

# **PRINCE ALBERT PLANNING DISTRICT**

## **OFFICIAL COMMUNITY PLAN**

**Prepared For:**

**THE PRINCE ALBERT PLANNING DISTRICT**

**Prepared By:**

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**LANDSCAPE ARCHITECTURE AND PLANNING**

**Saskatoon, SK**

**December 2009**

**RURAL MUNICIPALITY OF BUCKLAND NO. 491  
BYLAW NO. 1 of 2010**

A **BYLAW** of the Rural Municipality of Buckland No. 491, in the Province of Saskatchewan, to adopt the *Prince Albert Planning District Official Community Plan*.

**THE COUNCIL OF THE RURAL MUNICIPALITY OF BUCKLAND NO. 491,  
IN THE PROVINCE OF SASKATCHEWAN, IN OPEN MEETING ASSEMBLED  
ENACTS AS FOLLOWS:**

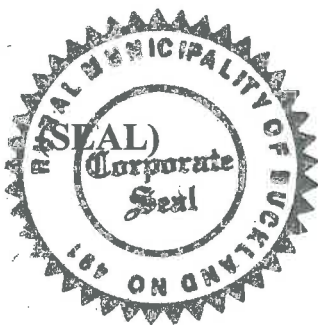
- 1) Pursuant to Section 29 and 102 of *The Planning and Development Act, 2007* the Council of the Rural Municipality of Buckland hereby adopts the *Prince Albert Planning District Official Community Plan*, identified as Schedule "A" to this bylaw.
- 2) The Reeve and Administrator of the RM of Buckland No. 491 are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
- 3) Bylaw No. 1 of 1991, being the *Prince Albert Planning District Development Plan* and all amendments thereto are hereby repealed.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 Municipal Affairs.


**READ A FIRST TIME THIS 8<sup>th</sup> DAY OF FEBRUARY, 2010**

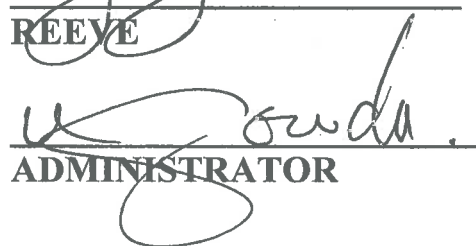
**READ A SECOND TIME THIS 14<sup>TH</sup> DAY OF JUNE, 2010**

**READ A THIRD TIME THIS 14<sup>TH</sup> DAY OF JUNE, 2010**

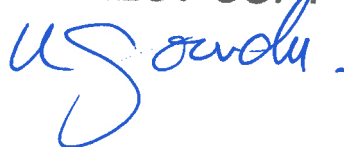
**ADOPTION OF THIS BYLAW THIS 14<sup>TH</sup> DAY OF JUNE, 2010**



  
\_\_\_\_\_  
REEVE

  
\_\_\_\_\_  
ADMINISTRATOR



**CERTIFIED TRUE  
FULL AND  
CORRECT COPY**



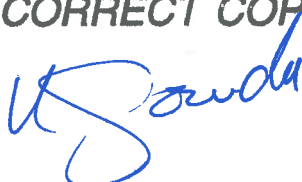
THE PRINCE ALBERT PLANNING DISTRICT  
OFFICIAL COMMUNITY PLAN

Being Schedule "A" to Bylaw No. 1 of 2010  
Of the Rural Municipality of Buckland No. 491  
In the Prince Albert Planning District



  
REEVE  
  
ADMINISTRATOR

CERTIFIED TRUE  
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# 1 INTRODUCTION

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On the basis of the findings set out in the Prince Albert Planning District - Background Report, and of the issues and concerns highlighted in Section 9 of that report, the following planning goals, objectives and policies are proposed for the Prince Albert Planning District ("the Planning District").

## 1.1 AUTHORITY

In accordance with Sections 29, 32 and 102 of *The Planning and Development Act, 2007 (The Act)*, the Prince Albert District Planning Commission (the Planning Commission) has prepared this document for the Rural Municipality of Prince Albert No. 461, the Rural Municipality of Buckland No. 491 and the City of Prince Albert for adoption as the Prince Albert Planning District *Official Community Plan*. The *Official Community Plan* will provide the respective Councils with goals, objectives and policies relating to approximately 20 years of future growth and development within the Planning District.

Section 32 of *The Act* 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*.

## 1.2 SCOPE

The policies in this *Official Community Plan* shall apply to the Prince Albert Planning District. All development within the incorporated boundaries of the Rural Municipality of Prince Albert No. 461 and the Rural Municipality of Buckland No. 491 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 Prince Albert No. 461, the Rural Municipality of Buckland No. 491 and the City of Prince Albert relating to the future growth and development of the Planning District. The policies are intended to provide the Councils and the Planning Commission with direction and guidelines for establishing bylaws, programs and decision making on future land use and development proposals.

## 2 GOALS

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### 2.1 NATURAL AND HERITAGE RESOURCE BASE

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

### 2.2 PHYSICAL AND ECONOMIC DEVELOPMENT

- (1) To strive for 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 Planning District by creating a positive environment for sustainable business development.
- (3) To stabilize and achieve long term population growth for the member municipalities of the Planning District.

### 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 when they are identified to the Councils and Planning Commission.

## 3 OBJECTIVES AND POLICIES

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### 3.1 NATURAL AND HERITAGE RESOURCES

#### **3.1.1 Findings**

- (1) The presence of streams and rivers in the Planning District is ecologically important, from the perspective of habitat values, land form processes such as flooding, erosion and sediment deposition, as well as the provision of water resources for human use.
- (2) Parts of the Nisbet Provincial Forest are situated within the Planning District. A larger portion of the forest is in the R.M. of Buckland as compared to the R.M. of Prince Albert. The forest is small and readily accessible to residents of Prince Albert and Saskatoon for recreation use. Over the years the cumulative affect of infrastructure, recreation and economic activity and development has fragmented the forest and negatively impacted the forest ecosystem. Consequently, the Ministry of Environment has undertaken the preparation of an Integrated Forest Management Plan to establish sustainable and adaptive management strategies for the forest. Official community plans and zoning bylaws adopted under the authority of *The Act* do not apply to the harvesting of forest products and forest management activities in the forest. However, the member municipalities in the Planning District have an important role to play in forest lands management pursuant to their control over municipal land uses within and adjacent to the forest, particularly in regards to access management for recreation and economic activities.
- (3) Within the Planning District, 11 rare or endangered species have been recorded.
  - (a) The Great Blue Heron as well as the Forster's Tern are two bird species within the study area that are classified as Rare - Uncommon and Common respectively. The Blue Heron is vulnerable and may be susceptible to extirpation by large scale disturbances while the Forster's Tern is apparently secure but may be of long term concern.
  - (b) The Monarch is a butterfly species within the study area that is also classified as Rare - Uncommon.
  - (c) Six of the eight plant species are classified as rare or extremely rare (critically imperiled or imperiled).
- (4) Responses to the community survey indicate that residents strongly support protection of the environment.
- (5) The Soil Survey report for the R.M. of Buckland indicates that a total of 17,400 ha (42,996 acres) of land is rated as Class 1 and 2 considered to be of high capability for dryland agricultural production. Within the R.M. of Prince Albert the soil survey indicates that a total of 16,696 ha (41,257 acres) of land is rated as Class 1 and 2 in terms of its capability for dryland agricultural production. Market forces will play a significant role in the retention of prime quality land for agricultural production in addition to the influence of municipal planning policy.



- (6) A total of approximately 267 ha (660 acres) of wetlands have been identified in the Rural Municipality of Buckland with the R.M. of Prince Albert having 186 ha (460 acres) of wetlands. In addition to providing often important wildlife habitat, wetlands are generally unsuitable for most forms of development and land use and may also present a flood hazard to many forms of development.
- (7) It is expected that approximately 6,713 ha (16,588 acres) of land in the R.M. of Buckland and 1,190 ha (2,941 acres) of land in the R.M. of Prince Albert may contain gravel resources that could offer potential as municipal or commercial sources of this aggregate resource.
- (8) No Municipal Heritage Properties have been designated to date within the R.M. of Buckland while five Municipal Heritage Properties have been designated within the R.M. of Prince Albert. Various sites of cultural significance exist within the Planning District including 515 registered archaeological sites and six "Sites of a Special Nature".
- (9) Within the R.M. of Prince Albert 8,767 ha (21,663 acres) can be considered as potentially "natural hazard" land. Within the R.M. of Buckland 11,104 ha (27,438 acres) of potential natural hazard land exists.
- (10) The R.M. of Price Albert is bounded by the North Saskatchewan River to the north and the South Saskatchewan River to the south and east. There are relatively few major tributaries to these rivers located within the R.M.. Only two named tributaries are presented on the 1:50,000 scale National Topographic Map Sheets, McFarlane and Red Deer Creeks, which both discharge to the South Saskatchewan River. Although the majority of the R.M. is within the South Saskatchewan River Basin, only a small portion actually contributes to the River on a frequent basis since the area is poorly drained with a large number of small pothole sloughs.
- (11) The majority of the Estimated Peak Water Levels (EPWL) provided in the past within the R.M. of Prince Albert have been for the North Saskatchewan River. Very few have been provided for the South Saskatchewan River. The Saskatchewan Watershed Authority (SWA) has hydraulic models for both the South and North Saskatchewan Rivers.
- (12) The Garden, Spruce, and Sturgeon Rivers all pass through the R.M. of Buckland before discharging to the North Saskatchewan River. Collectively, these three rivers drain the vast majority of the R.M. of Buckland with the remainder contributing directly to the North Saskatchewan via smaller ephemeral tributaries.
- (13) SWA has provided Flood hazard assessments in response to subdivision proposals and individual landowner requests across the Planning District, but primarily in the North Saskatchewan River valley. SWA's existing hydraulic model for the North Saskatchewan River has been used to provide EPWL's for the river, which makes up the boundary between the R.M. of Buckland and the R.M. of Prince Albert. In the past, SWA has also provided EPWL's for the Shell River Heights subdivision, which is adjacent to the Sturgeon River near its confluence with the North Saskatchewan River. EPWL's for the Garden River have been provided near the hydrometric station near Henribourg.

- (14) SWA has completed Watershed Source Water Protection Plans for the North and South Saskatchewan Rivers which lie partly within the Planning District. Recommendations and key actions have been identified respecting water conservation, climate change, ground water protection, surface water quality, apportionment of inter provincial water flows, surface water quality and protection of natural habitat. The approved watershed plans are now being implemented by all participating agencies.
- (15) Wind Resource mapping furnished by Sask Power Corporation indicates that wind speed for most of the land in the municipality falls within the 23.4 to 25.2 km per hour range measured at 80 metres above grade level. There appears to be a limited opportunity for the development of wind energy generating systems, and a very limited opportunity for the development of large wind energy conversion facilities (e.g. wind farms), entailing the construction of multiple wind turbines. The likelihood of the development of personal-use, single tower facilities by individual landowners within the rural municipality may increase pending on the factors such as technological improvements, environmental pressures and/or energy costs.

### **3.1.2 Objectives**

- (1) To encourage the subdivision and development of land in the Planning District in an environmentally sustainable manner.
- (2) To protect natural features, resources, communities and ecosystems in the Planning District.
- (3) To protect ground water resources from contamination to ensure a safe supply of drinking water.
- (4) To protect known gravel sources from incompatible forms of development that would potentially limit their potential extraction.
- (5) To minimize the impact of gravel extraction operations on adjoining land use and ensure the rehabilitation of gravel extraction sites following the cessation of operations to a state compatible with the surrounding countryside.
- (6) 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.
- (7) To encourage the preservation of natural wildlife habitat areas and other significant areas of natural vegetation in the Planning District.
- (8) To ensure that development does not occur on potentially hazardous land without adhering to appropriate development standards.
- (9) To support the implementation and evolution of the North Saskatchewan Watershed Source Water Protection Plan (NSWSWPP) and the South Saskatchewan Watershed Source Water Protection Plan (SSWSWPP) consistent with the principles, objectives and land use policies of this Official Community Plan.
- (10) To ensure that future development does not compromise identified cultural and heritage resources in the Planning District.

### **3.1.3 Policies**

- (1) Development shall not deplete or reduce the quality of water resources in the Planning District.
- (2) The Councils and the Planning Commission will 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 their resources.
- (3) Development shall ensure that water bodies, waterways, shore lands, groundwater and riparian systems are protected and sustained.
- (4) The Councils 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. They may limit, restrict, delay or prohibit development in these areas until site-specific planning has been completed and/or until the affected 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 the affected Council and the Planning Commission have considered the size and configuration of waterways, water bodies 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 minimize risks to groundwater and to avoid impacts on 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 Councils and the Planning Commission will discourage the subdivision and development of prime quality agricultural land for non agricultural purposes. Industrial, commercial and residential (including country residential) development shall be encouraged to locate on land with a low capability for agricultural production (Class 4, 5, and 6 according to the Canada Land Inventory).
- (9) Development shall maintain or enhance fish habitat within the Planning District.
- (10) Development shall maintain or enhance unique flora and 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 Councils and the Planning Commission 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 the affected rural municipality 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 developer.
- (14) The designation and enhancement of LaColle Falls Dam Site as a site of historical significance will be encouraged.
- (15) The Councils and the Planning Commission will cooperate with the Ministry of Environment respecting the implementation of the Nisbet Forest Integrated Resource Management Plan, subject to its approval.
- (16) Development shall avoid land that is hazardous due to flooding, erosion, soil subsidence, slumping or slope instability.
- (17) Where a subdivision is proposed for land that is identified as being potentially hazardous, the applicant shall submit a report prepared by a professional that assesses the risk associated with the proposed development and any necessary mitigation measures for development. The Councils 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) Development shall avoid land that is environmentally sensitive.
- (19) Subdivision of land for non-agricultural use shall not be permitted on land known to have source gravel potential so as to interfere with future extraction.
- (20) The Zoning Bylaw shall contain provisions respecting the operation and rehabilitation of gravel extraction sites.
- (21) The Councils and the Planning Commission shall work in partnership with the SWA to maintain and conserve the North and South Saskatchewan Watersheds and their source water resources. The Councils and the Planning Commission will support the implementation of the recommendations and key actions of the North and South Saskatchewan Watershed Source Water Protection Plans consistent with the provisions of this Official Community Plan notably with respect to recommendations regarding:
  - (a) promotion of rural and urban land management practices that conserve ground water supplies. (NSWSWPP)

- (b) flooding and flood risk management including the establishment through mapping of estimated peak water levels to ensure protection of building structures and property. (NSWSWPP)
- (c) development of watershed wide approaches to flood mitigation measures for new development. (NSWSWPP)
- (d) identification of wetlands classified as being important to surface and ground water protection. (NSWSWPP)
- (e) examination of the impact of high density country residential development on groundwater quality. (SSWSWPP)

The Councils and the Planning Commission will undertake amendments to this *Official Community Plan* where appropriate to incorporate improved land management practices for environmental management and protection of natural resources.

## 3.2 MUNICIPAL INFRASTRUCTURE AND SERVICES

### **3.2.1 Findings**

- (1) Responses to the community survey indicate that residents are concerned about the grading, repair and improvements of roads in the municipalities. 54% of the survey respondents in the Planning District felt that roads within the R.M.'s were in adequate condition while 39% did not agree that they were. The R.M. of Prince Albert is currently responsible for the maintenance of approximately 563 km (350 miles) of municipal main farm access, grid, primary grid and other municipal roads (gravel and bladed) in the municipality, while the R.M. of Buckland is responsible for maintenance of approximately 502 km (312 miles).
- (2) Responses to the community survey indicate that residents strongly support being able to recycle waste materials at a facility. The R.M. of Prince Albert currently does not operate a solid waste transfer station within its boundaries however, the City of Prince Albert owns and operates a solid waste transfer station located at S19 and N18-49-26-W2. Ratepayers in the R.M. of Buckland can purchase a yearly dump pass for household waste.
- (3) Responses to the community survey indicate that residents feel that availability and proximity to potable water is an important issue in the Planning District. The R.M. of Prince Albert does not currently operate a water station in the municipality, however the R.M. of Buckland operates one water station (NW 21-49-26 W2) which provides untreated ground water to local residents. The Prince Albert Rural Water Utility (PARWU) formed under bylaw by the R.M.'s. of Prince Albert, Buckland and Duck Lake, provides water to residences and operations located within proximity to the City of Prince Albert. Water can be purchased through a subscription (where water service has currently been installed) or at a capital connection cost (where water service is not currently installed).
- (4) Section 172 of *The Act* provides Council the authority to enter into a servicing agreement with an applicant to provide services and facilities that directly or indirectly serve a new subdivision.
- (5) Section 169 of *The Act* provides Council the authority to establish development levies, by bylaw, intended to recover the capital costs of services and facilities that directly or indirectly serve land that is not subject an application for subdivision. Providing Council has passed a Development Levy Bylaw Subject to Sections 169 and 170 of *The Act*, Section 171 of *The Act* authorizes Council to enter into a development levy agreement with the applicant or owner to pay development levies.

### **3.2.2 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.

### **3.2.3 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 Councils will not be responsible for the capital costs associated with the provision of municipal services to new subdivisions or developments in the Planning District, except for subdivisions or developments owned by the municipality. Where a private subdivision or development requires new or enhanced municipal services, the proponent will be responsible for the capital costs associated with providing the services.
- (4) The Councils will consider proposed developments in the Planning District on the basis that a licenced solid waste management facility is available for use by the new development.
- (5) The Councils will consider new developments containing communal water and sewer systems on the basis that the developer and users of these systems will be responsible for the costs of their construction, management and operation through the auspices of a public utility or a private utility arrangement in the form of a cooperative or non profit corporation similar to the Prince Albert Rural Water Utility.
- (6) When reviewing development proposals, the Councils may request utility companies to indicate their existing and future service plans in and around the area of the development proposal. The availability of such services will be a consideration by a Council in its position with respect to development proposals.

- (7) The Councils will consider any proposals by residents of a hamlet or existing 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 local 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 a public utility or a private utility in the form of a cooperative or non profit corporation similar to the Prince Albert Rural Water Utility.
- (8) Where a subdivision of land will require the installation or improvement of municipal services including: roads or streets, drainage, utilities, water supply systems, sewage disposal facilities, solid waste disposal facilities, fire protection facilities and recreation facilities, the developer will be required to enter into a servicing agreement with the affected rural 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. The Councils will 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 as a discretionary use in the *Zoning Bylaw*, subject to locational and development standards as specified in the bylaw and to the following locational policies:
  - (a) Public works in the form of solid and liquid waste management or disposal facilities have the potential to negatively affect the general welfare of nearby residents and the quality of recreation opportunity, relating to such factors as odours, blowing debris, decreased land values and perceived hazards. Therefore, in order to minimize conflict between such public works and other development, policies for separation between public works in the form of solid and liquid waste management or disposal facilities and other principal land uses are listed in Table 6-1.
  - (b) A lesser separation than set out in (a) above may be approved where the applicant submits a copy of an agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an applicant and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, the affected rural municipality shall be a party to the agreement and may use Section 235 of *The Planning and Development Act, 2007* to register an interest to the title(s) of the affected lands.
  - (c) A separation distance 20% greater than set out in (a) above may apply 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).
  - (d) The Councils shall use the discretionary use procedure outlined in the *Zoning Bylaw* to require public notice of a proposal for the development, expansion or alteration of a solid or liquid waste management or disposal facility and shall hold a public hearing on the proposal.



- (10) Each Council may establish, by separate bylaw, policies respecting garbage pickup and solid waste disposal in country residential subdivisions and other areas of the Planning District.
- (11) The Councils 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 Councils and Planning Commission will cooperate with the Ministry of Municipal Affairs, the Ministry of Highways and Transportation, and adjacent municipalities and other adjacent jurisdictions in long-term planning that addresses the transportation needs of the Planning District and region.
  - (b) The Councils will endeavour to upgrade the major access roads in the municipality, within their 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. The Councils 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 Councils will not be responsible for the paving of roads in country residential subdivisions, unless a service agreement is formed between the affected Council and the developer.
  - (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 the affected rural municipality, to ensure that:
    - (i) It is determined that the permanent street or road closure would not restrict or compromise access to other sites / areas in the municipality; and
    - (ii) It is determined that the street closure would not have an adverse affect on the municipality's ability to maintain or repair municipal streets and roads.

### **3.3 INTERMUNICIPAL AND JURISDICTIONAL COOPERATION**

#### **3.3.1 Findings**

- (1) The City of Prince Albert, a regional trading area for approximately 150,000 people, saw a decline in population over the last census years (2001 to 2006), however, the City has identified key characteristics of the community that point to potential growth opportunities.
- (2) First Nation communities contained within the Planning District include Peter Ballantyne, Muskoday, Sturgeon Lake, Wahpeton, Poundmaker and Little Red River.
- (3) The Village of Albertville, a community of 110 people is located partially within the R.M. of Buckland.
- (4) Responses to the community survey indicate that rural residents are in favour of working with other communities in providing recreation services and programs.
- (5) The member Councils of the Planning Commission have worked together for more than fifty years in managing change and resolving issues within the Planning District.

#### **3.3.2 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 and First Nations, that will address joint planning, future growth directions and joint delivery of services, based on common interests and the interests of the region as a whole.

#### **3.3.3 Policies**

- (1) Where appropriate, the Councils and the Planning Commission will pursue cooperation with their municipal and First Nations neighbours in the provision of municipal services, in the interest of improving municipal services and providing them on a more cost-effective basis.
- (2) The Councils and the Planning Commission will facilitate cooperation with their municipal and First Nations neighbours with respect to the impact of development decisions on the neighbouring community's services, facilities, residents and / or natural resources. The Councils and the Planning Commission may refer development or subdivision applications to neighbouring municipalities or First Nations for review and comment.
- (3) Lands in proximity to the City of Prince Albert that have been identified by the City in its Official Community Plan as having potential for future urban development are designated on Map 1 Future Land Use Concept as Urban Future Growth Area. The future intended use of this area is indicated on Map 1A Future Land Use Concept - Urban Future Growth Area.

- (4) An affected rural Council will evaluate annexation proposals by the City of Prince Albert and the Village of Albertville in terms of their impact:
  - (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 affected rural municipality.
- (5) The Rural Councils will favourably consider boundary alteration proposals where the boundary alteration proposal is intended to accommodate community growth and development sufficient to accommodate up to 20 years projected growth providing that this growth / need is demonstrated to the satisfaction of the affected Rural Council.

## 3.4 AGRICULTURE LAND USE AND DEVELOPMENT

### **3.4.1 Findings**

- (1) Responses to the community survey indicate that residents strongly support the protection of farm land for continued agricultural use.
- (2) Agricultural activity in the Planning District is dominated by the dryland cultivation of grains and oilseeds, followed by the cattle industry. The Soil Survey report for the R.M. of Prince Albert indicates that 15% of the municipality is classed as having high capability for agricultural production. The Soil Survey report for the R.M. of Buckland indicates that 20% of the municipality is classed as having high capability for agricultural production.
- (3) Responses to the community survey indicate that residents are in strong support of ILO's where they would not conflict with residential and other incompatible land uses. The number and location of Intensive Livestock Operations (ILO's) in the Planning District is not known at this time.
- (4) Flexibility, in terms of site size for agricultural development, will be needed to accommodate development of intensive agriculture, small-scale farms, farm diversification / agricultural innovation, river lots and non-conforming 80 acre sites existing prior to the adoption of the initial District Development Plan (September 26, 1980).
- (5) Flexibility, in terms of site size for agricultural development, will be needed to accommodate farm land subdivision to reflect realities of farm debt settlement, farmland consolidation, estate settlement and the existence of natural and human-created barriers and obstructions.
- (6) Farm-based businesses need to be accommodated in the Planning District (e.g. seed-cleaning plants).

### **3.4.2 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 Planning District 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 local economy.
- (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 Planning District.

- (8) To accommodate agroforestry as an agricultural use.
- (9) To provide opportunity for farm-based business opportunities.
- (10) To accommodate farm residential needs.

### **3.4.3 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. The quarter section is recognized as the primary land unit for general agriculture however, reduced areas and specific development standards will be provided to accommodate the development of intensive forms of agriculture. Development of river lots and other nonconforming land units created under past planning bylaws will not be restricted due to the nonconformity of these sites with minimum site area and frontage requirements of the *Zoning Bylaw*.
- (2) Intensive Agriculture Uses:
  - (a) *Intensive Livestock Operations (ILO's)*
    - (i) Development of ILO's is appropriate, provided that unacceptable land use conflicts are not created as a result of such development. In general, the Councils and Planning Commission will support the development of intensive agricultural and livestock operations (ILO's) unless specific locational conflicts would be created.
    - (ii) The *Zoning Bylaw* shall include intensive livestock operations involving 100 animal units or more as a discretionary use subject to the 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*, the Councils 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) The Councils 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) The Councils may require an applicant to utilize manure management practices or other technology than conventional stockpiling and spreading.
- (vii) As a condition of approval, the Councils may impose standards to reduce the potential for conflict with neighbouring uses which specify:
  - a. the location of holding areas, buildings or manure storage facilities on the site.
  - b. manure management practices of the operation.
  - c. use of synthetic or other covers for liquid manure storage lagoons or earthen manure storage facilities.
  - d. use of ventilation measures in buildings to control odours.
  - e. requirements for monitoring wells for water quality and quantity purposes.
  - f. annual confirmation of the availability of sufficient suitable lands for the disposal of manure.
- (viii) For applications for wild boar operations, the Councils shall require that a containment plan be submitted, setting out in detail the techniques and methods to be used to keep the wild boars contained.

(b) *Locational Policies*

- (i) In order to minimize conflicts between intensive livestock operations and other development, policies for minimum separation between land uses are set out 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) The Councils may approve a lesser separation than set out in Table 6-1 above where the applicant submits a copy of an agreement between the operator of the ILO and the owner(s) of the other affected development or urban municipality (as appropriate), agreeing to such lesser separation. Such agreements between an operator and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, the affected rural municipality shall be a party to the agreement and may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands.
- (iii) The Councils may require a separation that is up to twenty per cent (20%) greater than set out in (i) above where an unacceptable land use conflict would result with existing development. (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).

- (iv) The Councils 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 per (i) above will be considered adequate.

(c) *Other Intensive Agricultural Uses*

- (i) Intensive agricultural uses, such as nurseries, market gardens and forms of agribusiness including agricultural product processing, energy production, agro-forestry and agro-tourism aimed at diversification of the farm economy, will be encouraged and will be included as discretionary uses in the *Zoning Bylaw*. The proponents of such developments will 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 operation.
- (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 shown in Table 6-1.

(3) *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 the affected 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.
  - (v) all relevant approvals are obtained from government agencies for uses such as anhydrous ammonia fertilizer facilities.

(4) Farm Dwellings:

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

(5) Agricultural Subdivision Policy:

(a) *Agricultural Land*

A river lot, a site consisting of 32.376 ha. that existed as of September 26, 1980 or a quarter section reduced in area due to the exception of a public right of way, natural feature or a residual site resulting from an approved subdivision is deemed to have the same status as a full quarter section for development purposes.

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) it is fragmented from the balance of the quarter section by either natural (river, creek, coulee, etc.) or man made (roadway, railway, etc.) barriers.
- (ii) 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.
- (iii) the agricultural parcel is the residual agricultural land left over from the subdivision of a site approved in accordance with the objectives and policies of this plan and the requirements of the *Zoning Bylaw*.
- (iv) it will accommodate the purchase or lease of Crown land.

(6) Farm Based Businesses:

- (a) It is recognized that farm based businesses and on-farm employment opportunities, including but not limited to: bed and breakfast homes 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 homes and vacation farms, shall maintain minimum separation distances from existing industrial and hazardous industrial uses as shown in Table 6-1.
- (c) Farm based businesses shall be restricted to a maximum of (ten) 10 on-site, non-seasonal employees. Any business with more than ten (10) on-site, non-seasonal employees shall be required to seek commercial or industrial zoning designation.



## **3.5 HAMLETS**

### **3.5.1 Findings**

- (1) There are a number of hamlets situated in the Planning District. None of these communities have the status of Organized Hamlets.

### **3.5.2 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 affected rural municipality's infrastructure to support it.
- (3) The Councils recognize the need to regulate the subdivision of land in hamlets with regard to the provision of a safe drinking water supply and the maintenance of appropriate development densities so as to maintain the low-density residential character of hamlet areas and reduce potential negative impacts on existing development.

### **3.5.3 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.
- (3) 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 it is adopted by the affected Council. Proposals for premium density multiple lot country residential development will be considered by the Councils for locations adjacent to existing hamlets.

## 3.6 RESIDENTIAL LAND USE AND DEVELOPMENT

### **3.6.1 Findings**

- (1) Projected population growth in the Planning District (based on historical housing start trends), may have a positive impact on property values, municipal assessment base and revenue generation capacities of the member municipalities. The potential increase in the population of the Planning District suggests that the demand for municipal services will increase (especially in country residential developments).
- (2) Several country residential subdivisions have been developed and built out in the R.M. of Prince Albert, with concentration of development along or in close proximity to major provincial highways and the North and South Saskatchewan River Valleys. The R.M. of Buckland has a larger amount of country residential subdivisions located within its boundaries. The vast majority of this development is located along Provincial Highway #2 as well as along the North Saskatchewan River, west of the City of Prince Albert. In addition to this, concentrated single parcel country residential exists along (or is in close proximity to) Provincial Highway #355 (Spruce Home and Henribourg).
- (3) Responses to the community survey indicate that residents are in strong support of additional country residential subdivisions in the Planning District. Pressure to develop country residential subdivisions in the Planning District has been high in recent years. The Planning Commission is interested in exploring alternative approaches to managing country residential development.
- (4) Mobile home park development in the Planning District has been accommodated in the past but is viewed as having been generally developed to an unacceptable physical standard.
- (5) Residents of country residential subdivisions are requesting more municipal services than that which is typically delivered by a rural municipality.
- (6) The Planning Commission is interested in providing for country residential development that minimizes costs to the Rural Municipalities and is undertaken in an orderly and planned manner.

### **3.6.2 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 of the region.
- (3) To minimize the economic costs of country residential development for the rural municipalities.
- (4) To ensure a high standard of building and subdivision design for new mobile home park development.
- (5) To ensure that new country residential development is created at a scale and density to discourage the formation of new organized hamlets within the Planning District.

- (6) To minimize negative impacts of country residential development on the environment and on surrounding land uses.
- (7) To ensure that buildings and lots are constructed and developed so as to minimize conflict with adjoining land-owners and development.
- (8) To encourage and accommodate innovative country residential subdivision and development which addresses current broad societal issues respecting energy conservation and production, climate change, food security / self sufficiency and health and safety for communities.
- (9) To minimize the risk and adverse impacts of wildfire on country residential property and residents.

### **3.6.3 Policies**

- (1) The *Zoning Bylaw* will provide for a full range of development densities for country residential development to accommodate the range of existing legally established residential uses, forms and densities including a high density country residential district which accommodates developments which incorporate innovative, sustainable and energy efficient subdivision and building design features.
- (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 buildings 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) The expansion of the mobile home courts existing in the Planning District as of December 31, 2009 shall be prohibited, due to their close proximity to industrial areas. The Councils will only consider the development of new mobile home courts or mobile home subdivisions that are proposed to be located in either the Residential Policy Area or the Highway Corridor Policy Area (Map 1 - Future Land Use Concept), subject to the separation distances outlined in Table 6 -1 of the *Official Community Plan*, a rezoning of the land to the appropriate zoning district and the development standards and discretionary use criteria outlined in the *Zoning Bylaw*.
- (6) Residential building construction shall be regulated by municipal Building Bylaws.
- (7) Subject to all other policies in this document, the Councils will consider bare-land condominium development as an alternative to conventional subdivision, to achieve the goals and residential objectives set out in this document.

(8) Single Parcel Country Residential Policy:

(a) *Locational Policies*

- (i) A maximum of one residential site will be allowed to be subdivided per quarter section. Additional residential subdivision(s) will be allowed to be subdivided in a quarter section for any site fragmented from the balance of a quarter section by either natural (river, creek, coulee, etc) or man made (developed road, railway, etc.) barriers or to accommodate the subdivision of a residence on a site that is identified as a registered lease in the Land Titles Registry.
- (ii) For the purpose of this section, a river lot or a site consisting of 32.376 ha that existed as of September 26, 1980 is considered to have the same status as a quarter section and thereby is eligible for single parcel country residential subdivision as provided in (i).
- (iii) The Councils may establish minimum separation requirements that are up to twenty per cent (20%) greater than noted above dependent upon the degree of conflict resulting between land uses, in terms of such factors as (but not necessarily limited to): noise, dust, odours or other emissions, site lighting or traffic.
- (iv) Single parcel country residential subdivision and development will be permitted only where direct all-weather public road access has been provided to the satisfaction of the Councils.

(b) *Development Standards*

The *Zoning Bylaw* will prescribe maximum and minimum site sizes and other appropriate development standards for single parcel country residential development, with the aim of limiting the amount of productive agricultural land taken out of production and ensuring that such development does not result in increased road hazards related to obstruction of sight lines, etc.

(9) 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. These will include:
  - (i) Low Density Country Residential 1 District (CR1) with site sizes ranging from 4.00 ha (9.884 acres) to 6.00 ha (14.83 acres). The intent of this district will be to accommodate low density multiple lot country residential development together with compatible uses. This density of development is sufficiently low to be approved subject to the provision of on site source water and sewage disposal systems.

- (ii) Medium Density Country Residential 2 District (CR2) with site sizes ranging from 2 ha (4.94 acres) to 3.99 ha (9.85 acres). The intent of this district will be to accommodate medium density country residential development together with compatible uses. Development at this density may be approved subject to provision for communal water and sewage disposal systems.
- (iii) High Density Country Residential 3 District (CR3) with sites ranging in size from 1.00 ha (2.47 acres) to 1.99 ha (4.91 acres). The intent of this district will be to accommodate high density multiple lot country residential development together with compatible uses. Development at this density should be approved subject to provision for communal water and sewer systems.
- (iv) Premium Density Country Residential 4 (CR4) District with minimum site sizes of 0.4 hectares (1 acre). The intent of this district will be to accommodate the highest density of multiple lot country residential development in the Planning District subject to the incorporation of innovative sustainable community development design and building construction techniques such as:
  - a. subdivision design to achieve maximum solar orientation for sites and buildings.
  - b. incorporation of communal systems in developments to deliver utility services which utilize advanced energy efficient systems and techniques.
  - c. utilization of water conservation techniques and systems.
  - d. measures to increase community connectivity such as pedestrian linkages and shared recreation and community facility use to encourage healthy life styles for residents.
  - e. advanced building construction techniques such as green roofs, solar panels, wind turbines, geothermal heating including the use of low energy heating and building appliances and utility equipment to achieve greater energy conservation
  - f. measures to attain greater food security and self-sufficiency for residents
  - g. other initiatives and innovations put forward by developers to support the approval of proposals for premium residential densities.

Unless otherwise stated specifically in this *Official Community Plan*, redevelopment or re-subdivision that would increase the density of residential development in areas previously zoned for country residential development, shall not be permitted in order to protect the character of those areas and to maintain orderly development in the District.

- (b) Except as provided for in Section 3.6.3 (8) of this *Official Community Plan*, subdivision for non-farm residential development at a density greater than one residential site per quarter section, will only be considered on the basis of project merits relative to the policies set out in this Official Community Plan, and only where Council has agreed to a rezoning to a country residential zoning district.

- (c) *Protection from Wildfire*

Minimizing the risk of wildfire in an area situated .8 km. (½ mile) of Provincial Forest land will be addressed in this *Official Community Plan* and the *Zoning Bylaw*.

- (i) High and premium density country residential subdivision and development shall not be located within 0.8 km (½ mile) of Provincial Forest land.
- (ii) Development and subdivision of land for low and medium density residential use within 0.8 km (½ mile) of Provincial Forest Land or grasslands that pose a potential fire risk, will be subject to land use policy, subdivision design and development standards, landscaping and building construction standards as follows to help ensure that potential and existing fire dangers do not threaten public safety.
  - a. Land use policy which controls the location of country residential development relative to adjoining land use which reduce fire risk by providing for water supply, access for evacuation and a reduced fuel source for wildfire will be identified.
  - b. Subdivision design and development standards that minimizes fire risk through the selective placement of perimeter fire buffer areas, access roads, trail development, parks and open space areas. Development standards will be incorporated in the *Zoning Bylaw* to administer recommended Fire Smart standards for building separation and for achieving fuel modified building sites, including provisions for landscaping.
  - c. Fire Smart building construction and design techniques can be implemented through the use of restrictive covenants on titles to land agreed to by developers at the time of subdivision approval.

- (d) *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 Planning District, 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.
- (v) Only where direct all-weather public road access has been provided to the satisfaction of the Councils.

(e) *Locational Requirements*

- (i) In order to minimize conflict between multiple lot country residential subdivisions and other development, multiple-lot country residential subdivisions shall not be located:
  - a. minimum 1.62 kilometres from the corporate limits of an urban municipality, or the edge of a hamlet district or designated country residential district or regional or provincial park when it is demonstrated that a conflict will result with the future long term development of such area.
  - b. minimum 305 metres from a non-refrigerated anhydrous ammonia facility or 600 metres from a refrigerated anhydrous ammonia facility licensed by the Government of Saskatchewan.
  - c. minimum 305 metres from an existing gravel pit operation or from a site where it has been documented that *in situ* aggregate resources are of sufficient quality and quantity to support possible future gravel extraction operations.
  - d. minimum separation from Intensive Livestock Operations as provided in Table 6-1 of this document.
  - e. minimum separation from industrial uses as provided in Table 6-1 of this document.
  - f. minimum separation from hazardous industrial uses as provided in Table 6-1.
  - g. minimum separation from public works in the form of solid and liquid waste management or disposal facilities as provided in Table 6-1.
- (ii) Multiple lot country residential subdivisions shall not be located:
  - a. Where direct all-weather public road access has not been developed, except where arrangements have been made, to the satisfaction of the affected rural Council, for the development of such access.

- b. On land subject to flooding, or land where there is a high water table or potential for soil slumping or subsidence unless it can be demonstrated, in accordance with Section 3.1.3 (17), that the land is safe for development or that recommended mitigation measures will assure the necessary level of safety.
  - c. In a linear fashion stretched along municipal roads.
  - d. On land having more than 10% of its total area classified as having high capability for dry land agricultural production.
- (f) *Development and Design*

(i) **Phasing**

A maximum of three multiple lot country residential subdivisions in developmental stages will be allowed at any point in time by either of the rural Councils. Multiple-lot country residential subdivisions with less than 75% of building lots with completed residential construction will be considered to be in a developmental stage. However, if 75% of available lots in one or more of those three subdivisions are vacant, but it appears that development is lagging because the developer/land owner is holding land vacant or is encountering difficulty with financing the development, then that subdivision will be deemed to not be in a developmental stage and the affected rural Council may consider the approval of up to three additional subdivision proposals. Council may, by resolution, define a process by which new multiple-lot country residential proposals will be considered. The Country Residential Evaluation Workbook, contained in Section 8, will be used as a tool by the Councils to determine the merits of new proposals and their compatibility with this *Official Community Plan*.

(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**

In the interests of ensuring a comprehensive and planned approach to development, the developer will be required to prepare a concept plan for the entire area that will ultimately be developed and submit supporting documentation, where appropriate, as follows:

- a. 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.



- b. Engineering reports to address concerns such as availability of water supply, surface water drainage, and sewage treatment and disposal.
- c. 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 the Councils, 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 approval of a revised concept plan.

The Councils may adopt concept plans, and agreed upon amendments to concept plans, as part of Section 9 of this *Official Community Plan*, pursuant to Section 44 of *The Act*.

(iv) **Services**

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

a. *Water*

- I) each site in the proposed development area shall have its own independent water system; or
- ii) each site in the proposed development area will be connected to a Regional Water Distribution system; or
- iii) 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.

b. *Sewer*

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

*c. Solid Waste*

- I) New development will be approved subject to the availability of facilities for the disposal of solid waste by future residents in a licensed solid waste management facility.

(g) *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.

(10) Home Based Business

It is recognized that home based businesses can provide a valuable contribution to the diversified economic base of the rural municipalities. 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.

- (11) To facilitate the resolution of encroachment issues, the Councils 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 AND INDUSTRIAL LAND USE AND DEVELOPMENT

### **3.7.1 Findings**

- (1) Responses to the community survey indicate a strong support by residents for highway oriented commercial development as well as value added processing and industrial development. Industrial and commercial activity in the Planning District includes, but is not limited to, accommodation, construction companies, storage facilities, rental & leasing services, recreational vehicle sales, stables, auctioneers, food establishments, golf courses, tree sales, seed cleaning operations, masonry, implements, sportsman lodge, restaurants, riding co-ops, conference centre, consultants, golf courses, RV sales, building supplies, auto wreckers, green houses, accommodation, retail gas sales, storage facilities, auto shops and others.
- (2) Within the R.M. of Prince Albert industrial and commercial activity is largely located within the highway corridor (between Provincial Highways #2 and #3). In addition, several country residential sites as well as two trailer parks are located within this corridor. Within the R.M. of Buckland industrial and highway commercial activity is largely located along Provincial Highway #2. The Red Wing Industrial Subdivision houses a majority of this development. In addition, a business site is located at Spruce Home with adjoining commercial/industrial development located to the south.
- (3) The Prince Albert South Highway Corridor Concept Plans and Commercial / Industrial Feasibility Study (Crosby Hanna & Associates, March 2007), prepared for the Planning Commission, identifies opportunities and priorities for development, including proposed phasing, servicing issues and options, and policy recommendations for the highway corridors running south from the City of Prince Albert into the R.M. of Prince Albert.
- (4) The Province of Saskatchewan has entered into an agreement with the R.M. of Buckland which provides an opportunity for the conversion of Crown land in the vicinity of the former Pulp Mill facility for the subdivision and development of industrial sites within an industrial park setting. The agreement expires in 2014.
- (5) Policy is needed to provide for the orderly development of farm-based and home-based businesses in the Planning District (e.g. seed-cleaning).

### **3.7.2 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 Planning District.
- (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 Planning District 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 Planning District.

### **3.7.3 Policies**

- (1) The *Zoning Bylaw* will contain a general commercial district, primarily intended for use in Hamlets, and a highway commercial district to accommodate existing legally established and future commercial development.
- (2) Light industrial uses will be accommodated as permitted uses and heavy industrial uses will be accommodated as discretionary uses within a single industrial zoning district.
- (3) Commercial and industrial building construction will be regulated by municipal Building Bylaws.
- (4) 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 a development, will be required as a part of the development permit application process under the *Zoning Bylaw*.
- (5) 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.
- (6) Highway commercial uses should maintain the functional integrity of the highway, through the use of service road systems, or controlled highway access points, which are approved by the Ministry of Highways and Transportation.
- (7) Industrial uses shall maintain a minimum separation distance from existing development as shown in Table 6-1. A separation distance twenty per cent (20%) greater than that shown in Table 6-1 may be required, based on the specific nature of the proposed development and the potential for conflict with other uses.

- (a) A lesser separation than set out in Table 6-1 may be required where the applicant submits a copy of an agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an applicant and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, the affected Council shall be a party to the agreement and may use Section 235 of *The Act*, to register an interest to the title(s) of the affected lands.
- (8) Where a residential use is specifically provided for as a discretionary accessory use to industrial or commercial operations, a single dwelling unit shall be permitted only if it is intended to accommodate the owner, caretaker or operator of a use for which a permit has been issued, subject to the relevant standards contained within the Zoning Bylaw.
- (9) Before considering an industrial or commercial development, subdivision or rezoning application, the Councils 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 impact on adjacent land uses of industrial uses that produce air emissions, dust, noise and vibrations, 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) 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.
  - (h) any other matters that the Councils consider necessary.
- (10) Commercial and industrial development is encouraged to locate within existing commercial and industrial areas or along existing primary transportation corridors.
- (11) If it appears that a proposed commercial or industrial development requires large volumes of water, the affected Council shall 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) Concept Plan**

In the interests of ensuring a comprehensive and planned approach to development, a developer may be required to prepare a concept plan for industrial and commercial areas that are expected to have further development potential and submit supporting documentation, where appropriate, as follows:

- a. 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.
- b. Engineering reports to address concerns such as availability of water supply, surface water drainage, and sewage treatment and disposal.
- c. The initial concept plan shall provide an integrated layout for the total commercial and industrial 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 the Councils, 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 approval of a revised concept plan.

The Councils may adopt concept plans, and agreed upon amendments to concept plans, as part of Section 9 this *Official Community Plan*, pursuant to Section 44 of *The Act*.

(12) *Hazardous Industries*

Industrial uses involving hazardous materials or chemicals will be included as a discretionary use in the *Zoning Bylaw*, subject to approval required by any government regulatory agency, and subject to the following locational policies:

- (a) 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) A lesser separation than set out in (a) above may apply where the applicant submits a copy of an agreement between the operator of the hazardous industry and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an operator and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, the affected Council shall be a party to the agreement and may use Section 235 of *The Planning and Development Act, 2007* to register an interest to the title(s) of the affected lands.
  - (c) A separation distance twenty per cent (20%) greater than set out in (a) above may apply 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).
  - (d) Separation from permanent surface water bodies or water courses of at least 1.62 km.
  - (e) 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.
  - (f) Using the discretionary use procedure outlined in the *Zoning Bylaw*, an affected 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) The redevelopment scheme and general conceptual layout of the highway corridor areas running south from the City of Prince Albert, as identified in The Prince Albert South Highway Corridor Concept Plans and Commercial / Industrial Feasibility Study, have been integrated into the Future Land Use Concept and shown on Map 1A - Urban Future Growth Area.

## 4 FUTURE LAND USE CONCEPT

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### 4.1 USE AND INTERPRETATION

#### **4.1.1 Intent**

The Future Land Use Concept for the Planning District reflects the present land use patterns as well as identified opportunities for, and constraints on, future land use and development within the Planning District. The concept identifies four "Policy Areas," to be referred to as:

- (1) Agricultural Policy Area
- (2) Residential Policy Area
- (3) Highway Corridor Policy Area
- (4) Conservation Policy Area
- (5) Industrial Policy Area

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

#### **4.1.2 Urban Future Growth Area**

The Urban Future Growth Area designated on Map 1 - Future Land Use Concept, and shown in detail on Map 1A, identifies a more detailed land use scheme, based partly on The Prince Albert South Highway Corridor Concept Plans and Commercial / Industrial Feasibility Study and on the City of Prince Albert's Future Land Use and Expansion Plan - Map 5A, March, 2010.

- (1) Where applications for subdivision and development are made in the area within the Urban Future Growth Area as designated on Map 1 Future Land Use Concept and shown in detail on Map 1A, the Rural Council will only consider amending the *Zoning Bylaw*, if required, to accommodate such development provided:
  - (a) the proposed use and development of land are consistent with the policies in the *Official Community Plan* of the City of Prince Albert concerning the use of land, the projected pattern of development and City growth and the anticipated urban service needs and requirements of immediately adjoining land within the City. Prior to considering a zoning bylaw amendment to accommodate a subdivision or development application, the Rural Council will refer the matter to the Council of the City of Prince Albert.
  - (b) the development conforms to all other relevant provisions of the *Official Community Plan* and *Zoning Bylaw*.



- (2) New multiple lot country residential development shall not be permitted in the Urban Future Growth Area.
- (3) It is the intention of the Councils and the Planning Commission to allow limited development in the area southeast of the City of Prince Albert, designated on Map 1A as “City of Prince Albert Potential Short Term Growth”, associated with continued use of existing agricultural and commercial operations.
- (4) The Councils and the Planning Commission will consider new single parcel country residential development, industrial and commercial development in the Urban Future Growth Area only where it will not compromise future growth and servicing plans for the area by the City and Rural Municipality.
- (5) The Councils and the Planning Commission will pursue and facilitate inter-municipal partnerships in the development of the Urban Future Growth Area.
- (6) The Councils and the Planning Commission, may from time to time, engage in cooperative planning for areas of mutual interest in the Planning District and implement the results of such planning projects in the form of amendments to this *Official Community Plan*.

## 4.2 AGRICULTURAL POLICY AREA

### 4.2.1 Intent

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

### 4.2.2 Separate Residential Sites

Within the Agricultural Policy Area, single parcel country 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*.

### 4.2.3 Implementation

- (1) Agricultural Policy Area development requirements, limitations and standards shall be further specified in the *Zoning Bylaw*. Generally, land within the Agricultural Policy Area will be zoned as Agriculture District for agricultural development, farm-based businesses, single parcel country residential development and other compatible uses.
- (2) Lands within the Agricultural 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 Agricultural Policy Area, the member municipalities 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*.

## 4.3 RESIDENTIAL POLICY AREA

### 4.3.1 Intent

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

### 4.3.2 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) The Councils 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 country residential subdivisions and development 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.

## 4.4 HIGHWAY CORRIDOR POLICY AREA

### 4.4.1 Intent

The intent of the Highway Corridor Policy Area is to accommodate a diverse range of commercial and light 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 on sites fronting the highway. Light industrial development and uses shall be located behind highway frontage sites unless they are visually screened from the highway. Single and multiple lot residential, mobile home courts mobile home residential subdivision and development will be considered by the Councils in accordance with the *Official Community Plan* and appropriate zoning and development standards.

### 4.4.2 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 country residential subdivision and development are made in the Highway Corridor Policy Area, the Councils 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 severely 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*.

## 4.5 INDUSTRIAL POLICY AREA

### **4.5.1 Intent**

The intent of the Industrial Policy Area is to accommodate a diverse range of industrial development. A broad range of industrial uses that require large land areas and minimal services will be encouraged to locate in the Industrial Policy Area.

### **4.5.2 Implementation**

- (1) Lands within the Industrial Policy Area occupied by existing industrial development will be zoned for such purposes in the *Zoning Bylaw*.
- (2) Elsewhere within the Industrial Policy Area, until and unless applications for industrial development are approved, land will be zoned generally as Agriculture District.
- (3) Where applications for industrial development or subdivisions are made in the Industrial 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 country residential subdivision and development are made in the Industrial Policy Area, the affected 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 industrial development in the broader Industrial Policy Area; and
  - (e) the development conforms to all other relevant provisions of the *Official Community Plan* and *Zoning Bylaw*.

## 4.6 CONSERVATION POLICY AREA

### **4.6.1 Intent**

- (1) The intent of the Conservation Policy Area is to accommodate forestry, traditional resource uses and active and passive recreation activities.

### **4.6.2 Implementation**

- (1) The entire area of the Nisbet Provincial Forest that lies within the Planning District shall be designated as Conservation Policy Area.
- (2) The *Zoning Bylaw* will contain a Conservation 1 District and a Conservation 2 District that will accommodate natural resource harvesting activities outdoor recreation activities and traditional resource use (trapping, hunting and fishing) on lands within the Conservation Policy Area.
- (3) The disposition and use of crown provincial forest land is under the direction of the Ministry of Environment pursuant to its policies and discretion. The Nisbet Forest Integrated Forest Management Plan, once approved, will provide direction and guidance respecting future management of the forest.
- (4) Future commercial and industrial development associated with the forest industry may be permitted at the discretion of the affected Council and subject to development standards to be specified in the *Zoning Bylaw*. The rezoning of land to an appropriate zoning district may be required to accommodate a proposed development.

## 5 IMPLEMENTATION

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### 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 by the R.M. of Prince Albert and the R.M. of Buckland.

#### **5.1.1 Purpose**

The purpose of the *Zoning Bylaws* adopted by the member rural municipalities for the Planning District is to control the use of land providing for the amenity of the area within the jurisdiction of the rural municipalities for the health, safety and general welfare of their inhabitants.

#### **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 residential uses, mobile homes, community service uses, retail commercial uses, highway commercial uses, industrial uses, future urban development lands and restricted development lands. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations, off-street parking, landscaping and so forth.

##### **(1) A - AGRICULTURE DISTRICT**

The objective of the **A - Agriculture District** is to provide for the primary use of land in the form of agricultural development, associated residences, limited single-parcel country residential development, location-dependent natural resource development other uses compatible with agricultural development.

##### **(2) H - HAMLET DISTRICT**

The objective of the **H - Hamlet District** is to provide for residential and commercial growth in the form of infilling of existing vacant land in existing unorganised hamlets.

##### **(3) CR1 - LOW DENSITY COUNTRY RESIDENTIAL DISTRICT**

The objective of the **CR1 - Low Density Country Residential District** is to provide for low density multiple lot country residential development and other compatible development in specific areas with standards for such development which does not directly support agriculture.

##### **(4) CR2 - MEDIUM DENSITY COUNTRY RESIDENTIAL DISTRICT**

The objective of the **CR2 - Medium Density Country Residential District** is to provide for medium density, multiple lot country residential development and other compatible development in specific areas with standards for such development which does not directly support agriculture.



(5) **CR3 - HIGH DENSITY COUNTRY RESIDENTIAL DISTRICT**

The objective of the **CR3 - High Density Country Residential District** is to provide for high density multiple lot country residential development and other compatible development in specific areas with standards for such development which does not directly support agriculture.

(6) **CR4 - PREMIUM DENSITY COUNTRY RESIDENTIAL DISTRICT**

The objective of the **CR4 - Premium Density Country Residential District** is to provide for the highest density of multiple lot country residential development which incorporates innovative sustainable building techniques and subdivision design and other compatible development in specific areas with standards for such development which does not directly support agriculture.

(7) **RMH - MOBILE HOME RESIDENTIAL DISTRICT**

The objective of the **RMH - Mobile Home Residential District** is to provide for residential development in form of mobile and modular homes, and compatible development on individual sites.

(8) **C1 - GENERAL COMMERCIAL DISTRICT**

The objective of the **C1 - General Commercial District** is to provide for general commercial and other compatible development in specific areas, with standards for such development.

(9) **C2 - HIGHWAY COMMERCIAL DISTRICT**

The objective of the **C2 - Highway Commercial District** is to provide for commercial, light industrial and other compatible development in specific areas, with standards for such development.

(10) **M - INDUSTRIAL DISTRICT**

The objective of the **M - Industrial District** is to provide for light industrial, heavy industrial and other compatible development in specific areas, with standards for such development.

(11) **CON1 - CONSERVATION AND ACTIVE RECREATION DISTRICT**

The objective of the **CON1 - Conservation and Active Recreation District** is to provide for Crown Provincial Forest disposition and use as provided for under the direction of Saskatchewan Environment. Subdivision and private development will be considered through the rezoning process to another district.

(12) **CON2 - CONSERVATION AND PASSIVE RECREATION DISTRICT**

The objective of the **CON2 - Conservation and Passive Recreation District** is to provide for Crown Provincial Forest disposition and use as provided for under the direction of Saskatchewan Environment. Subdivision and private development will be considered through the rezoning process to another district.

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

When considering applications to amend zoning regulations or standards, or requests for the rezoning of land, the Councils 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 rezone land to permit the carrying out of a specified proposal, the affected rural municipality may, for the purpose of accommodating the request, enter into an Agreement with the Applicant pursuant to Section 69 of *The Act*.
- (2) Section 5.1.3 of this *Official Community Plan* shall apply in the review of applications for rezoning by agreement.
- (3) The affected rural municipality 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.
  - (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) The affected 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**

The Planning Commission will review all subdivision applications, referred to it by the Approving Authority, and forward its recommendation for consideration to the affected Council. In reviewing any application for subdivision, the affected 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.
- (4) Determined its wishes with respect to the dedication of lands.

### **5.2.2 Dedicated Lands**

- (1) When reviewing any application for subdivision, the affected rural municipality 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 Act*.
- (2) Pursuant to *The Act*, the affected rural municipality may elect to request that the 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 Building Bylaw**

The member rural municipalities will use their 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.

### **5.2.4 Development Levies and Servicing Fees**

- (1) In accordance with Section 169 of *The Act*, the Councils 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 existing subdivided areas. 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 phasing of associated public works.

- (2) In accordance with Section 172 of *The Act*, the Councils may establish, by resolution, a schedule of servicing specifications and servicing fees to be used by the municipality as the basis for the negotiation of servicing agreements with proponents of new subdivision developments. Servicing specifications will provide a consistent set of standards for provision of direct services by developers in new subdivision developments. Servicing fees will be based on the identification of overall services and public works that the municipality anticipates will be needed as a result of new subdivision development for a specified term. Offsite service fees for individual subdivision developments will be established based on a calculation of the servicing needs being created by that individual subdivision development, as a part of the municipalities overall servicing needs and servicing plans.

## 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 within five years of adoption.

### **5.3.2 Further Studies**

As necessary, the Planning Commission and member Councils will undertake such studies or programs required to facilitate and encourage positive development or change in the Planning District.

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

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

### **5.3.4 Programs**

The member municipalities 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 Act*, the *Official Community Plan* shall be binding on the member municipalities, 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**

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

## 6 MINIMUM SEPARATION REQUIREMENTS

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Table 6-1 Required Separation Distances Between Uses (in Metres)		Wells	Residential				Urban Municipality	Intensive Agriculture	Intensive Livestock Operations (number of animal units)			Airport / Airstrip	Commercial (Agriculture)	Gravel Pit	Waste Management		Anhydrous		Industrial	Hazard Industrial
			Single	MCR and MHC *	Hamlet	Tourist Accommodation			0 - 300	301 - 1,000	1,001 +				Solid	Liquid	Non-Refrigerated	Refrigerated		
Residential	Single <sup>(1)</sup>	--	--	--	--	--	--	--	300	800	1,200	--	200	200	457	600	305	600	300	1,600
	MCR and MHC* <sup>(2)</sup>	--	--	--	--	--	--	--	1,600	2,400	3,200	800	200	600	457	600	305	600	800	2,400
	Tourist Accommodation <sup>(3)</sup>	--	--	--	--	--	--	--	300	800	1,200	--	200	200	457	600	305	600	800	1,600
	Intensive Agriculture <sup>(4)</sup>	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	800	1,600
Intensive Operations	0 - 300	1600	300	1600	300	1600	1600	--	--	--	--	--	300	300	--	--	--	--	300	600
	301 - 1,000	1600	800	2400	800	2400	2400	--	--	--	--	--	300	300	--	--	--	--	300	600
	1,001 +	1600	1200	3200	1200	3200	3200	--	--	--	--	--	300	300	--	--	--	--	300	600
Commercial (Agriculture) <sup>(5)</sup>	Airport / Airstrip <sup>(6)</sup>	--	--	800	--	800	800	--	--	--	--	--	--	--	--	--	--	--	--	--
	Commercial (Agriculture) <sup>(7)</sup>	--	300	800	--	800	1,600	800	300	300	300	--	--	--	457	300	--	--	--	--
	Solid	1600	457	457	457	457	457	457	--	--	--	--	457	--	--	--	--	--	457	--
Waste Management <sup>(8)</sup>	Liquid	1600	600	600	600	600	600	300	--	--	--	--	300	--	--	--	--	--	300	--
	Non-Refrigerated	--	305	305	305	305	305	--	--	--	--	--	--	--	--	--	--	--	--	--
Anhydrous <sup>(9)</sup>	Refrigerated	--	600	600	600	600	600	--	--	--	--	--	--	--	--	--	--	--	--	--
	Industrial <sup>(10)</sup>	800	300	800	--	800	1,600	800	--	--	--	--	--	--	457	300	--	--	--	--
Hazardous Industrial <sup>(11)</sup>		1,600	1,600	2,400	2,400	1,600	2,400	1,600	--	--	--	--	--	--	--	--	--	--	--	--

\* Respectively: Multiplot Country Residential (MCR) and Mobile Home Court (MHC)

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

- (1) Single Residential Building...
- (2) Multiplot or Mobile Home Residential Building Site...
- (3) Tourist Accommodation Facility...
- (4) Intensive Agricultural Site...
- (5) ILO Facility...
- (6) Airport / Airstrip Facility...
- (7) Commercial Site...
- (8) Waste Management Facility or Lagoon...
- (9) Anhydrous Ammonia Storage Facility...
- (10) Industrial Site...
- (11) Hazardous Industrial Site...

... and the nearest residential building, corporate limit, ILO, airport or airstrip, gravel pit, anhydrous ammonia storage, or waste management facility, and the site lines of other uses.

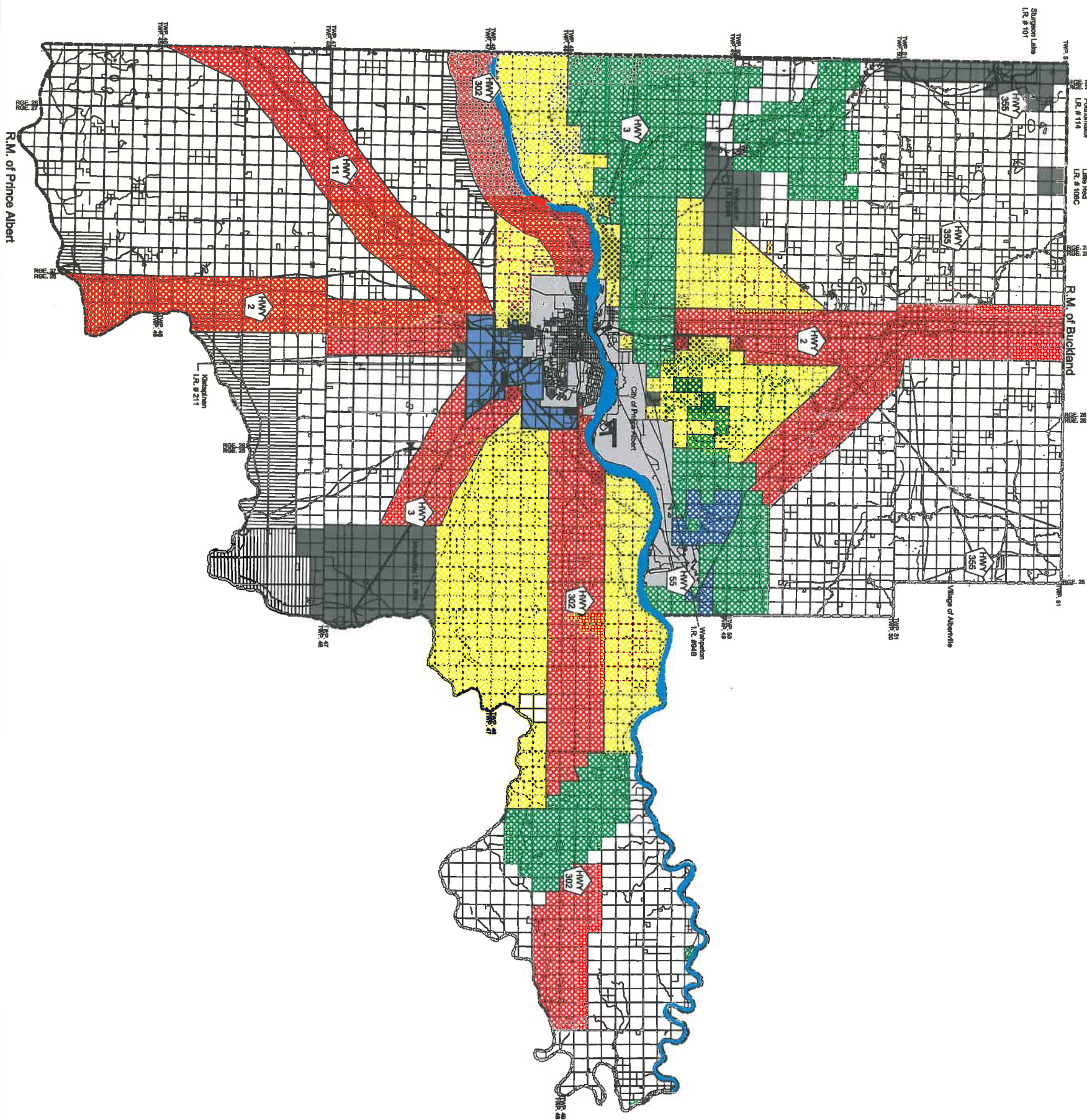
## 7 MAPS

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### **Map 1 - Future Land Use Concept**

### **Map 1A - Urban Future Growth Area**





# LEGEND

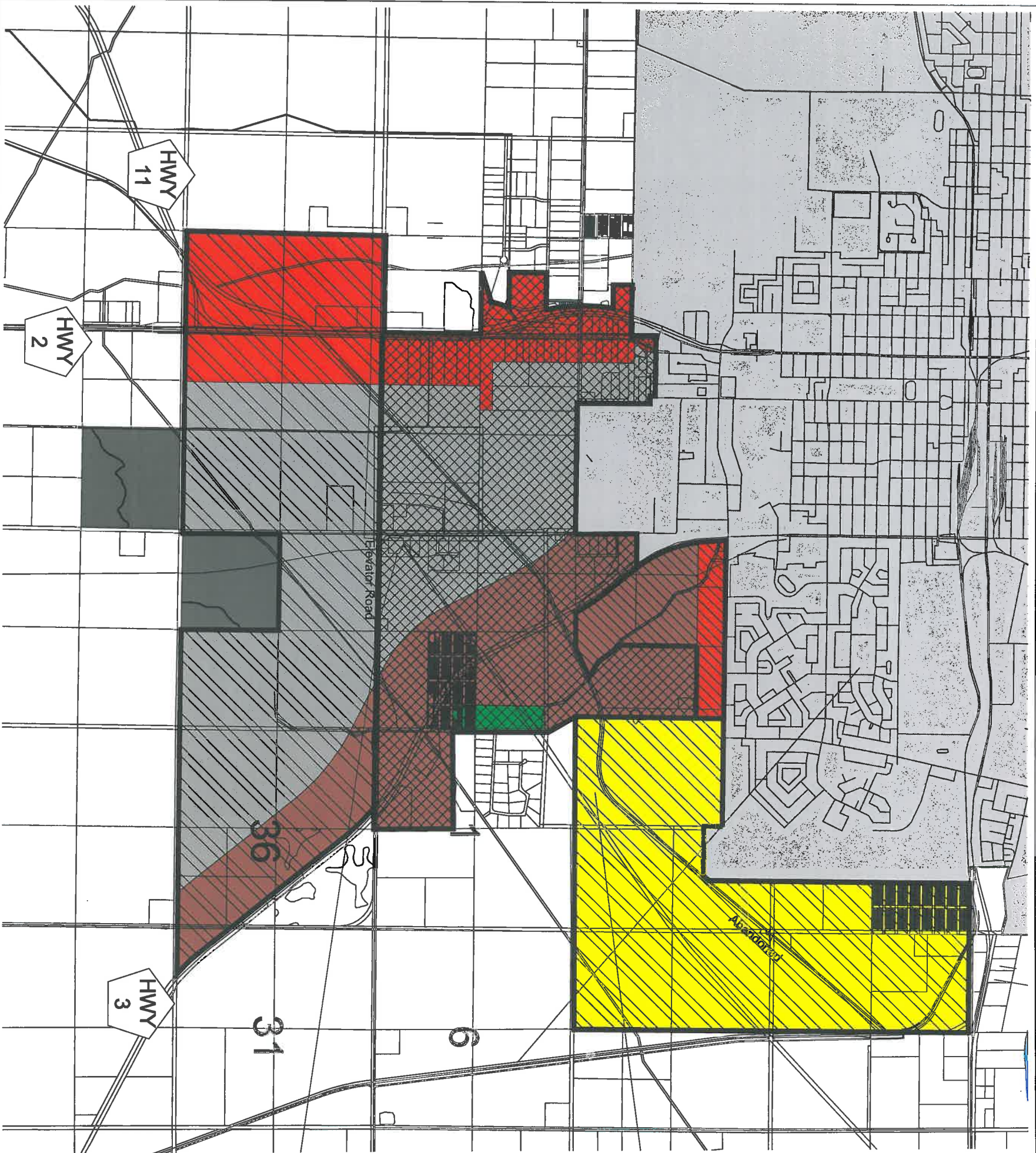
- Residential Policy Area
- Highway Corridor Policy Area
- Industrial Policy Area
- Conservation Policy Area
- Agriculture Policy Area
- Urban Municipality
- Indian Reserve
- Urban Future Growth Area  
(refer to Map 1A for details)
- PAPD Boundary

## Prince Albert Planning District - Official Community Plan Map 1 - Future Land Use Concept

CROSBY HANNA & ASSOCIATES - LANDSCAPE ARCHITECTURE AND PLANNING-







**LEGEND**

- Future Residential\*
- Future Open Space\*
- Future Commercial\*
- Future Industrial\*
- Future Commercial or Industrial\*
- Existing Urban Municipality
- Indian Reserve
- City of Prince Albert Potential
- Short Term Growth
- City of Prince Albert Potential
- Medium Term Growth
- City of Prince Albert Potential
- Long Term Growth

\* As recommended in the City of Prince Albert Official Community Plan - Map 5A: Future Land Use and Expansion and in the 2007 Prince Albert South Highway Corridor Concept Plan

# Prince Albert Planning District - Official Community Plan

## Map 1A - Urban Future Growth Area

CROSBY HANNA & ASSOCIATES - LANDSCAPE ARCHITECTURE AND PLANNING -



## 8 COUNTRY RESIDENTIAL EVALUATION WORKBOOK

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## **Prince Albert Planning District Country Residential Development Proposal Workbook**

This workbook is intended to allow the Prince Albert District Planning Commission and the member of Councils of the Prince Albert Planning District to thoroughly evaluate the impact of new country residential subdivision proposals on the District. The workbook is intended to raise awareness of current development issues and identify best practices with respect to community design. The member Councils of the Planning District will base decisions on moving forward with rezoning applications related to new country residential subdivision proposals on the responses provided by applicants to the questions contained within this workbook, subject to other relevant Bylaws and policies of the Municipalities.

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:**

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

*Describe*

[illegible]

\*\*\*\*\*

**1.4** Are there potential 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*

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**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 environmental site remediation to be 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 the nature of the potential contamination and the proposed (actual) remediation approach (including the standards that were adhered to):

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

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- 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*

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- 1.7 What proportion (%) of the 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 (%):*

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

Yes/No

*Describe*

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**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 m2).

*Length of streets:*

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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

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1.13 What is the layout of the street network (e.g. grid, curvilinear)?

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

Describe

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1.14 Is the development proposed to be located within 1.6 km. of the Provincial Forest or a significant grassland area? If so, have you considered subdivision design elements or building standards that are intended to reduce the potential risk to the development from wildfires?

Subdivision design and development standards can minimize risk through the selective placement of perimeter fire buffer areas, access roads, trail development, parks and open space areas. Fire Smart building construction and design techniques that provide for building separation, achieve fuel modified building sites and provide landscaping, can be implemented by developers through restrictive covenants on land titles.

Describe

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## 2. SOCIAL AND CULTURAL CONSIDERATIONS

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Social and cultural considerations in reviewing development applications include features that enhance or maintain the social well being of the District'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 a 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 (e.g. 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*

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- 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*

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**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. Community gardens provide focal points for communities and are food sources and sources of potential income. Public amenities, particularly those that are adaptable, also increase the marketability of the community.

**Yes/No**

*Describe*

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**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*

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

**Yes/No**

*Describe*

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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 (Class 1 or 2) proposed to be developed (and therefore taken out of agricultural production) as part of this proposal?

The preservation of prime agricultural land is important to future agricultural production.

Yes/No

Describe (include approximate amount)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Yes/No

Describe

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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#### 4. REGULATORY COMPLIANCE

- 4.1** Does the development comply with the policies and standards that are currently outlined in the Prince Albert Planning District Official Community Plan and applicable Zoning Bylaw (assuming a rezoning must occur)? What zoning district(s) will be required to accommodate your proposal?

**Yes/No**

### Comments

[illegible]

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

### Comments

[illegible]

## 9 CONCEPT PLANS

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