

RM of Meadow Lake #588 - Official Community Plan-Bylaw #9/18
Consolidated Version

OCTOBER 2018

The Rural Municipality of Meadow Lake No. 588

Official Community Plan

Bylaw No. 09/18

A Bylaw of the RM of Meadow Lake to adopt the Official Community Plan.

The Council of the RM of Meadow Lake in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- (1) Pursuant to Section 29 and 32 of *The Planning and Development Act, 2007* the Council of the Rural Municipality of Meadow Lake hereby adopts the Official Community Plan, identified as Schedule "A" to this bylaw.
- (2) The Reeve and Chief Administrative Officer are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
- (3) Bylaw No. 19/14, the Official Community Plan, and all amendments thereto are hereby repealed.
- (4) This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the 13th day of August, 2018

Read a Second Time the 11th day of February, 2019

Read a Third Time the 11th day of February, 2019

Adoption of this Bylaw this 11th day of February, 2019

SEAL



THE RURAL MUNICIPALITY OF MEADOW LAKE No. 588
OFFICIAL COMMUNITY PLAN

Being Schedule "A" to Bylaw No. 9/18
of the Rural Municipality of Meadow Lake



(Reeve)

SEAL

(Chief Administrative Officer)



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RM of Meadow Lake #588 - Official Community Plan - Bylaw #9/18

I INTRODUCTION

The following planning goals, objectives and policies are intended for the Rural Municipality of Meadow Lake No. 588.

1.1 AUTHORITY

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007 (The Act)*, the Council of the Rural Municipality of Meadow Lake No. 588 has prepared and adopted this Official Community Plan to provide the Rural Municipality (RM) with goals, objectives and policies relating to approximately twenty years of future growth and development within the community.

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.

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

In general, the Statements of Provincial Interest Regulations address:

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

1.2 SCOPE AND PURPOSE

The policies in this Official Community Plan address the need for future land use planning in the RM of Meadow Lake as well as other matters related to its physical, social and economic development.

The policies are intended to provide the RM of Meadow Lake with direction and guidelines for establishing bylaws, programs and decision making on future land use and development proposals in the Rural Municipality.

All development within the incorporated area of the RM shall conform to the objectives and policies contained in this Official Community Plan. Crown lands that lie within the RM of Meadow Lake No. 588 are governed by separate and / or additional provincial legislation to *The Planning and Development Act, 2007*.

2 PROPOSED VISION AND GOALS

2.1 REGIONAL VISION

The RM of Meadow Lake is a member of the North of Divide Planning District. The Official Community Plan for the RM of Meadow Lake No. 588, derives its direction, where applicable, from the North of Divide Official Community Plan which deals with regional policies developed by the North of Divide District Planning Commission. Its vision is as follows:

"The North of Divide is a progressive region with a diverse and stable economy and quality of life, making it an attractive place to live and invest. Its communities are unique, vibrant and recognized as important service centres for northern residents and for growing recreational and resource development. Agriculture, tourism and resource based activities provide the main drivers of the regional economy. Beautiful lakes, parks and heritage features, along with ample recreational amenities, make the region a well-known destination. Their preservation is important to the region. Modern infrastructure is developing in a cooperative manner to connect the region and support the growing population. Choice, diversity and collaboration between municipalities and First Nations ensure the region is able to respond to the needs of all residents and that it remains sustainable well into the future." ¹

2.2 NATURAL AND HERITAGE RESOURCE BASE

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

23 PHYSICAL AND ECONOMIC DEVELOPMENT

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

24 INTERGOVERNMENTAL INTERESTS AND INVOLVEMENT

¹ North of Divide District Official Community Plan

- (1) To support the North of Divide District Planning Commission and its District Official Community Plan.
- (2) To obtain the support and assistance of senior governments in the realization of the goals and objectives of this plan.
- (3) To support and complement the Statements of Provincial Interest in land use planning and development.
- (4) To engage with neighbouring communities to identify issues and common interests in planning, municipal servicing, and growth opportunities.
- (5) To participate in other district and regional planning initiatives, where beneficial to the municipality.

3 OBJECTIVES & POLICIES

3.1 NATURAL AND HERITAGE RESOURCES

3.1. 1 FINDINGS

- The Saskatchewan Conservation Data Centre has identified a number of rare and endangered plants as existing in various parts of the Rural Municipality. Further, the Atlas of Saskatchewan (2000) identified the "Moose Hills" area (at the southern edge of the **RM**) as an area of particular ecological importance due to largely to the presence of five rare plants.
- A total of approximately 35,990 ha (88,930 acres) of wetlands have been identified have been identified in the Municipality (this figure is in addition to the lakes in the **RM**). 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.
- Lands exist within the Municipality that are potentially hazardous due to flooding, erosion or landslides.
- It is expected that only approximately 1,800 ha (4,500 acres) of land in the Rural Municipality may contain gravel resources that could offer potential as municipal or commercial sources of this aggregate resource.
- The forestry industry is integral to the economy of the Rural Municipality of Meadow Lake. Large-scale forest harvesting primarily occurs within the provincial forest (in northern and southern areas of the RM) to supply the Meadow Lake OSB Plant, the Millar Western Pulp Mill as well as the NorSask Sawmill.
- Two Municipal Heritage Properties have been designated in the Rural Municipality of Meadow Lake. In addition to this, a large number of sites (146) have been documented as containing significant cultural heritage resources, including five "sites of a special nature".
- In the future, it is possible that oil and gas exploration (plus eventual extraction, and possibly processing) may take place in the Rural Municipality.
- In the future, it is possible that mineral exploration (plus eventual extraction, and possibly processing) may take place in the Rural Municipality.
- The RM of Meadow Lake is part of the Battle River Watershed located in the Churchill River Basin. The Saskatchewan Water Security Agency does not currently have a watershed plan for this for the Battle River Watershed.
- The Statements of Provincial Interest Regulations provides the following statements (which are addressed in the objectives and policies that follow):
 - *The province has an interest in ensuring Saskatchewan's cultural and heritage resources are protected, conserved and responsibly used.*
 - *The province has an interest in the protection of water sources that provide safe drinking water.*
 - *The province has an interest in conserving Saskatchewan's biodiversity, unique landscapes and ecosystems for present and future generations.*
 - *The province has an interest in maintaining and encouraging the exploration for and development of mineral resources.*
 - *The province has an interest ensuring that sand and gravel resources are accessible for development.*

3.1.2 OBJECTIVES AND POLICIES

Objective 3.1.2.1 Natural Features

To protect natural features, - resources, communities and ecosystems in the municipality, and to encourage the preservation of natural wildlife habitat areas and other significant areas of natural vegetation.

Policy (a) Council will work with agencies of the provincial government to protect any significant heritage resources, critical wildlife habitat, or rare or endangered species located in the municipality. Where significant potential for the occurrence of such features or resources has been identified to Council, Council will delay development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained. Any costs associated with meeting such requirements will be the responsibility of the applicant.

Policy (b) 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.

Policy (c) Development shall not damage or destroy fish habitat within the municipality, nor needlessly destroy unique flora or critical wildlife habitat, providing fire and / or other safety hazards are not created.

Policy (d) Development shall avoid land that is environmentally sensitive.

Policy (e) Council shall require the proponent of a development on previously undeveloped land situated within 1,000 metres of the shoreline of Greig and Waterhen Lakes to submit an environmental study intended to assess the potential impacts of development on environmentally sensitive areas.

(i) Council will only consider the approval of a proposed development in terms of the capacity of the adjoining waterbody or shoreline for public access, the potential impacts of development in social, physical and environmental terms, general and site specific environmental and ecosystem characteristics and the economic potential for the development.

(ii) The developer shall be responsible for all expenses associated with preparation of the study and the relevant information that will be undertaken by qualified professionals that are mutually agreed upon by Council. The study shall identify and demonstrate an initiative to protect and conserve natural environmental preservation areas.

Objective 3.1.2.2 Water Resources

To protect ground water and other water resources from contamination to ensure a safe supply of drinking water and to maintain the highest possible level of overall water quality in the municipality.

Policy (a) Development shall not deplete or pollute lake water or groundwater in the municipality.

- Policy (b)** Council shall be committed to the protection of lake, ground, and surface water, public health, property, and the environment through the use of water management programs that:
- (i) maintain healthy ecosystems;
 - (ii) provide safe and reliable drinking water; and,
 - (iii) provide advanced waste water treatment and storm water management to the greatest extent possible.
- Policy (c)** Developments shall not injuriously affect, and shall be strongly encouraged to protect, sustain, and safely incorporate: water bodies, waterways, shore lands, groundwater, wetlands, and riparian areas.
- Policy (d)** Agricultural practices, particularly with regard to manure management and chemical application, shall minimize risks to groundwater and surface water to the greatest extent possible.
- Policy (e)** Chemicals and other products shall be stored, handled, manufactured, managed and used with methods which prevent and avoid contamination with aquifers and well heads.
- Policy (t)** The RM shall work in partnership with the Saskatchewan Water Security Agency to maintain and conserve the Beaver River Watershed and its source water resources.
- Policy (g)** Proponents may be required to investigate subsurface soil and groundwater conditions prior to development work to demonstrate the natural or engineered containment will adequately protect groundwater resources. Such work must be carried out by a qualified professional engineer or geoscientist.

Objective 3.1.2.3 Forest Resources

To ensure that forestry operations do not conflict with other land uses and development within the municipality, and are conducted in a sustainable manner.

- Policy (a)** The Zoning Bylaw will contain provisions to regulate forestry operations on non-provincial forest land with the intent of ensuring that they do not create conflicts with existing land uses or with the purpose of certain zoning districts.
- Policy (b)** Forest management of non-provincial forest areas will be regulated to ensure that aesthetic and environmental considerations are met through the application of sound silvicultural practices and sustainable forest management objectives.
- Policy (c)** Subject to all other policies in this plan, Council may refuse to approve forestry operations on non-provincial forest land that are intended to reduce the risk of wildfires or to help sustain the ecological health of the forest unless they are proposed in accordance with a woodlot/forest management plan that has been prepared by a recognized professional.
- Policy (d)** Management of all forested Crown lands is the responsibility of the Ministry of Environment and is regulated by *The Forest Resources Management Act*. Buildings and dwellings proposed on Crown land that is managed by the Ministry of Environment, shall require the Ministry's authorization.

Objective 3.1.2.4 Historical and Heritage Resources

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.

Policy (a) Development shall not damage, destroy, or otherwise negatively impact any building or site deemed to be of cultural, historical, or heritage significance.

Policy (b) Ensure that subdivision of land in potentially heritage sensitive parcels occurs in accordance with the guidelines and criteria identified by the Heritage Conservation Branch of Saskatchewan. The **RM** of Meadow Lake may delay development until such time as the requirements of the relevant provincial agencies to protect such resources (such as the undertaking of mitigative measures) has been obtained. The developer may be required to contract a professional to assess potential impact(s) to the development area. Any costs associated with meeting such requirements will be the responsibility of the applicant.

Policy (c) Support the designation of provincial heritage and municipal heritage buildings and sites within the municipality.

Objective 3.1.2.5 Sustainable Development

To encourage the subdivision and development of land in the municipality in an environmentally sustainable manner.

Policy (a) Council may employ site-specific planning programs, either alone or in cooperation with other agencies, organizations or governments, to protect water bodies, waterways and shore lands. Council may limit, restrict, delay or prohibit development in these areas until site-specific planning has been completed and/or until Council is satisfied that specific development projects will sustain these areas. Site-specific plans may result in limiting or prohibiting development in these areas.

Policy (b) No development will begin until Council has considered the size and configuration of an adjoining waterway, water body or shore land, the capacity for public access, the potential impacts (social, economic and environmental) of development, general and site-specific environmental and ecosystem characteristics, and economic potential for development in the area. The developer is responsible for all expenses associated with these recommendations. These studies shall be undertaken by qualified professionals at the expense of the developer.

Objective 3.1.2.6 Aggregate Resources

To protect known aggregate (gravel) sources from incompatible forms of development and accommodate industries which utilize these resources while ensuring that aggregate exploration and extraction uses do not conflict with other land uses and development within the Municipality.

Policy (a) Subdivision of land for non-agricultural use shall not be permitted on land known to have source gravel potential so as to not interfere with future extraction.

Policy (b) The extraction, processing and storage of raw materials including sand, gravel, clay, earth, topsoil or mineralized rock shall be subject to the following policies:

- (i) Council shall encourage the extraction of significant commercial mineral resources prior to development that would preclude or constrain future extraction of the resource.
- (ii) Aggregate resource industries shall be listed as discretionary uses in the Zoning Bylaw.
- (iii) Council shall consider discretionary use applications for aggregate resource industries subject to:
 - (a) reclamation and restoration of the land for an approved end use;
 - (b) the manner in which the pit or quarry is to be operated;
 - (c) limiting or avoiding land use conflict due to noise, vibration, smoke, dust, odour or potential environmental contamination; and,
 - (d) minimizing the effect of the operation on infrastructure and services including but not always limited to roadways.
 - (e) ensuring road access is sufficiently located as to limit impact on existing residential dwelling units.
- (iv) Mineral resource industries shall meet all municipal bylaws and provincial regulations respecting access to and from provincial highways and municipal roads and shall ensure that road access to the operation is located, as far as possible, from existing residential dwelling units.
- (v) Multiple parcel country residential developments or intensive recreational developments shall not be located within 600.m of an aggregate resource deposit.
- (vi) Single parcel country residences or residential sites shall not be located within 300 m of a mineral resource deposit.
- (vii) Aggregate resource extraction, processing, and storage industries shall establish a buffer area between the operation and surrounding land uses.
- (viii) Aggregate resource extraction, processing and storage industries shall ensure that operations within the municipality are screened, bermed or landscaped.

Objective 3.1.2.7 Oil and Gas Development

To support oil and gas exploration, extraction and development in the municipality.

Policy (a) Petroleum pipelines, oil and gas wells and related facilities shall be encouraged in the **R.M.** and shall be permitted uses in the A - Agricultural District.

3.2 BIOPHYSICAL CONSTRAINTS ON DEVELOPMENT

3.2. 1 FINDINGS

- The RM of Meadow Lake is located entirely within the Beaver River Watershed within the Churchill River Basin. Source waters in the Churchill River drain most of north-central Saskatchewan into Manitoba and on into Hudson Bay via the Nelson River. The Churchill Basin is estimated to be 20% covered by water - over double that of typical drainage basins in southern Saskatchewan. Farmland, mostly in the southwest part of the basin, occupies only three percent of the basin.
- Consideration should be given to the development of policy to address development on or near land potentially susceptible to natural hazards such as flooding, slope instability, erosion and expansive clay soils.
- The Statements of Provincial Interest Regulations provide the following statement concerning biophysical constraints on development (which is addressed in the objectives and policies that follow):
 - o *The province has an interest in ensuring the safety and security of individuals, communities and property from natural and human-induced threats.*

3.2. 2 OBJECTIVES AND POLICIES

Objective 3.2.2.1 Development on Potentially Hazardous Land

To ensure that development on potentially hazardous land, when feasible, only occurs when appropriate development standards have been met.

- Policy (a)** Ensure the most recent information on potential flood hazard areas within the municipality as it relates to new subdivision applications and applications for development permits is used.
- Policy (b)** Ensure that subdivision of land or the development of structures on hazard land does not occur or, if applicable, occurs in accordance with specified mitigation measures. The costs of any required flood hazard report to identify the risk of proceeding with a proposed development on potentially hazardous land or recommending specified measures to mitigate the risk of development of hazardous land will be the responsibility of the proponent of the proposed development.
- Policy (c)** Work with the Water Security Agency on flood protection in the Municipality and require subdivision and development permit applicants to consult with the Agency, in cases of proposed development on potentially hazardous land, to assess the potential hazard due to flooding.
- Policy (d)** Development shall avoid land that is potentially hazardous due to flooding, erosion, slumping, or slope instability.
- Policy (e)** Where subdivision or development is proposed for what Council considers may be hazard land, the applicant shall submit a report, 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. Council may refuse to authorize development on hazard land or may permit development only in accordance with specified mitigation measures. These measures may be attached as a

condition for a development permit approval. The costs associated with undertaking specified mitigation measures, and with providing the required documentation related to any specified mitigation measures will be borne by the applicant or proponent of the proposed development.

- Policy (t)** Where there is subdivision of land, any areas that are determined to be hazard land, where mitigation of the identified hazard has been determined by the approving authority as not feasible or as undesirable, shall be designated as environmental reserve in accordance with *The Planning and Development Act, 2007*.
- Policy (g)** As per the Statements of Provincial Interest, insofar as is practical, the development of new buildings and additions to buildings in the flood way in the 1:500 year flood elevation of any watercourse or water body shall be prohibited.
- Policy (h)** As per the Statements of Provincial Interest, insofar as is practical, development of new buildings and additions to buildings to an elevation of 0.5 metres above the 1:500 year flood elevation of any watercourse or water body in the flood fringe shall be flood-proofed.
- Policy (i)** Require that applicant for proposed development on land that is identified as being potentially hazardous submit a report prepared by a qualified professional that assesses the risk associated with the development and identifies any necessary mitigation measures.
- Policy (j)** Require new development to provide adequate surface water drainage to maximize on site infiltration and minimize increased overland flow of water from the development to adjoining land and drainage infrastructure. The use of drainage techniques and material such as permeable pavement to facilitate on-site stormwater infiltration and storage that reduces the amount of runoff will be encouraged. Site design techniques that minimize paved areas and soil compaction and preserve natural open spaces including existing trees and natural drainage channels will be encouraged. Additionally, Council will require that new development provide an adequate degree of suitable landscaping to enhance the visual amenity of the site in keeping with the existing and preferred neighbourhood character.
- Policy (k)** Establish development standards for development on or near hazard lands in the Zoning Bylaw.

3.3 MUNICIPAL INFRASTRUCTURE AND SERVICES

3.3.1 FINDINGS

- Certain areas of the Municipality may be expensive or difficult to service.
- The Rural Municipality is currently responsible for the maintenance of approximately 616 kilometres of municipal main farm access, grid, special grid or primary grid roads in the Municipality. Policy is required to ensure that future development does not place additional unnecessary pressure on existing road maintenance obligations of the Municipality.
- Consideration should be given to the future management and disposal of solid waste and sewage generated in the Municipality.
- The RM of Meadow Lake should ensure that future development in the municipality can be adequately serviced by municipal infrastructure systems including the future management and disposal of solid waste and sewage.
- The RM of Meadow Lake should ensure that, as a condition of subdivision approval, applicants enter into a servicing agreement with the municipality, as provided for in Section 143 of The Planning and Development Act 1983.
- 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 to 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.
- The Statements of Provincial Interest Regulations provides the following statements concerning public works and transportation (which are addressed in the objectives and policies that follow):
 - o *The province has an interest in safe, healthy, reliable and cost effective public works to facilitate economic growth and community development.*
 - o *The province has an interest in safe, cost effective transportation systems that meet existing and future needs for economic growth, community development and diversification.*

3.3.2 OBJECTIVES AND POLICIES

Objective 3.3.2.1 Servicing Thresholds

To ensure adequate servicing capabilities for future development by existing facilities or by expansion to infrastructure.

Policy (a) All developments shall provide for:

- (i) individual on-site water supply appropriate to the proposed use; or,
- (ii) water supply from a regional water distribution system; or,
- (iii) 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.
- (iv) 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,
- (v) 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.

Policy (b) The RM will not support new development or subdivision applications unless infrastructure and utility systems and services have adequate capacity, including the availability of a licensed solid waste management facility for use by the new development.

Policy (c) The RM will not be responsible for the capital costs associated with the provision of municipal services to new subdivisions, except for developments owned by the Municipality. Where a private development requires municipal services, the proponent will be responsible for all costs associated with providing the services. Council may require a proponent of a development to undertake an engineering study that clearly articulates the on and off-site infrastructure required to support the development. On-site and off-site infrastructure to support new development proposals may:

- (i) already exist and have the capacity to support the development, subject to the payment of applicable levies or fees; or
- (ii) be proposed to be constructed by the developer as an integral component of the development itself.

Policy (d) Council will consider all new developments containing communal water and sewer systems on the basis that the users of these systems will be responsible for the costs of their construction, management and operation through the auspices of a public body such as the Board of an Organized Hamlet, a resident association or a private utility arrangement in the form of a cooperative or nonprofit corporation.

Policy (e) Council will consider any proposals by residents of a hamlet or multiple lot country residential area for the development of a communal water distribution system. Proposals must be based on a preliminary engineering report outlining design requirements and cost estimates for the proposed system and be accompanied by evidence of resident support for the proposal. Financing for any approved system will be derived pursuant to *The Local Improvement Act*. Council will require in its approval that residents assume responsibility for ongoing operation and maintenance of the system through the auspices of a public or private utility.

Policy (f) Council may, subject to a request by the majority of residents of a hamlet or multi-parcel country residential area, agree to the provision of an extended service such as dust control or greater than normal snow clearing service. The financing of such service will be arranged through enactment of a special tax bylaw pursuant to the provisions of Section 312 of *The Municipalities Act, 2005*.

Policy (g) Council may establish, by separate bylaw, policies respecting garbage pickup and solid waste disposal in country residential subdivisions, hamlets and other areas of the Rural Municipality.

Policy (h) When reviewing development proposals, Council may request utility companies to indicate their existing and future services in and around the area of the development proposal. The availability of such services will be a consideration in Council's position with respect to development proposals.

- Policy (i)** Storm water management shall be designed by a professional engineer in accordance with appropriate engineering standards.
- Policy (j)** Where the development of new or upgraded sewage disposal facilities is proposed, consideration shall be given to the capacity of the facility to accept liquid domestic waste from regional sources including recreation areas, provided that the new facilities are regional funded.
- Policy (k)** Where the development of new or upgraded liquid and solid waste disposal facilities is proposed consideration shall be given to the regionalization of such facilities provided the projects are also being funded regionally.

Objective 3.3.2.2 Locational Criteria

To ensure that development occurs in locations that will not compromise expansion to major infrastructure in the Rural Municipality and region.

- Policy (a)** Public works in the form of solid and liquid waste management or disposal facilities will be allowed at the discretion of Council subject to locational and development standards as specified in the Zoning Bylaw and subject to the following locational policies:
- (i) 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.
 - (ii) Council may approve a lesser separation than set out in Table 6-1 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, 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.
 - (iii) Council may require a separation 20% greater than set out in Table 6-1. This would only 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).
 - (iv) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall 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.

Objective 3.3.2.3 Servicing Agreements for New Subdivisions

To ensure that the cost of required infrastructure for development is known and covered by servicing agreement fees.

Policy (a) Where a subdivision of land will require the installation or improvement of municipal services such as roads or streets, utilities, water supply systems, sewage disposal facilities, and fire protection facilities the developer will be required to enter into a servicing agreement with the Municipality to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of services that directly or indirectly serve the proposed subdivision. These charges may differ from one proposed subdivision to another based on the particular needs of each development. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

Objective 3.3.2.4 Transportation

To ensure that the road maintenance obligations created by any future residential development can be fulfilled, and that future development does not create any traffic safety issues.

Policy (a) Cooperate with the Ministry of Government Relations, the Ministry of Highways and infrastructure, and adjacent municipalities and other adjacent jurisdictions in long-term planning that addresses its transportation needs.

Policy (b) Endeavor to upgrade the major access roads in the municipality, within the Municipality's ability to pay for such upgrades, and with the support of senior government funding wherever possible.

Policy (c) Ensure development does not create any potentially unsafe traffic conditions through the use of appropriate road designs, speed limits and traffic control devices to help ensure traffic and road safety.

Policy (d) Ensure development along provincial highways is consistent with the safety standards and access policies established by the Ministry of Highways and infrastructure.

Policy (e) The Municipality will not be responsible for the paving of roads in country residential subdivisions, unless a service agreement is formed between Council and the developer.

Policy (t) Subdivision applications requiring a permanent street or road closure, intended to correct encroachments by development on municipal road rights-of-way, will only be supported after a review by Council, 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 effect on the Rural Municipality's ability to maintain or repair municipal streets and roads.

Policy (g) Map 1 - Future Land Use Concept identifies key transportation corridors that could potentially support future development with the least amount of new road infrastructure. Development in these corridors is subject to all other policies in this plan including the ability for on and off-site infrastructure to support the development.

Policy (h) **Work** towards partnerships to upgrade roads in the municipality in order to enhance economic development opportunities.

3.4 INTERMUNICIPAL AND JURISDICTIONAL COOPERATION

3.4.1 FINDINGS

- The Rural Municipality of Meadow Lake surrounds the City of Meadow Lake and the Village of Dorintosh. Several First Nation Communities/ Reserves are also located within the RM including: Flying Dust, Waterhen Lake, Pelican Lake Thunderchild Reserve and Eagles Lake (Pelican Lake).
- The population of the City of Meadow Lake is projected to grow modestly, eventually leading to a need for additional land to be brought within City boundaries. Although City administration does not anticipate the need for a boundary alteration in the short to medium term future, potential long-term future annexation areas include areas to the west and north of the City's existing boundaries.
- With respect to inter-municipal / jurisdictional cooperation and the joint delivery of services, consideration should be given to the pursuit of inter-municipal agreements with the interest of improving municipal services and providing them on a more cost-effective basis with neighbouring municipalities and First Nations.
- The RM of Meadow Lake is a member of the North of Divide Planning District and is a signatory to the North of Divide Planning District's Official Community Plan.
- First Nations, including Flying Dust, are in the process of developing traditional land use mapping and First Nation Community Plans.

3.4.2 OBJECTIVES AND POLICIES

Objective 3.4.2.1 Inter-Municipal Service Provision

To facilitate inter-municipal/ jurisdictional cooperation in providing municipal services that are more cost-effective and efficiently delivered on a regional basis.

Policy (a) Pursue inter-municipal cooperation and/or agreements, with the North of Divide District Planning Commission and its members and with neighbouring First Nations in the provision of municipal services with the interest of improving municipal services and providing them on a more cost-effective basis.

Objective 3.4.2.2 Inter-Municipal Agreements and Cooperation

To facilitate communication and cooperation with neighbouring municipalities in joint planning initiatives and future growth directions, based on the planning needs of the -overall region.

Policy (a) Facilitate cooperation with 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. Council may refer development or subdivision applications to neighbouring municipalities or First Nations for review and comment. In all cases that subdivision or zoning bylaw map amendments are proposed within a Rural- Urban Fringe Area, Council shall notify the urban municipality. Once the Council has been provided with Traditional Land Use mapping from a First Nation, Council will establish a referral area, a referral process and a communication protocol to facilitate input from local First Nations on land use planning matters.

- Policy (b)** Lands within 3 kilometres (1.8 miles) of the City of Meadow Lake and the Village of Dorintosh are considered Rural-Urban Fringe Areas. Map 1 - Future Land Use Concept may be amended in the future to illustrate an Urban Future Growth Area within the Rural-Urban Fringe Area, subject to the City and/or Village undertaking a planning program that identifies its spatial growth aspirations.
- Policy (c)** Council will favourably consider boundary alteration proposals where the boundary alteration proposal is intended to accommodate community growth and development sufficient to accommodate up to twenty (20) years projected growth providing that this growth / need is demonstrated to the satisfaction of Council.
- Policy (d)** Evaluate annexation proposals by all urban municipalities with consideration of its impact:
- (i) on adjacent rural land uses;
 - (ii) on the agricultural productivity of the area;
 - (iii) on the relationship of annexed lands to the particular community's growth strategy as defined within its Official Community Plan; and,
 - (iv) on the financial implications of the annexation to the Municipality.
- Policy (e)** Permit the following land uses within the rural-urban fringe only if they are complementary to the formal long-term growth strategy of the affected urban municipality, are not likely to create future land use conflict or if the urban municipality does not clarify its intentions for the area (through a formal long-term growth strategy):
- (i) multi-parcel country residential development;
 - (ii) intensive recreation development; and
 - (iii) multi-parcel rural industrial park development.
- Policy (t)**
- Policy (g)** Ensure that amendments to this plan are consistent with the goals, objectives and policies of the North of Divide District Planning Commission's District Official Community Plan.
- Council may reduce the prescribed separation distances contained in Table 6-1 where:
- (i) the land use being separated is located in another Rural Municipality;
 - (ii) the Council of the other affected Rural Municipality is consulted prior to approval of the proposed development; and
 - (iii) appropriate fencing, screening, berming, building and site orientation, road upgrading or other similar measures are provided to mitigate potential land use conflicts.

Objective 3.4.2.3 First Nations

- Policy (a)** The Flying Dust First Nation, the Waterhen Lake First Nation and other affected First Nations and the **RM** of Meadow Lake will recognize the portion of M-37 Fur Block situated within the RM of Meadow Lake boundaries, as identified on the Future Land Use Concept.

- Policy (b)** Within its authority for land use planning and development decisions, the RM of Meadow Lake will work with the Flying Dust First Nation, the Waterhen Lake First Nation, the Thunderchild First Nation, the Pelican Lake First Nation, the Canoe First Nation and other First Nations to preserve and protect Treaty and Aboriginal rights to hunt, trap and fish for food or carry out traditional uses or activities within the area of the RM of Meadow Lake.
- Policy (c)** The Flying Dust and Waterhen Lake First Nations, other First Nations and the RM of Meadow Lake will consider First Nations' land use mapping of ancestral land and current traditional uses as background information to the RM's Official Community Plan which will assist the parties with planning and development matters.
- Policy (d)** Council will endeavor to meet with local First Nations at least on an annual basis to discuss matters of mutual interest and concern.

3.5 AGRICULTURAL LAND USE AND DEVELOPMENT

3.5.1 FINDINGS

- The Soil Survey report for the Rural Municipality of Meadow Lake indicates that a total of 19,174 ha (47,379 acres) is rated Class 2 or better in terms of its capability for dryland agricultural production.
- Agricultural activity in the Rural Municipality of Meadow Lake is dominated by the dryland cultivation of grains and oilseeds, followed by the cattle industry.
- Agroforestry is seen to be a potentially viable alternative form of agriculture to grain and livestock farming.
- No Intensive Livestock Operations (I.L.O.'s) are known to exist in the Rural Municipality.
- Policy is needed to ensure adequate site size for agricultural holdings but flexibility will be needed to accommodate intensive agriculture, small-scale farms and farm diversification/ agricultural innovation.
- Policy is required 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.
- Forest harvesting on private land is generally of a smaller scale, but could increase in importance as agroforestry becomes more wide-spread.
- Policy is needed to deal with the location and development of Intensive Livestock Operations. Such policy must reflect the role(s) and responsibility(ies) of both the province and the Municipality in controlling I.L.O. development.
- Policy is needed to provide for the orderly development of farm-based businesses in the Municipality (e.g. sawmills, seed-cleaning plants).
- Flexibility, in terms of site size for agricultural development, will be needed in order to accommodate development of intensive agriculture, small-scale farms, farm diversification, and agricultural innovation.
- To accommodate farm land subdivision to reflect the realities of farm debt settlement, farm consolidation, estate settlement and the existence of natural and human-created barriers and obstructions, consideration should be given toward the development of appropriate and flexible policies.
- Consideration should be given toward the development of policies to provide for the orderly development of farm-based businesses in the municipality (e.g. seed-cleaning plants).
- Consideration should be given toward the development of policies to contend with the location and development of Intensive Livestock Operations. Such policies should reflect the roles and responsibilities of both the province and the Municipality in controlling ILO development.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning agriculture value-added agricultural business (which is addressed in the following objectives and policies):
 - o The province has an interest in supporting and promoting a sustainable and dynamic agricultural sector that optimizes the use of agricultural land doe growth opportunities and diversification in primary agricultural production and value-added business.

3. 5. 2 OBJECTIVES AND POLICIES

Objective 3.5.2.1 Protection of Farm Land

To recognize the value of high quality agricultural land for continuing productive agricultural use in order to protect agricultural land use from negative impacts of non-agricultural use and development.

Policy (a) 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.

Objective 3.5.2.2 Agriculture

To accommodate traditional forms of agricultural activity, land use, subdivision and development.

Policy (a) Accommodate primary agricultural uses including 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.

Policy (b)

Agricultural Subdivision Policy

Except as otherwise provided for intensive agricultural operations, the fragmentation of agricultural holdings is not encouraged. However, the use of land on parcels smaller than a quarter section for specific agricultural purposes will be provided for in the zoning bylaw where:

- (i) The severity of a financial crisis for a particular agricultural operation is demonstrated, in Council's opinion, to warrant the subdivision of a smaller site to assist debt restructuring or settlement.
- (ii) It is fragmented from the balance of the quarter section by either natural (river, creek, coulee, etc.) or manmade (roadway, railway, etc.) barriers.
- (iii) It is intended to be consolidated under one title with adjacent land, in accordance with *The Land Titles Act, 2000*, to create a more viable agricultural unit.
- (iv) The agricultural parcel created results from the subdivision of land for purposes consistent with the objectives and policies in this plan.
- (v) It is intended to accommodate estate planning or settlement.
- (vi) It will accommodate the purchase or lease of Crown land.

- (vii) it will accommodate a new railway or road right-of-way or a widening of an existing railway or road right-of-way.

Policy (c) *Farm Dwellings*

The principal farm dwelling and not more than two (2) accessory farm dwelling units shall be permitted for farm operations, intensive livestock operations and intensive agricultural operations. The granting of a development permit for an accessory dwelling shall not be construed, in any way, as consent or approval for future subdivision.

Policy (d) *Farm-Based Businesses*

- (i) It is recognized that farm-based businesses and on-farm employment opportunities, including but not limited to: bed and breakfast establishments and vacation farms, can provide a valuable contribution to the diversified economic base of the municipality. Farm based businesses shall be listed as discretionary uses in the Zoning Bylaw. Approvals will be based on the evaluation of individual operations relative to specific Zoning Bylaw criteria to ensure that the agricultural character or land value is not diminished.
- (ii) Farm-based businesses that include the provision of commercial accommodation, including but not limited to bed and breakfast establishments and vacation farms, shall maintain minimum separation distances from existing industrial and hazardous industrial uses as shown in Table 6-1.
- (iii) Farm-based businesses shall be restricted to a maximum of five (5) on-site, non-seasonal employees. Any business with more than five (5) on-site, non-seasonal employees shall be required to seek commercial or industrial zoning designation.

Policy (e)

Agriculture and farm-residential building construction will be regulated by the Rural Municipality's Building Bylaw and *The National Building Code of Canada* and *The National Fire Code of Canada*.

Objective 3.5.2.3 Agricultural and Economic Diversification

To encourage agricultural and natural resource development which will improve the economic health of the Municipality; to provide opportunity for further development and land uses that will result in increased economic diversification, agricultural innovation and agriculture-related value-added activity in the Municipality; and to provide opportunity for farm-based business opportunities.

Policy (a) *Agricultural Related Commercial and Industrial Uses*

- (i) The Zoning Bylaw will list principal agricultural related commercial and industrial uses as discretionary uses.
- (ii) Approval for such commercial or industrial developments may be granted. If their function is related to agriculture and only after a review by Council, to ensure that:
 - (a) Incompatibility with other land uses will be avoided, including consideration of proximity to urban centres, hamlets and multiple-parcel country residential subdivisions.

- (b) Policies for environmental quality control will not be jeopardized, including water and waste disposal servicing.
- (c) The design and development of the use will conform to high standards of safety, visual quality and convenience.
- (d) The development will be situated along an all-weather municipal road.
- (e) All relevant approvals are obtained from government agencies for uses such as anhydrous ammonia fertilizer facilities.

Objective 3.5.2.4 Intensive Agricultural Development

To accommodate intensive agricultural uses in the Municipality provided they observe development standards and do not override environmental concerns or create conflict between agricultural land use and existing non-agricultural land use and development.

Policy (a) *Intensive Livestock Operations (JLOs)*

- (i) It is Council's view that development of ILOs is appropriate, provided that unacceptable land use conflicts are not created as a result of such development. In general, Council will support the development of intensive agricultural and livestock operations (ILOs) unless specific locational conflicts would be created.
- (ii) Intensive livestock operations involving 300 animal units or more will be permitted subject to the discretion of Council in accordance with specific policies contained herein. An expansion of an operation to provide for a greater number of animal units than the maximum number specified in the initial discretionary use approval, or any change in an operation which alters the species of animal reared, confined or fed in the operation, shall require a new discretionary approval.
- (iii) The Zoning Bylaw may provide for the temporary confinement of cattle on a farm operation during winter months as part of a permitted use general mixed farm operation.
- (iv) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice advertisement of a proposal that will result in development of an intensive livestock operation, or in the expansion or alteration of an intensive livestock operation requiring a new discretionary use approval, and shall hold a public hearing on the proposal.
- (v) Council shall require an applicant to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.
- (vi) Council may require an applicant to utilize manure management practices or other technology than conventional stockpiling and spreading.
- (vii) As a condition of approval, Council may impose standards to reduce the potential for conflict with neighbouring uses which specify:
 - (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, Council 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.

Policy (b) *Locational Policies for Intensive Livestock Operations*

- (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) Council may approve a lesser separation than set out in Table 6-1 where the applicant submits a copy of an agreement between the operator of the ILO and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an operator and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, 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.
- (iii) Council may require a greater separation from any liquid manure storage lagoon or earthen manure storage facility involved in the operation, to residential and other developments. A separation distance to the lagoon or storage facility from a residence of 1.5 times the distance required as per Table 6-1 will be considered adequate.

Policy (c)

Other Intensive Agricultural Uses

- (i) Intensive agricultural uses, such as nurseries, market gardens and other forms of agribusiness including agricultural product processing, energy production, and agro-tourism aimed at diversification of the farm economy, will be encouraged and permitted subject to the discretion of Council. Council may require the proponents of such developments to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation, as a basis for approval.
- (ii) The Zoning Bylaw will contain minimum site size standards for intensive agricultural uses. Smaller sites will be permitted for intensive agricultural uses, excluding intensive livestock operations, to facilitate their development.

- (iii) New intensive agriculture development in the form of market gardens shall maintain minimum separation distances from existing industrial and hazardous industrial uses as shown in Table 6-1.

3.6 RESIDENTIAL LAND USE AND DEVELOPMENT

3.6.1 FINDINGS

- Residential development in the Rural Municipality of Meadow Lake can generally be classified as either "country" residential or "lakeshore" residential in character.
- Concentrated lakeshore residential development has occurred on two lakes (Warterhen Lake, Greig Lake) in the Municipality and the potential exists for additional development of this nature. Policy is required to deal with future applications for resort residential subdivision and development, including locational guidelines and other conditions under which it may be permitted.
- Land use policy is required to minimize the costs of lakeshore residential development to the Municipality and to ensure that it is undertaken in an orderly, planned manner.
- The scale of development (e.g. size of cottages, number of accessory buildings, external wood heaters, accessory dwelling units) within the Rural Municipality's resort communities has intensified as more people retire and / or choose to live at "the lake" on a permanent / full-time basis. Policies are required to minimize the impact of resort residential development upon neighbouring properties and the natural environment.
- Physical access to the Organized Hamlet of South Waterhen Lake is only gained via an unsurveyed power-line easement over Crown Land (Provincial Park land). Policies are required to facilitate the formal dedication of a legal access road to South Waterhen Lake.
- Nine privately-owned resort residential lots properties are located within the Rural Municipality, at Greig Lake. The lots do not form a contiguous block and are scattered within a subdivided area that for the most part, remains within the provincial park. The Resort Village of Greig Lake is located immediately south of this subdivided area.
- The RM residents at Greig Lake are unclear as to their position in the Municipality and how they "fit" within the future plans for the RM.. Policy is required to clarify the Rural Municipality's position on any potential annexation of the nine properties to the Resort Village of Greig Lake, which shall have regard to the provincial legislation that governs boundary alterations (The Municipalities Act).
- Country residential subdivision and development activity in the Municipality has been very high over the past several years. Policy is required to deal with future applications for residential subdivision and development, including locational guidelines and other conditions under which it may be permitted.
- Land use policy is required to minimize the costs of country residential development to the Municipality and to ensure that it is undertaken in an orderly, planned manner.
- Consideration should be made toward the development of land use policy in order to minimize the costs of country residential development to the Municipality and to ensure that it is undertaken in an orderly, well planned manner.
- The Statements of Provincial Interest Regulations provides the following statements concerning residential development (which is addressed in the objectives and policies that follow):
 - *The province has an interest in citizens having access to a range of housing options to meet their needs and promote independence, security, health and dignity for individuals, enhancing the economic and social wellbeing of communities.*

3.6.2 OBJECTIVES AND POLICIES

Objective 3.6.2.1 Country and Lakeshore Residential Development

To ensure that buildings and lots are constructed and maintained to acceptable standards.

Policy (a) The Zoning Bylaw will regulate the distances to buildings or structures from the property line, the minimum space to be allowed between buildings, the maximum height of buildings and structures and the maximum coverage of a site by buildings or structures.

Policy (b) Residential building construction shall be regulated by the Rural Municipality's Building Bylaw and by *The National Building Code of Canada* and *The National Fire Code of Canada*.

Objective 3.6.2.2 Single Parcel Country Residential Development

To accommodate single parcel country residential development on quarter sections.

Policy (a) *Single Parcel Country Residential*

To retain the agricultural character of the Municipality, a maximum of four (4) single-parcel country residential subdivision per 0.65 square kilometres (1 quarter section) will be allowed to be subdivided in the A- Agriculture District. Additional residential subdivision(s) shall be permitted to be subdivided from a quarter section for:

- (i) 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.
- (ii) A previously developed, but now unoccupied farmyard; or,
- (iii) A maximum of one surplus dwelling from an existing farmyard, where the dwelling existed as of the date of the passing of this bylaw, subject to the National Building Code of Canada.

Policy (b)

Locational Criteria

In order to minimize conflict between single-parcel country residential subdivisions and other development, Council will observe the separation distances between single-parcel country residential development and other existing land uses as listed in Table 6-1. Council may approve a lesser separation than set out in Table 6-1 where the proposed development will not conflict with the future long-term development of an adjoining urban municipality as demonstrated by the urban Council or where the applicant submits a copy of an agreement between the applicant and the owner(s) of another affected development, agreeing to such lesser separation. Such agreements between an applicant and an owner (owners) of the other development(s) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be party to the agreement and may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands.

Policy (c)

Services

- (i) 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 Council or the development of a direct all-weather public road is undertaken to the satisfaction of Council.
- (ii) Single parcel residential subdivision and development must accommodate a private, on-site supply of water and a sewage system (both of which must meet provincial standards) and have frontage on a developed municipal road.

Policy (d) *Development Standards*

- (i) 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.
- (ii) Council may permit a large or smaller site size than what is outlined in the Zoning Bylaw to:
 - (a) Minimize prime agricultural land to be taken out of production;
 - (b) Accommodate existing developed farm yard sites;
 - (c) Accommodate sites fragmented from the balance of the quarter section by either natural (river, creek, coulee, etc.) or man-made (developed road, railway, etc.) barrier; or
 - (d) Accommodate larger sites that include extensive forested areas or poor agricultural land.

Policy (e) *General*

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

Policy (e) *Additional Dwelling*

A single additional accessory dwelling unit (i.e. second dwelling) shall be permitted on each residential site.

Policy (l) *Number of Dwelling Units*

In addition to the principal dwelling, one (1) additional accessory dwelling unit shall be permitted on each residential site. The granting of a development permit for an accessory dwelling shall not be construed, in any way, as consent or approval for future subdivision.

Objective 3.6.2.3 Lakeshore Residential Development

To ensure that lakeshore residential development is environmentally responsible and aesthetically pleasing.

Policy (a) Lakeshore residential development shall be defined as any existing or proposed residential development located within the County / Lakeshore Residential Policy Area defined on Map 1 - Future Land Use Concept, which forms part of this plan.

Policy (b) No building development of any kind (including but not limited to boathouses, fishing shacks, storage sheds and decks) will be permitted in the foreshore areas.

Policy (c) Docks shall not require a development permit but must conform to all provisions of the Official Community Plan and Zoning Bylaw, and all other relevant municipal, provincial and federal regulations. Docks may also require prior approval from the Saskatchewan Water Security Agency if riparian or shoreline habitat alteration work is required.

Policy (d) Subject to all other policies in this Plan, for new lakeshore residential subdivisions, Council will require a larger site size - minimum site are of 1,000 m², than currently exists to avoid future land use conflicts.

Policy (e) Lakeshore residential subdivisions shall contain residential sites no larger than 0.4 hectares (1 acre).

Objective 3.6.2.4 Multiple Parcel Country and Lakeshore Residential Development

To accommodate a range of multiple parcel residential development options, in identified areas, to provide a growth stimulus to the community and choice of lifestyles for residents, while ensuring that residential land uses do not jeopardize essential agricultural or other natural resource activities, the environment or other surrounding land uses.

Policy (a) *Development Options*

The Zoning Bylaw will contain a series of country residential and lakeshore residential zoning districts to accommodate multiple-lot country residential and lakeshore residential subdivisions at various densities.

Policy (b) *Scale and Density*

Subdivision for non-farm multiple-lot country residential development at a density greater than four (4) residential sites per quarter section will be considered on the basis of project merits relative to the policies in this section. Such subdivision shall be implemented in association with a rezoning to a country residential zoning district. Lakeshore residential development may be considered at a higher density and on the basis of project merits relative to the policies in this section. Such subdivision shall be implemented in association with a rezoning to a lakeshore residential development district.

Policy (c) *Locational Guidelines*

In order to provide for effective and efficient municipal and other services, and to protect prime agricultural land and important wildlife habitat in the municipality, multiple-lot country residential and lakeshore 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 Council.

Policy (d) *Locational Requirements*

- (i) In order to minimize conflict between multiple lot country residential and lakeshore residential subdivisions and other development, Council shall observe the separation distances set out in Table 6-1.
- (ii) Council may approve a lesser separation than set out in Table 6-1 where the proposed development will not conflict with the future long term development of an adjoining urban municipality as demonstrated by the urban Council or where the applicant submits a copy of an agreement between the applicant and the owner(s) of another affected development, agreeing to such lesser separation. Such agreements between an owner or owners of the other development(s) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be party to the agreement and may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands.
- (iii) Council will use Map 1 - Future Land Use Concept to assess the development constraints, benefits and acceptability of the subdivision. Multiple-lot country residential and lakeshore 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 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 3.2.2 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.

Objective 3.6.2.5 Multiple Parcel Country Residential and Lakeshore Residential Development and Design

To accommodate orderly and planned multiple parcel country residential and lakeshore residential development while minimizing the associated municipal servicing costs- of residential development on the Municipality.

Policy (a) *Phasing*

A maximum of three multiple lot country residential and three lakeshore residential subdivisions in developmental stages will be allowed at any point in time. Multiple-lot country residential and lakeshore 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. Council may consider additional subdivision proposals on a case by case basis where the developer can demonstrate that housing demand, market conditions, and/or innovative proposals are beneficial to the Municipality.

Policy (b) *New Subdivision Selection Process*

Council will keep a list of prospective developers of multiple lot country residential and multiple lot lakeshore residential proposals. When deemed appropriate, Council will ask prospective developers to submit a proposal outlining the intent of their development along with key design elements. Prospective developers must also fill out and submit with their proposal a copy of the Rural Municipality of Meadow Lake No. 588 Multi-parcel Country and Lakeshore Residential and Commercial/Industrial Development Proposal Workbook, contained in Section 8. Council will select proposals for more formal consideration based on the information submitted in the Workbook, as well as compatibility with the Future Land Use Map contained in Section 7. In some cases, Council may also require a market study to demonstrate the demand for additional residential subdivisions in the Rural Municipality.

Policy (c) *Scale and Density*

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

Policy (d) *Comprehensive Development Review*

- (i) In the interests of ensuring a comprehensive and planned approach to development, the Municipality may require a developer to prepare a Comprehensive Development Review (CDR) for proposed commercial and industrial developments. A Comprehensive Development Review shall include the following information:
 - (a) A completed copy of the R.M. of Meadow Lake No. 588 Multi-parcel Country and Lakeshore Residential and Commercial/Industrial Development Proposal Workbook.
 - (b) Plans showing an integrated layout for all lands intended for industrial or commercial development, including internal roadways, access to external public roads, municipal and environmental reserve parcels, utility parcels, and phasing of the development.
 - (c) Reports, prepared by qualified engineers or geoscientists certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other hazards together with any required mitigation measures.
 - (d) Engineering reports, prepared by qualified engineers or geoscientists, to address water supply, surface water drainage, sewage treatment and disposal, and fire suppression.

- (e) Any other information Council deems necessary in order to appropriately evaluate an application.

Policy (e) *Comprehensive Development Review Evaluation*

- (i) In evaluating a Comprehensive Development Review (CDR), Council may ensure compliance with any municipal requirement or standard through the provision of a servicing agreement or condition of the approval of a development permit as appropriate.
- (ii) Once a CDR has been approved by Council, no subsequent subdivision or development that is inconsistent with the approved CDR will be permitted without the approval of a revised CDR as appropriate.

Policy (t) *Services*

Based on the recommendations of engineering reports as per subsection (ii) above:

- (i) *Water:*
 - (a) each site in the proposed development area shall have its own independent water system; or
 - (b) each site in the proposed development area will be connected to a Regional Water Distribution system; or
 - (c) 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.
- (ii) *Sewer:*
 - (a) each site in the proposed development area shall have its own independent sewage disposal system approved by the Regional Health Authority; or
 - (b) 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.
- (iii) *Solid Waste:*
 - (a) Council will approve new development subject to the availability of facilities for the disposal of solid waste by future residents in a licensed solid waste management facility.

Policy (g) *Development Standards*

The Zoning Bylaw will prescribe maximum and minimum lot sizes and other appropriate development standards for multiple lot country residential and lakeshore 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.

Policy (h) *Development Standards*

All development, buildings and structures including accessory buildings and structures (including but not limited to decks, patios, fences) shall be entirely contained within the boundaries of the site on which they are proposed to be located.

Policy (i) *Drainage*

The Zoning Bylaw will require the submission of a site grading plan for development of sites in country residential and lakeshore residential districts to ensure that there is adequate drainage from a site and that neighbouring properties and municipal infrastructure will not be adversely affected by potential runoff from the development.

Policy (j) *Alternative to Conventional Subdivision*

Subject to all other policies in this document, Council will consider bare-land condominium development as an alternative to conventional subdivision, to achieve the goals and residential objectives set out in this document.

Policy (k) *Innovative Design*

Innovative country residential and lakeshore residential subdivision and development that addresses current broad societal issues respecting energy conservation and production, climate change, food security/self-sufficiency and health and safety for communities will be encouraged.

Objective 3.6.2.6 Other Associated Development

To accommodate recreational uses, home based businesses, community facilities and other forms of development normally associated with multiple parcel country residential and lakeshore residential development that are consistent with and complementary to the overall residential character of the development.

Policy (a) Approvals for home based businesses 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.

Policy (b) 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.

Objective 3.6.2.7 Other Residential Development

Policy (a) Council will encourage the provincial government to dedicate a formal access road to the Organized Hamlet of South Waterhen Lake, recognizing that such a road would need to be dedicated on Crown Land (Provincial Park land).

Policy (b) Council will support annexation of nine properties within the Rural Municipality at Greig Lake to the Resort Village of Greig Lake, if Council determines that the RM residents at Greig Lake are generally in support of such an annexation and only if the process is initiated by the Resort Village of Greig Lake, as required by *The Municipalities Act*.

Objective 3.6.2.8 Protection from Wildfire

To minimize the risk of wildfire in an area situated 800 metres from the Provincial Forest.

Policy (a) High density country residential and lakeshore residential subdivision and development shall not be located within 800 metres of Provincial Forest Land.

Policy (b) Development and subdivision of land for low and medium density residential use within 800 metres of Provincial Forest Land, non-provincial forest lands 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.

- (i) Land use policy that 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 source for wildfire will be identified.
- (ii) Subdivision design and development standards that minimize fire risk through the selective placement of perimeter fore buffer areas, access roads, trail development, parks and open space areas. Development standards will be incorporated in the zoning bylaw to administer Fire Smart standards for building separation and for achieving fuel modified building sites, including provisions for landscaping.
- (iii) 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.

3. 7 HAMLETS

3.7.1 FINDINGS

- The unorganized hamlet of Aspen Acres includes only limited residential development.
- The unorganized hamlet of Rapid View includes limited residential development as well as some basic community facilities/ services.

3. 7. 2 OBJECTIVES AND POLICIES

Objective 3.7.2.1 Hamlet Development

To accommodate future development in hamlets that will minimize conflict with other land uses and ensure that future development within hamlets is consistent with the capacities of the Rural Municipality's infrastructure to support it.

Policy (a) The Zoning Bylaw will contain a hamlet zoning district to accommodate the range of existing residential forms and densities, and commercial and community service uses.

Policy (b) Limited residential and commercial growth in the form of infilling of existing vacant land shall be allowed in existing hamlets. The provision of additional lots adjacent to an existing hamlet will not proceed until such time as a detailed layout and servicing concept is prepared for the affected hamlet and is adopted by Council.

3. 8 COMMERCIAL / INDUSTRIAL LAND USE AND DEVELOPMENT

3.8. 1 FINDINGS

- Commercial and light Industrial activity in the Municipality includes several large-scale forestry-oriented industrial operations, services, including transportation services related to forestry and agriculture as well as some tourist / recreation oriented commercial development and automobile services. Policy should provide direction for growth and development of industrial / commercial enterprises relating to forestry and agriculture and other enterprises if and as demand arises.
- The road corridor extending west from the City of Meadow Lake to the municipal airstrip has been identified by the as having potential for future industrial development.
- To avoid conflict with other land uses / development, policies are required to set locational guidelines and other conditions under which industrial and commercial development may be permitted.
- A number of outfitting operations have been set up on private land in remote areas of the Rural Municipality. Policies are required to accommodate tourist-oriented commercial development in appropriate locations.
- To avoid conflict with other land uses / development, consideration should be given to the development of policies to set locational guidelines and other conditions under which industrial and commercial development may be permitted.
- The creation and development of policies to avoid conflict with other land uses / development is important, particularly to set locational guidelines and other conditions under which industrial and commercial development may be permitted.

3.8.2 OBJECTIVES AND POLICIES

Objective 3.8.2.1 Commercial and Industrial Development

To encourage and provide for responsible commercial and industrial development in the Municipality while maintaining and enhancing the existing nodes of commercial and industrial development in the Municipality.

- Policy (a)** Ensure that commercial and industrial buildings and lots are constructed and maintained to acceptable standards through the use of the Rural Municipality's Building Bylaw and *The National Building Code of Canada* and *The National Fire Code of Canada*.
- Policy(b)** The Zoning Bylaw will contain a commercial district that will accommodate existing legally established and future commercial development.
- Policy (c)** Principal light industrial uses will be accommodated as permitted uses within an industrial zoning district. Principal heavy industrial uses will be accommodated as discretionary uses within the industrial zoning district.
- Policy (d)** Commercial and industrial development is encouraged to locate along existing primary transportation corridors.
- Policy (e)** Highway commercial uses should maintain the functional integrity of the highway, through the use of service road systems, or controlled highway access points, which are approved by Saskatchewan Highways and Infrastructure.

Objective 3.8.2.2 Land Use Conflicts and Environmental Considerations

To minimize land use conflicts between commercial and industrial developments and any existing land uses, as well as any potential environmental impacts as a result of such development.

- Policy (a)** 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:
- (i) 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
 - (ii) 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.
- Policy (b)** Council will use Map 1 - Future Land Use Concept to assess the development constraints, benefits and acceptability of the subdivision.
- Policy (c)** In order to minimize land use conflict between commercial or industrial development and other existing land use, Council shall observe the separation distances as set out in Table 6-1.
- (i) Council may approve a lesser separation than set out in Table 6-1 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, 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.
- Policy (d)** In association with an application for a development permit, Council shall require submission of a site grading plan demonstrating that there is adequate drainage from a site and that neighbouring properties and municipal infrastructure will not be adversely affected by potential runoff from the development.
- Policy (e)** Where Council is of the belief that a proposed commercial or industrial development may require large volumes of water, Council may require the applicant to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.

Policy (t) *Development Application Requirements*

Before considering an industrial or commercial development, subdivision or rezoning application, Council may require that the development application contain information with respect to:

- (i) the types of industry or commercial use to be contained on the site.
- (ii) the size and number of parcels proposed.
- (iii) the installation and construction of roads, services, and utilities.
- (iv) the potential impacts on adjacent land uses, and proposed measures to mitigate any negative impacts.
- (v) 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.
- (vi) the access, egress, and the potential impacts of the proposed development on the highway system and traffic safety.
- (vii) development standards or design criteria that include such aspects as parking for large trucks, landscaping, screening, storage, and signage.
- (viii) any other matters that Council considers necessary.

Policy (g) *Comprehensive Development Review*

- (i) In the interests of ensuring a comprehensive and planned approach to development, the Municipality may require a developer to prepare a Comprehensive Development Review (CDR) for proposed commercial and industrial developments. A Comprehensive Development Review shall include the following information:
- (ii) A completed copy of the **R.M.** of Meadow Lake No. 588 Multi-parcel country and lakeshore residential and Commercial/Industrial Development Proposal Workbook.
- (iii) Plans showing an integrated layout for all lands intended for industrial or commercial development, including internal roadways, access to external public roads, municipal and environmental reserve parcels, utility parcels, and phasing of the development.
- (iv) Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other hazards together with any required mitigation measures.
- (v) Engineering reports to address water supply, surface water drainage, sewage treatment and disposal, and fire suppression.

- (vi) Any other information Council deems necessary in order to appropriately evaluate an application.

Policy (h) *Comprehensive Development Review Evaluation*

- (i) In evaluating a Comprehensive Development Review (CDR), Council may ensure compliance with any municipal requirement or standard through the provision of a servicing agreement or condition of the approval of a development permit as appropriate.
- (ii) Once a CDR has been approved by Council, no subsequent subdivision or development that is inconsistent with the approved CDR will be permitted without the approval of a revised CDR as appropriate.

Policy (i) *Hazardous Industries*

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

- (i) It is Council's view that hazardous industries have the potential to negatively affect the general welfare of nearby residents and farm operations, relating to such factors as decreased land values and perceived hazards. Therefore, in order to minimize conflict between hazardous industrial uses and other development, policies for minimum separation distances between hazardous industrial uses and other principal land uses are listed in Table 6-1. These minimum separation distance policies shall apply both to development, alteration or expansion of hazardous industries and to other development proposed in the vicinity of existing hazardous industries.
- (ii) Council may approve a lesser separation than set out in Table 6-1 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, 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.
- (iii) Separation from permanent surface water bodies or water courses of at least 1.6 km (1 mile).
- (iv) 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.
- (v) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice of a proposal that will result in development, expansion or

alteration of a hazardous industrial use and shall hold a public hearing on the proposal.

Policy (j) The Zoning Bylaw will contain landscaping and screening requirements for commercial and industrial developments.

Policy (k) Outfitter Base Camps and Tourism Base Camps

- (i) Commercial development in the form of outfitter base camps and tourism base camps will be listed as discretionary uses in the Zoning Bylaw. Council will only permit subdivision and / or development of outfitter base camps and tourism base camps where the proposed or existing site adjoins an existing municipal road or provincial highway.
- (ii) One accessory dwelling unit for the owner / operator of an outfitter base camp or tourism base camp will be permitted. Additional dwelling units may be permitted, by resolution of Council, if accessory to a legitimate outfitter base camp or tourism base camp and if it is intended to accommodate employees. The granting of a dwelling development permit by Council for such additional dwelling(s) shall not be construed in any way, as consent or approval for future subdivision.

3.9 RECREATION AND TOURISM

3.9.1 FINDINGS

- The RM of Meadow Lake is a popular tourist and recreational destination in north-central Saskatchewan, featuring many scenic lakes and other natural amenities.
- Meadow Lake Provincial Park lies partially within and to the northwest of the RM of Meadow Lake. The Organized Hamlet of South Waterhen Lake - part of the Rural Municipality- lies within the provincial park. The Resort Village of Greig Lake also lies within the Park. The provincial park is a popular recreation destination featuring over 20 lakes and several rivers and streams. The park offers beaches, aquatic recreation and sporting opportunities, camping, golfing, and even winter activities such as cross-country skiing and snowmobiling.
- There are also several Recreation Sites within the municipality, including Nessel Lake Recreation Site, Saint Cyr Hills Trails Recreation Site, Halfway House Recreation Site, Pine Woods Recreation Site, Pagan Lake Recreation Site, Beaver River Recreation Site, and Island Lake Recreation Site. Most of these recreation sites offer camp sites, boat launches, angling opportunities, and related amenities.
- There are no Regional Parks within the boundaries of the RM. The nearby Brightsand Lake Regional Park is located southwest of the municipality, within the RM of Mervin No. 499.
- The City of Meadow Lake provides many recreational opportunities to RM residents, including the Meadow Lake Golf Club, the Lions Regional Park, a number of baseball diamonds, soccer fields, park spaces, outdoor rinks, an aquatic centre, stampede grounds, a hockey rink and multi-use arena, and more.
- The Meadow Lake Parks and Recreation Board contains representatives from Meadow Lake City Council, the RM of Meadow Lake Council, and members of the general public.
- Consideration should be made toward the development of appropriate community service and recreation policies in order to minimize the cost to the Rural Municipality and maximize the benefit to residents and visitors to the area.
- The Statements of Provincial Interest Regulations provides the following statements concerning recreation (which is addressed in the objectives and policies that follow):
 - o *The province has an interest in supporting a high quality of life for Saskatchewan 's citizen's and visitors by providing and actively promoting recreation and tourism opportunities.*

3.9.2 OBJECTIVES AND POLICIES

Objective 3.9.2.1

To recognize the natural and scenic significance of the RM of Meadow Lake and to promote its conservation and preservation in order that this resource may be preserved and managed for natural habitat and for the use and enjoyment of future generations.

Policy (a) Consider the impacts of development on the Meadow Lake region and its many waterbodies, and cooperate with adjoining rural municipalities, urban municipalities, First Nations, and provincial parks / recreation sites in achieving preservation of natural areas to the greatest extent possible.

Objective 3.9.2.2

To realize opportunities for lakeshore-oriented development in the RM of Meadow Lake that is complementary to the natural environment.

Policy (a) The RM of Meadow Lake will consider responsible lake oriented development that protects and conserves lakeshore features and landscapes and considers the integration of compatible land use activities with environmental protection measures.

Objective 3.9.2.3

To recognize and maintain the shared provision of recreational opportunities to residents and visitors of the region as a whole between the **RM** of Meadow Lake, the City of Meadow Lake, the Meadow Lake Provincial Park, and other authorities.

Policy (a) The RM of Meadow Lake will continue to collaborate with the City of Meadow Lake and the Meadow Lake Provincial Park in providing recreational amenities and opportunities for the region, and seek out mutually beneficial opportunities with other organizations in the interest of promotion, preservation, and enhancement of recreation and tourism in the region.

4 FUTURE LAND USE CONCEPT

The Future Land Use Concept for the Rural Municipality of Meadow Lake No. 588 reflects the present land use patterns as well as identified opportunities for, and constraints on, future land use and development within the Municipality. The concept identifies four "Policy Areas," to be referred to as:

- (1) Agriculture Policy Area
- (2) Country/ Lakeshore Residential Policy Area
- (3) Transportation Corridor Policy Area
- (4) Forest 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.

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 Official Community Plan.

4.1 AGRICULTURE POLICY AREA

4.1.1 INTENT

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

4.1.2 SEPARATE RESIDENTIAL SITES

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

4.1.3 IMPLEMENTATION

- (1) Agriculture Policy Area development requirements, limitations and standards shall be further specified in the Zoning Bylaw. Generally, land within the Agriculture Development Policy Area will be zoned for agriculture development, farm-based businesses and other compatible uses.
- (2) Lands within the Agriculture Development Policy Area occupied by existing commercial, industrial or multiple parcel residential development will be zoned for such purposes in the Zoning Bylaw.
- (3) Where applications for commercial, industrial, or multiple parcel residential development or subdivisions are made in the Agriculture Policy Area, Council may consider amending the Future Land Use Concept and Zoning Bylaw to accommodate such development (if amendments are required) 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;
and
 - (d) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.

4.2 COUNTRY / LAKESHORE RESIDENTIAL POLICY AREA

4.2.1 INTENT

The intent of the Country / Lakeshore Residential Policy Area is to accommodate appropriate, multiple parcel, lakeshore and country residential development.

4.2.2 IMPLEMENTATION

- (1) Lands within the Country / Lakeshore Residential Policy Area occupied by existing country residential development and lakeshore residential development will be zoned for such purposes in the Zoning Bylaw.
- (2) Elsewhere within the Country/ Lakeshore Residential Policy Area, until and unless applications for country residential development or lakeshore residential development are approved, land will be zoned restrictively (generally for agriculture or forestry development).
- (3) Where applications for multiple parcel residential development or subdivisions are made in the Country / Lakeshore 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 lakeshore residential 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 commercial or industrial development or subdivisions are made in the Country / Lakeshore Residential Policy Area, Council will only consider amending the Future Land Use Concept and Zoning Bylaw to accommodate such development (if amendments are required) 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 Country / Lakeshore Residential Policy Area; and
 - (e) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.
- (5) Intensive Livestock Operations shall not be permitted in the Country/ Lakeshore Residential Policy Area.

- (6) Notwithstanding subsection (4), Council may rezone properties in the Country / Lakeshore Residential Policy Area to accommodate small scale commercial uses where such uses are intended to serve the needs of the residents of the area and will not create land use conflicts in their normal course of operation. To achieve this, Council may implement the zoning change using an agreement pursuant to Section 5.1.4 of this bylaw.

4.3 TRANSPORTATION CORRIDOR POLICY AREA

4.3.1 INTENT

The intent of the Transportation Corridor Policy Area is to accommodate appropriate commercial and industrial development.

4.3.2 IMPLEMENTATION

- (1) Lands within the Transportation Corridor Policy Area occupied by existing commercial or industrial development will be zoned for such purposes in the Zoning Bylaw.
- (2) Elsewhere within the Transportation Corridor Policy Area, until and unless applications for commercial or industrial development are approved, land will be zoned restrictively (generally for agriculture/ forestry development).
- (3) Where applications for commercial or industrial development or subdivisions are made in the Transportation Corridor Policy Area, Council will consider such applications favourably and make required amendments to the Zoning Bylaw to accommodate such development (if amendments are required) 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 residential development or subdivisions are made in the Transportation Corridor Policy Area, Council will only consider amending the Future Land Use Concept and Zoning Bylaw to accommodate such development (if amendments are required) where it is demonstrated that:
 - (a) site conditions are suitable for the type of development;
 - (b) negative environmental impacts of such development are avoided or suitably mitigated;
 - (c) the proposed development would not conflict with surrounding land uses and development;
 - (d) the proposed development would not compromise or restrict future long-term commercial and industrial development in the broader Commercial / Industrial Policy Area; and
 - (e) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.
- (5) Where applications for subdivision and development are made in the Transportation Corridor Policy Area within a Rural Urban Fringe Area as designated on Map 1 - Future Land Use Concept,

Council will only consider amending the Zoning Bylaw (if required) to accommodate such development provided:

- (a) the proposed development is situated outside an identified urban future growth area within the designated Rural Urban Fringe that has been accepted by Council;
- (b) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.

4.4 FOREST POLICY AREA

4.4.1 INTENT

The intent of the Forest Policy Area is to encourage forestry and other natural resource-oriented developments and uses.

4.4.2 IMPLEMENTATION

- (1) Forest Development Policy Area development requirements, limitations and standards shall be further specified in the Zoning Bylaw. Generally, land within the Forest Development Policy Area will be zoned for agriculture, forestry development and other compatible uses.
- (2) Lands within the Forest 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 residential development or subdivisions are made in the Forest Policy Area, Council may consider amending the Future Land Use Concept and Zoning Bylaw to accommodate such development (if amendments are required) 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; and
 - (d) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.

5 IMPLEMENTATION

5.1 ZONING BYLAW

The Zoning Bylaw will be the principal method of implementing the objectives and policies contained in this Official Community Plan and will be adopted in conjunction herewith by the RM of Meadow Lake No. 588.

5.1.1 PURPOSE

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

5.1.3 AMENDING THE ZONING BYLAW

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

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

5.1.4 ZONING BY AGREEMENT

- (1) Where an application is made to Council to rezone land to permit the carrying out of a specified proposal, Council may, for the purpose of accommodating the request, enter into an Agreement with the Applicant pursuant to Section 69 of *The Planning and Development Act, 2007*.

- (2) Section 5.1.3 of this Official Community Plan shall apply in the review of applications for rezoning by agreement.
- (3) Council may enter into an agreement with the applicant setting out a description of the proposal and reasonable terms and conditions with respect to:
 - (a) The uses of the land and buildings and the forms of development.
 - (b) The site layout and external design, including parking areas, landscaping and entry and exit ways.
 - (c) Any other development standards considered necessary to implement the proposal, provided that the development standards shall be no less stringent than those set out in the requested underlying zoning district.
- (4) Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.

5.1. 5 USE OF THE HOLDING SYMBOL "H"

- (1) Pursuant to Section 71 of The Act, Council may use the Holding Symbol "H" in conjunction with any zoning district designation, to specify the use to which lands or buildings may be put at any time that the holding symbol is removed by amendment to the zoning bylaw.
- (2) Council may use the Holding Symbol "H" to accommodate multiple phase subdivisions and developments.
- (3) In making a decision as to whether to remove the Holding Symbol "**H**" by amendment to the zoning bylaw, Council shall consider whether development has progressed to a point where extension of municipal services is appropriate.

5.2 OTHER IMPLEMENTATION TOOLS

5.2.1 SUBDIVISION APPLICATION REVIEW

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

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

5.2.2 DEDICATED LANDS

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

5.2.3 DEVELOPMENT LEVIES AND SERVICING FEES

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

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, Council will undertake such studies or programs required to facilitate and encourage the growth and development of the Rural Municipality of Meadow Lake No. 588.

5.3.3 COOPERATION AND INTER-JURISDICTIONAL CONSIDERATION

Council shall cooperate with senior governments, other municipalities, the North of Divide District Planning Commission, and public and private agencies to implement this Official Community Plan.

5.3.4 PROGRAMS

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

5.3.5 PROVINCIAL LAND USE POLICIES AND INTERESTS

This bylaw shall be administered and implemented in conformity with applicable provincial land use policies and interests, statutes and regulations and in cooperation with provincial agencies. Where a reference is made in this Plan to a provincial statute or regulation and that statute or regulation is amended or repealed and substituted with a replacement statute or regulation, the reference herein to the statute or regulation shall be taken to mean the amended or replacement statute or regulation.

5.3.6 BINDING

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

5.3.7 DEFINITIONS

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

6 SEPARATION DISTANCE BETWEEN USES

Rural Municipality of Meadow Lake No. 588 Official Community Plan

Table 6-1: Separation Distance Between Uses (in Metres) RM of Meadow Lake		Municipal Wells	Residential				Urban Municipality	Intensive Agriculture	Intensive Livestock Operations (number of animal units)			Airport / Airstrip	Commercial	Gravel Pit	Waste Management		Anhydrous		Industrial	Hazard Industrial
			Single	MCR	Hamlet	Tourist Accommodation			300 - 499	500 - 1,000	> 1,000				Solid	Liquid	Non- Refrigerated	Refrigerated		
Residential (13)	Single (1)	--	--	--	--	--	1,600	--	450	800	1,200	--	--	300	457	457	300	600	300	1,600
	Multi-lot Residential (2)	--	--	--	--	--	1,600	--	800	1,200	1,600	800	--	600	457	457	300	600	800	2,400
	Tourist Accommodation (3)	--	--	--	--	--	--	--	450	800	1,200	--	--	300	457	457	300	600	800	1,600
Intensive Agriculture (4)(14)		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Intensive Livestock Operation (5)	300 - 499	1,600	450	800	800	450	1,600	--	--	--	--	--	--	--	--	--	--	--	--	--
	500 - 1,000	1,600	800	1,200	1,200	800	2,400	--	--	--	--	--	--	--	--	--	--	--	--	--
	> 1,000	1,600	1,200	1,600	1,600	1,600	3,200	--	--	--	--	--	--	--	--	--	--	--	--	--
Airport / Airstrip (6)		--	--	800	800	--	800	--	--	--	--	--	--	--	--	--	--	--	--	--
Commercial (7)		--	300	800	--	800	400	--	--	--	--	--	--	--	457	300	--	--	--	--
Waste Mgmt. (8)	Solid (8)	1,600	457	457	457	457	457	457	--	--	--	--	457	--	--	--	--	--	--	--
	Liquid (8)	1,600	457	457	457	457	457	457	--	--	--	--	300	--	--	--	--	--	--	--
Anhydrous (10)	Non-Refrigerated	--	300	300	300	300	300	--	--	--	--	--	--	--	--	--	--	--	--	--
	Refrigerated	--	600	600	600	600	600	--	--	--	--	--	--	--	--	--	--	--	--	--
Industrial (11)		800	300	800	800	800	800	--	--	--	--	--	--	--	--	--	--	--	--	--
Hazardous Industrial (12)		1,600	1,600	2,400	2,400	1,600	2,400	--	--	--	--	--	--	--	--	--	--	--	--	--

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

- (1) Single Residential Building...
- (2) Multi-lot Residential Building Site...
- (3) Tourist Accommodation Facility...
- (4) Intensive Agricultural Site...
- (5) ILO Facility...
- (6) Airport / Airstrip Facility...
- (7) Commercial Site...
- (8) Or distances as required by the Ministry of Environment
- (9) Waste Management Facility or Lagoon...
- (10) Anhydrous Ammonia Storage Facility...
- (11) Industrial Site...
- (12) Hazardous Industrial Site...

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

(13) All existing residences as of the date of the passing of this bylaw are exempt from the separation distances required above in Table 6-1 with reference to proximity to Intensive Livestock Operations
 (14) Separation distances may be reduced or eliminated depending on the type of use proposed or where appropriate fencing, screening, landscaping, berming and site orientation, road upgrading, or other similar measures are provided to mitigate potential land use conflicts to the satisfaction of Council.
 (15) Council may reduce the prescribed separation distances where appropriate fencing, screening, landscaping, berming, building and site orientation, road upgrading or other similar measures are provided to mitigate potential land use conflicts to the satisfaction of Council.
 (16) Refer to Section 3.4.2.2(f) for separation distances from land uses in an adjacent municipality.

7 MAPS

8 MULTIPLE PARCEL COUNTRY AND LAKESHORE RESIDENTIAL AND COMMERICAL / INDUSTRIAL DEVELOPMENT PROPOSAL WORKBOOK

**Rural Municipality of Meadow Lake No. 588
Multi-Parcel Country and Lakeshore Residential and Commercial/
Industrial Development Proposal Workbook**

This workbook is intended to allow the R.M. of Meadow Lake No. 588 and Council to thoroughly evaluate the impact of new multi-parcel country residential and lakeshore residential subdivisions, and commercial/ industrial proposals (including residential) in the area. The workbook is intended to raise awareness of current development issues and identify best practices with respect to community design. Council will base decisions on moving forward with rezoning applications related to new country residential subdivision and recreational development proposals on the responses provided by applicants to the questions contained within this workbook, subject to other relevant bylaws and policies of the Municipality.

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

1.4 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

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):

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

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

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

Yes/No

Describe

1.7 What proportion (%) of 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 (%): _____

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

Yes/No

Describe

1.9 Will landscaping 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 or cultural features that will be maintained, enhanced or destroyed on the site (e.g., tree and/or shrub or any other natural feature preservation, critical wildlife habitat, 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: _____

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

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

Yes/No

Describe

1.13 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

1.14 Is the development proposed to be located within 1.6 km. of 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

1.15 Are there any known Intensive Livestock Operations (ILOs) in the vicinity of the proposed development? If so, what is the distance?

Yes/No

Describe

1.16 What is the condition of the road network leading to the Development?

Road conditions are important to the health and safety of the residents in the area.

Describe

1.17 Have any transportation studies, including projected traffic flows been undertaken for the proposed Development?

Yes/No

Traffic flow studies aim to understand and identify road network issues including efficient movement of traffic and traffic congestion problems.

Describe

1.18 Are the light fixtures that are proposed for the development Dark Sky fixtures according to the International Dark Sky Association?

Yes/No

Property lighting is necessary for safety, security and for the enjoyment of nighttime activities. The objective in promoting dark sky friendly lighting is to balance the ability to see safely at night, the desire to preserve the beauty of the night sky, and the need for energy efficient lighting. Poorly designed or poorly installed lighting cause glare that can hamper vision and create a hazard rather than increase safety.

Describe

1.19 Does the development meet all of the locational requirements (e.g. in the case of industrial land uses - 800 metres from an urban municipality) as required by the R.M. of Meadow Lake?

Yes/No

Describe

2. SOCIAL AND CULTURAL CONSIDERATIONS

Social and cultural considerations in reviewing development applications include features that enhance or maintain the social well-being of the Municipality'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

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

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

Yes/No

Describe

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

Incorporating public gathering spaces and focal points promotes a sense of community and provides opportunities for social interaction. 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

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

Yes/No

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

Describe

2.5 Is there something unique or innovative about your project that will enhance cultural and social sustainability, 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

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)

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

Yes/No

Describe

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

Yes/No

Describe
