated.

2 Current and Future Land Uses

2.1 Agriculture

2.1.1 Discussion

The agricultural industry is an important part of the RM's economy and culture. Agricultural based employment is the primary source of income for residences within the RM. The RM boasts seed cleaning plants, pulse crop processing and small manufacturing. The protection of rural character and expansion of agricultural activities and business ventures is necessary and will ensure farming is a viable economic activity in the future. Council supports the continuation of agricultural land use purposes. One of the main reasons for creating this Official Community Plan and accompanying Zoning Bylaw is to protect existing and future agricultural land uses in the area.



Classes

CLASS 2	SOILS IN THIS CLASS HAVE MODERATE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE MODERATE CONSERVATION PRACTICES.
CLASS 3	SOILS IN THIS CLASS HAVE MODERATELY SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES.
CLASS 4	SOILS IN THIS CLASS HAVE SEVERE LIMITATIONS THAT RESTRICT THE RANGE OF CROPS OR REQUIRE SPECIAL CONSERVATION PRACTICES, OR BOTH.
CLASS 5	SOILS IN THIS CLASS HAVE VERY SEVERE LIMITATIONS THAT RESTRICT THEIR CAPABILITY TO PRODUCING PERENNIAL FORAGE CROPS, BUT IMPROVEMENT PRACTICES ARE FEASIBLE.

Source: Canada Land Inventory – Soil Capability for

The RM has a range of soil classes creating different agricultural opportunities. Since the land has a range of soil capability, grain production and ranching are the main agricultural industries.

2.1.2 Objectives

The RM has identified the following objectives for land use and development on agricultural lands:

- g) Ensure agriculture remains a principle land use in the municipality, conserving high quality agricultural land for continuing productive agricultural use.
- h) Ensure appropriate standards are set for intensive forms of agriculture, livestock production, natural resource extraction and commercial development on appropriate agricultural lands that do not jeopardize reasonable development potentials or create significant environmental concerns.
- i) Encourage future growth opportunities for agricultural and rural lands within the RM.
- j) Encourage development along major transportation corridors and restrict access point to provide for the safety of the travelling public.

- k) Encourage development along major transportation corridors and restrict access points to provide for the safety of the travelling public.
- l) Provide Council with guidelines for development on hazard lands.
- m) Allow for natural resource development and extraction and agricultural commercial land uses on appropriate agricultural lands which do not jeopardize reasonable development potentials or create significant environmental concerns.

2.1.3 Policies

These are policies that correspond with the objectives.

To meet the overall goals and agricultural objectives Council has identified the following policies:

- a) Agriculture activities on lands of a quarter section or more for field crop, pasture and non-intensive livestock operations will not be restricted. Non-residential accessory buildings and structures for agricultural purposes on such properties will not require a development permit.
- b) A range of agricultural related uses will be included within the zoning bylaw to encourage diversified agriculturally related business development in addition to agricultural production.
- c) Premature subdivision on agricultural lands will be limited to preserve larger agricultural parcels for the continuation of productive agricultural use.
- d) Two subdivisions per quarter section will be considered when separate sites are required for the purposes of agriculture, residential or commercial uses as permitted in the zoning bylaw.
- e) Where a part of a section of land is physically separated from the remainder of the quarter section by a railway, a registered road plan containing a highway or developed road, or a river, lake or significant stream, or where additional sites are needed to accommodate estate planning or settlement, the separated land may be subdivided from the quarter-section in addition to the two subdivisions provided for in 2.1.3 d). All new and upgraded accesses and services shall be provided by the developer.
- f) Council will not consider any development that will have an irreversible detrimental effect on the environmentally sensitive areas or areas with demonstrated historical significance.
- g) Intensive Agricultural Development
 - 1) Council will support the development of intensive agricultural uses such as nurseries, market gardens and other forms of agribusiness including agricultural product processing, agro-tourism and livestock operations unless specific land use or environmental locational conflicts would be created or where potential for conflict may arise. The approval of the development will be based on the compatibility of the value added agribusiness with the neighbouring land uses and the services and infrastructure available to the site.
 - 2) Intensive agricultural operations and intensive livestock operations will be discretionary uses within the Agricultural District of the Zoning Bylaw. Any expansion of an operation to provide for a greater number of animal units, or any change in an operation which alters the species of animal, shall require a new permit approval.

- 3) The RM may require screening or encourage the use of innovative technologies which mitigate odour or other nuisances.
 - 4) Council may advertise any proposal that will result in an intensive livestock operation and may hold a public hearing on the proposal.
 - 5) The Zoning Bylaw may provide for the temporary confinement of cattle on a farmstead during winter months as an exempt use. The bylaw may also provide for other temporary holding and loading facilities as discretionary uses subject to conditions for approval including maximum number and time of confinement.
 - 6) Incompatibility with other land uses will be avoided, including consideration of proximity to urban centres, and residential subdivisions.
 - 7) Proponents of intensive agricultural developments may be required to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed development.
- h) Council will not consider any development that will have an irreversible detrimental effect on environmentally sensitive areas or areas with demonstrated historical significance.

2.2 Residential Development

2.2.1 Discussion

The RM encourages sustainable and cost-effective multi-parcel residential development subdivision proposals within their municipal boundaries. Planned and orderly subdivisions will be considered favorably. If a proposal requires the construction of or upgrades to certain services, the developer(s) will be responsible for the costs.

When reviewing proposals for multi-parcel residential development, Council will take into consideration:

- a) the topography of the land;
- b) soil characteristics;
- c) surface and sub-surface drainage;
- d) potential flooding, subsidence, landslides and erosion issues;
- e) the availability and adequacy of a water supply, a sewage disposal system and solid waste disposal;
- f) economical provision of services;
- g) existing and prospective uses of land in the vicinity;
- h) provision for layout of streets and lanes;
- i) provision of access;
- j) protection of provincial highways and major roads;

- k) segregation of pedestrian and vehicular traffic and of traffic flow between streets and road and the protection of public safety by ensuring adequate sight distances at intersections;
- l) design and orientation of the subdivision including the size and shape of each parcel;
- m) the need to minimize the likelihood of air, water or soil pollution by the subdivision or the need to protect the subdivision from such pollution by outside influences; and
- n) the anticipated need for school sites, recreational facilities and parks;

The RM will work with adjacent municipalities to establish servicing requirements when multi-parcel residential subdivisions affect more than just the RM in order to ensure the services are coordinated between the municipalities.

2.2.2 Objectives

The RM has identified the following objectives for land use and development on residential lands:

- a) Optimize services and long term maintenance by encouraging clustered residential development.
- b) Minimize the potential for conflict between agricultural development and residential development.
- c) Avoid scattered multi-parcel residential subdivisions that would be difficult to provide with necessary services, including roads.
- d) Provide Council with guidelines for development on hazard lands.

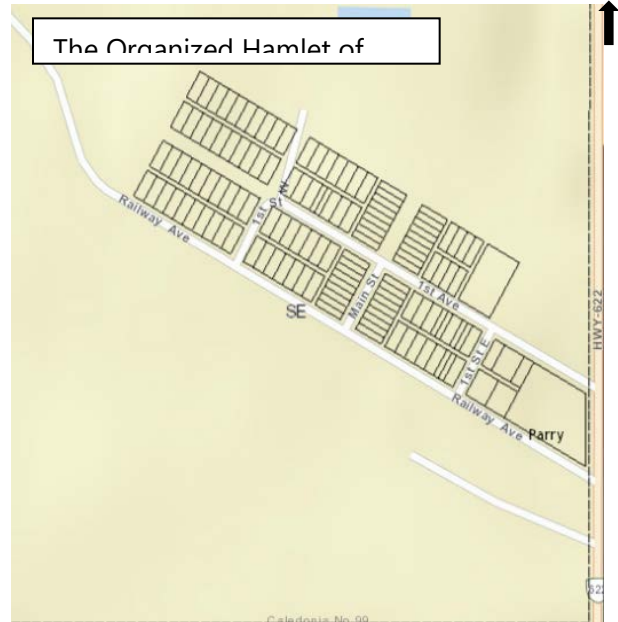
2.2.3 Policies

The RM has identified the following policies for residential developments:

- a) Residential subdivisions will be required, at Council's discretion, to be located adjacent to existing roads that meet minimum municipal standards and be serviced in a manner that meets municipal standards.
- b) Council will encourage clustered development, by encouraging subdivisions to locate adjacent to each other or adjacent to urban municipality, in order to conserve agricultural land and reduce servicing costs, such as roads and utilities.
- c) A buffer strip or landscaping requirements may be required in residential subdivisions to separate residential uses from incompatible development.
- d) Residential development on hazard lands will be limited. This includes lands that are subject to flooding, sloping, slumping, wetlands, wildlife land, etc. When Council feels it is necessary, geotechnical reports, engineered studies and/or environmental reports will be required to verify the development is appropriate for the lands.
- e) The required separation distances from residences for locating of an intensive livestock operation, an anhydrous ammonia facility, a waste disposal facility, rendering facility, or other form of development, shall also apply to the locating of residential development proposals near those forms of development.

- f) The RM will allow for the consideration of various types of housing.
- g) Council may require lots within a residential subdivision to be provided access from an internal subdivision road. The number of access from the municipal road will be limited to provide for the safety of the travelling public.
- h) Hamlet

- 1) The zoning bylaw will allow for a mixture of housing opportunities, retail, business, and recreational opportunities.
- 2) New developments are encouraged to not take up new land if there is existing vacant land within the Hamlet that can be developed.
- 3) Council will support the consolidation of smaller existing lots to achieve larger lot sizes to facilitate new development.
- 4) Council will consider new and/or innovative infrastructure, utilities and services that are economically and environmentally sustainable and that meet provincial standards.



- 5) Industrial and Commercial development will be encouraged along the outside boundaries of the hamlet areas, as to avoid conflict between land uses. The Industrial and Commercial development shall have adequate services, including roads and utilities that meet municipal standards.
- 6) Duplication of community services, such as recreational facilities, community facilities or utility services, is not financially sustainable and the RM will work with adjacent municipalities to provide municipal services that Council considers appropriate.
- 7) All subdivisions shall be located adjacent to an existing transportation corridor and shall be serviced to meet municipal standards.

2.3 Business Development

2.3.1 Discussion

The majority of the business development within the RM is related to the agricultural industry. The RM is an attractive place for small scale specialized farm business because of the RM's close proximity to larger centers such as the City of Regina and the City of Weyburn. This proximity along with the existing transportation networks makes the RM an attractive location for a variety commercial and industrial opportunities. All commercial and industrial development will be required to be compatible with the surrounding land uses and will require adequate and appropriate services.

Recreation services in the RM are mainly provided by the Town of Milestone and the larger centers of the City of Regina and the City of Weyburn. The City of Regina and the City of Weyburn have a large diversity of recreational services.

The Town of Milestone is fortunate to have many churches, a library, pool, campground and many other facilities.

Guided hunting tours, snowmobiling, birdwatching and camping are some of the tourism opportunities in the RM. The RM encourages innovative tourism opportunities that complement the RM's location and natural features.

2.3.2 Objectives

The RM has identified the following objectives for commercial and business development within their boundaries:

- a) Provide for business development opportunities including commercial and industrial uses, resource related uses, and recreational uses.
- b) Ensure that business development occurs in a manner, which minimizes negative impacts on surrounding land uses and the environment.
- c) Ensure that any development can be served by a road of a sufficient standard to provide the needed level of access to the site.
- d) Ensure that any development is serviced to a standard that meets municipal standards.
- e) Provide recreational opportunities for municipal and regional residents.

2.3.3 Policies

The RM has identified the following policies for business developments:

- a) All business development shall have adequate services, including roads and utilities that meet municipal standards. Council will encourage new proposals to locate where services exist.
- b) The Zoning Bylaw will provide criteria for business development, including industrial and commercial uses, allowed within the municipalities.
- c) Council will have the ability to require screening, landscaping or buffering as a condition of approval and in accordance with the criteria in the Zoning Bylaw.
- d) Locate in areas where the agricultural capability of the soils is limited for field crop production.
- e) Industrial and Commercial Development
 - 1) The zoning bylaw will make provisions for an appropriate mix of commercial and industrial land uses as either permitted or discretionary uses in suitable zones.

- 2) All commercial development may be required to be located in close proximity to the existing highway(s) or Clearing the Path Corridor roads and have access to the appropriate water and sewer services.
 - 3) The applicant will be required to supply supporting information from a qualified engineer where commercial development is proposed in areas that may be potentially hazardous due to flooding, erosion, soil slumping, or high water table.
 - 4) The approval of a development will be based on the compatibility of the development with existing or planned neighbouring land uses, the services and infrastructure available to the site (including the requirement for direct access to and from the existing Highway, if necessary), the provision of storm-water retention and management, and the design and phasing of development.
 - 5) Commercial businesses should be located in areas where services and safe access can be easily accommodated.
 - 6) Consultations with the appropriate provincial agency (ies) may be required prior to issuing a development permit or providing recommendations on a subdivision.
- f) Recreation and Tourism
- 1) Council will exercise its discretion based on the suitability of the location and development with respect to physical access and available services, the separation distance to incompatible land uses.
 - 2) The RM will actively promote the development of regional open space and leisure and tourism opportunities when land is identified as not being suitable for agricultural activities and as being suited for these types of developments.
 - 3) Tourist developments, such as bed-and-breakfast operations ancillary to a residence or vacation farms ancillary to a farmstead and operating agricultural use, will be discretionary uses in the zoning bylaw.
 - 4) Campgrounds and other public or commercial recreation uses will be discretionary uses in the zoning bylaw.
- g) Resource Extraction
- 1) Mineral resource exploration and development will be accommodated in the zoning bylaw as a permitted use in at least one district.
 - 2) The approval of a development will be based on the results of any environmental impact assessment, availability of appropriate water and other resource supplies, compatibility of the operation with adjacent residences and other uses, and arrangements proposed for development or upgrading of necessary municipal services including the standard of roads necessary to support the development.
 - 3) The RM may apply special standards when issuing development permits. The Zoning Bylaw including other Municipal Bylaws may be used when issuing conditions on a development permit, including the approval of the reclamation plan.

- 4) The approval of a development will be based on the compatibility of existing and planned land uses, the disturbance to the environment and aquifers, the impact on municipal services and infrastructure, and the reclamation plan.

h) Sand and Gravel

- 1) Sand and gravel development will be a discretionary use in the zoning bylaw in the Agricultural District.

The approval of a development will be based on the compatibility of existing and planned land uses, the disturbance to the environment and aquifers, the impact on municipal services and infrastructure, and the reclamation plan.

3 Public Works

3.1 Discussion

Council's primary concern for future development is the long term maintenance of infrastructure. Council encourages development to take place where services currently exist however, where the construction or upgrading of services is required, the developer will be responsible for the costs.

Services

Inter-municipal cooperation plays an important role for the RM. The City of Weyburn, City of Regina and various towns and hamlets in the area provide health, education, emergency and numerous recreational services for the residents of the area. Sewer and water services are provided through individual private systems. The Town of Milestone is fortunate to have an RCMP detachment as well as ambulance service for its self and surrounding area. The Organized Hamlet of Parry has its own water system. If the hamlet continues to have a low population or a population decrease, the RM will discuss a more sustainable and cost-effective manner to provide water to the hamlet. The RM has a municipal well is located by the Town of Milestone.

The major road network consists of provincial highways 39, 6 and 334. These roads are critical for the flow and function of the agricultural and the natural resource industry.

3.2 Objectives

- 3.2.1 To provide safe, healthy, reliable and cost-effective public works to facilitate economic growth and community development.
- 3.2.2 To encourage development and growth in areas that are sustainable and economical for the long term maintenance of infrastructure.
- 3.2.3 To improve the capacity and efficiency of services and facilities by entering into regional partnerships with neighboring urban and rural municipalities.
- 3.2.4 To provide for road, utility, parks, and other services at a standard appropriate to the area, and to ensure that development will support the cost of those services.

3.3 Policies

- 3.3.1 All development shall require direct access to a developed road.
- 3.3.2 Development will be encouraged where roads and services currently exist.
- 3.3.3 Where a proposed development requires the construction or upgrading of a road or services, Council may enter into a development levy with the developer, pursuant to *The Planning and Development Act, 2007*, and the RM's Development Levy Bylaw to provide for the road and services at the developer's cost. Alternatively, service requirements can be a condition of the development permit.
- 3.3.4 Where a subdivision of land will require the installation or improvement of municipal services, the developer may be required to enter into a servicing agreement with the Municipality pursuant to *The Planning and Development Act, 2007* to cover the installation or improvements.

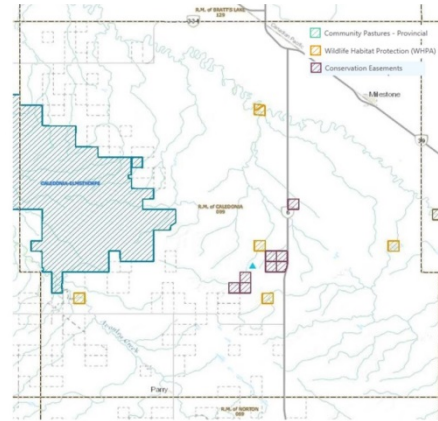
- 3.3.5 Where a new subdivision or development requires the installation of new services such as roads, sewer and/or waterlines, etc. development permits may not be issued until those services have been completed to the satisfaction of Council as well as to Provincial requirements.
- 3.3.6 Council will require adequate water supply and sewage disposal systems for proposed developments which meet the requirements of the local health authority. The water supply of neighboring developments shall not be adversely affected by the proposed development.
- 3.3.7 All sewage and waste water disposal methods shall comply with Provincial regulations. The Municipality will require written evidence that the disposal method has been approved by the Health District before a development permit for the use on the site can be issued or as a condition of the development permit.
- 3.3.8 Waste management, including disposal of contaminated, diseased and hazardous material, shall meet all applicable municipal, provincial and federal regulations.
- 3.3.9 Solid or liquid waste disposal facilities shall be located in conformity with applicable minimum separation distances established within the Zoning Bylaw.
- 3.3.10 Access and internal subdivision roads should be designed with the consideration for emergency service access, school bus access and maintenance from the RM's Public Works Department.
- 3.3.11 Where pipelines, utility lines or other transportation facilities cross municipal roads, the municipality may apply special standards for their construction that are necessary to protect the municipal interest.
- 3.3.12 A railway, associated uses accessory to a railway operation, or a petroleum or water pipeline and associated pumping or compressor stations, will be considered transportation facilities and permitted. Such uses shall avoid conflict with farmsteads and residential developments.
- 3.3.13 Consultation with railway companies and landowners will be required where developments are taking place adjacent to existing railways or where new railways/facilities are proposed.
- 3.3.14 Money in lieu of municipal reserve land will be preferred unless the dedication of land for municipal reserve is required for municipal development opportunities.
- 3.3.15 Environmental reserve dedication may be requested during a subdivision for lands that have environmental constraints.
- 3.3.16 The dedicated lands account funds may be used for municipal reserve development either within the municipality or in urban areas where the development will serve the residents of the rural municipality.
- 3.3.17 The RM will continue to cooperate with adjacent municipalities to provide efficient facilities and services to the residents.

4 Environmentally Sensitive Lands, Hazard Lands & Heritage Lands

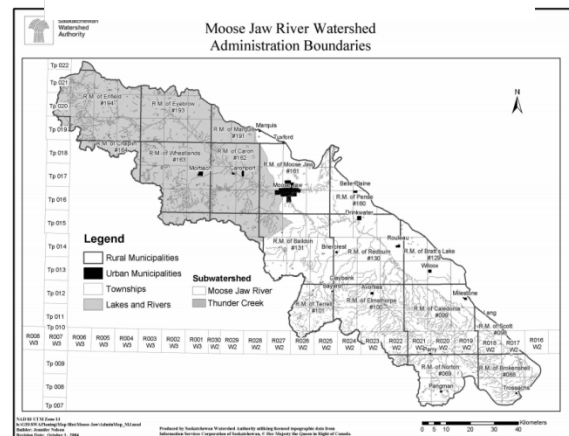
4.1 Discussion

The RM encourages environmentally sustainable planning and development practices. Hazard lands need to be protected and landowners and developers will need to take into consideration restrictions on land due to potential hazards when submitting development and subdivision proposals. Council recognizes that they have a role to play and a responsibility for special lands such as hazard lands, environmentally sensitive lands and heritage lands at the local level. This Official Community Plan and the accompanying Zoning Bylaws will outline restrictions and requirements for development on lands that have special designation or are significant. The RM experienced some flooding in 2011, along some of its rivers. A Flood Hazard Map attached to and forming part of this bylaw shows areas that were affected by the flooding.

Planning Consideration Areas



The RM is located within the Moose Jaw River Watershed boundaries. The watershed is 9,360 square kilometres (3,613.92 square miles) in size and includes twenty two (22) rural municipalities, two (2) towns, ten (10) villages and the City of Moose Jaw. Where development is proposed in these areas, the appropriate agencies will be consulted and mitigation measures will be applied. The RM is currently in the process of creating the Upper Moose Jaw River Watershed Association with the RMs of Brokenshell No. 68, and the RM of Scott No. 98.



Source: Ministry of Environment- Environmental Assessment Interactive Map

Heritage Properties

Heritage lands consist of any site that has architectural, historical, cultural, archaeological, palaeontological, aesthetic or scientific value. Future land uses that are adjacent to or on the same site as any heritage lands will need to take into consideration the significance of the site. Proposed developments and subdivisions may be subject to restrictions to protect the value of the heritage lands. Bethesda Lutheran Church and cemetery is a municipal Heritage Property located west of the Town of Milestone built in 1912. Many of the settlers in the area were from United States of Norwegian descent. The church was closed because of a dwindling congregation in 1973.²



² <http://www.pcs.gov.sk.ca>

Wildlife Habitat and Conservation Areas

The RM has Wildlife Habitat Protection Areas (WHPA) as well as a few conservation easements within its boundaries as shown on the Planning Consideration Map.

4.2 Objectives

- 4.2.1 To encourage developmental practices that can be sustained by the environment without significant pollution, nuisance, or damage to the environmental resources.
- 4.2.2 To restrict development in areas where special land considerations exist, such as on hazard land and on environmentally significant lands.
- 4.2.3 To protect critical water supply resources including both ground and surface water resources.
- 4.2.4 To protect defined areas of critical habitat and heritage resources.

4.3 Policies

- 4.3.1 Council may deny a permit to any development that may significantly deteriorate the land resources or deplete or pollute ground water sources.
- 4.3.2 Council will work with agencies of the provincial government to protect any significant heritage resources, conservation district, critical wildlife habitat, or rare or endangered species. Where significant potential has been identified to Council, Council may defer development approval until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained. Development may be restricted in certain areas.
- 4.3.3 No development shall be proposed on a parcel deemed to be flood prone or on environmentally hazardous lands.
- 4.3.4 Where development is proposed on known or potential hazard lands, further investigation will be required. The Flood Hazard Map identifies areas that will require further investigation for flood hazard potential areas. Further investigation of the location may include but is not limited to a site inspection, referral of application to federal or provincial departments and other relevant environmental agencies for comments and or the preparation of professional report on the proposed development. The professional report shall 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.
- 4.3.5 Council will prohibit development where it has been shown the land is unsuitable for development because it is hazardous associated with fluctuating water levels and associated processes of flooding and erosion, wetland soils or poor drainage conditions, steep and unstable slopes or other features.
- 4.3.6 No development shall take place in the flood way and flood proofing techniques are required to an elevation of 0.5 meters (1.64 feet) above the 1:500 in the flood fringe of any waterway. Documentation may be required, at the developer's expense, to determine if the subject lands are in the flood way or flood fringe.
- 4.3.7 The proposed development site shall be environmentally suitable for the proposed development.

4.3.8 Source and Groundwater Protection

- a) The RM will consider the impacts of development on water bodies, waterways and shore lands and referrals will be sent to applicable agencies and departments, if necessary.
- b) The RM will work with the Upper Moose Jaw River Watershed Association to ensure ground water resources (source water) and sensitive aquifer areas are protected from incompatible development.

4.3.9 Drainage

- a) Adequate surface water drainage will be required throughout the municipality and on new development sites to avoid flooding, erosion and pollutions. A professional drainage report may be required where an area has or exhibits potential for poor drainage.
- b) Unauthorized drainage of surface water runoff from any land throughout the RM shall be prohibited.

5 Implementation

5.1 Zoning bylaw

The RM will implement their zoning bylaw which will be the principal method of implementing the objectives and policies contained in this Official Community Plan.

5.2 Content and Objectives

The zoning bylaw will implement the land use policies contained in this Official Community Plan by prescribing and establishing zoning districts. The zoning bylaw will contain the following districts:

5.2.1 Agricultural District (A)

The objective of this district is to provide for the primary use of land in the form of agricultural development and associated agricultural uses. Other uses compatible with agricultural development are also provided for as well as location dependent natural resource development. Fragmentation of agricultural land in this district generally will be avoided.

5.2.2 Country Residential District (CR)

The objective of this district is to provide for the subdivision and development of residential development. It will be used to accommodate residential development where there are more sites proposed than are allowed in the Agricultural District. The Country Residential District will be used for residential purposes with limited agricultural uses allowed on the sites.

5.2.3 Hamlet District (H)

The objective of this district is to provide for urban density development of residential and associated business development which does not directly support agriculture. Hamlets with existing and potential commercial and residential opportunities will be zoned as Hamlet District.

5.2.4 Commercial District (C)

The objective of this district is to provide for commercial and industrial development uses within the RM.

5.3 Amendments

Council may consider adding new zoning districts to their Zoning Bylaw; however the objectives and policies of this Official Community Plan must be complied with. If there is a need to amend the objectives or policies contained within this Official Community Plan Council must pass a bylaw to accept the amendment to the plan. Amendments may provide for a greater density of development than initially considered in this plan, changes to objectives and policies if supporting documents are accepted, or other changes as accepted by Council.

5.4 Other Implementation Tools

5.4.1 Regional Planning

- a) Council will work together with adjacent municipalities and First Nations Communities, to provide economies of scale and to provide regional policies that will benefit the ratepayers. The RM will also work with other neighboring rural and urban municipalities to develop joint service programs where such arrangements will be of benefit to the municipality and community.
- b) To coordinate planning and growth, the RM will consult with provincial and federal government agencies and other communities and/or organizations.
- c) Pursuant to Section 32.1(1) of *The Planning and Development Act, 2007*, Council may enter into an inter-municipal development agreement with another municipality to address issues that cross jurisdictional boundaries.

5.4.2 Provincial Land Use Policies

- a) This Official Community Plan shall be administered and implemented in conformity with applicable provincial land use policies, statutes and regulations and in cooperation with provincial agencies.
- b) Council will review this Official Community Plan and the accompanying zoning bylaw for consistency with provincial land use policies.
- c) Wherever feasible and in the municipal interest Council will avoid duplication of regulation of activity and development governed by appropriate provincial agency controls.

5.4.3 Administration

- a) This Official Community Plan is binding on Council and all development within the RM.
- b) The interpretation of words as contained in the accompanying Zoning Bylaw shall apply to the words in this statement.
- c) If any part of this Official Community Plan is declared to be invalid for any reason, by an authority of competent jurisdiction, that decision shall not affect the validity of the Plan as a whole, or any other part, section or provision of this Plan.

5.4.4 Definitions

- a) The definitions contained in the Zoning Bylaw shall apply to the Official Community Plan.