

Official Community Plan 2023

Rural Municipality of Round Hill No. 467

Rural Municipality of Round Hill No. 467

Bylaw No. _____ - 2023

A Bylaw of the Rural Municipality of Round Hill No. 467 to adopt an Official Community Plan.

Whereas the Council of the Rural Municipality of Round Hill No. 467 has authorized the preparation of an Official Community Plan for the Municipality pursuant to Section 29 of the *Planning and Development Act, 2007* Chapter P-13.2 (the Act); and

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

Whereas, in accordance with Section 207 of the Act, the Council of the Rural Municipality of Round Hill No. 467 held a Public Hearing on _____ in regards to the proposed bylaw, which was advertised in a weekly paper on _____ and _____, in accordance with the public participation requirements of the Act;

Therefore, the Council for the Rural Municipality of Round Hill No. 467 in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1. This bylaw may be cited as ‘The RM of Round Hill No. 467 Official Community Plan’,
2. The Official Community Plan of the Rural Municipality of Round Hill No. 467 be adopted to provide a framework to guide and evaluate future development within the Municipality, as shown on Schedule ‘A’, attached to and forming part of this bylaw.
3. This bylaw shall come into force on the date of final approval by the Minister.

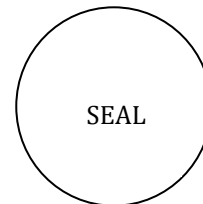
Read a First Time the _____ day of _____,

Read a Second Time the _____ day of _____,

Read a Third Time and Adopted the _____ day of _____,

REEVE

ADMINISTRATOR



Schedule A

Rural Municipality of Round Hill No. 467

Official Community Plan 2023

Bylaw No. _____

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1 Introduction

1.1 Authority

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007* (The Act), the Rural Municipality of Round Hill No. 467 (RM) has prepared this document for adoption as the Official Community Plan (OCP). The OCP will provide Council with goals, objectives and policies relating to the future growth and development within the RM.

1.2 Purpose

The OCP should be viewed as a growth management tool and is a statement by the municipality to communicate how land uses should be developed and controlled. The RM is interested in promoting high quality development which takes into consideration a holistic approach to planning including the environmental, economic, social and cultural development within the municipality and the region.

1.3 Scope and Severability

This bylaw shall apply to all the lands within the limits of the RM and no development shall be carried out that is contrary to the OCP.

2 **Guiding Growth**

2.1 **Background**

The RM of Round Hill is located in west-central Saskatchewan. A community profile was compiled to provide context regarding different aspects of the community such as the local economy, infrastructure, community development, environment and heritage aspects of the RM. The community profile was used to inform the key issues, vision, goals, objectives and policies within this OCP.

2.2 **Key Issues**

Throughout the development of this OCP, the municipality identified the following key land use issues:

- The retention of the existing population and supporting opportunities for growth;
- The protection and preservation of the natural environment;
- The provision of municipal services and infrastructure;
- The preservation and continuity of the agricultural industry; and
- The ability to accommodate and manage future growth and development.

2.3 **Vision for Growth**

The RM of Round Hill No. 467 will be a safe and viable community that will encourage sustainable future growth in all aspects of the municipality.

2.4 **Goals for Development**

The RM will achieve its vision by:

- 2.4.1 Protecting and preserving groundwater, surface water, woodlands, wetlands, open space, wildlife habitat and other natural environmental features;
- 2.4.2 Recognizing and acknowledging that agriculture is an important part of the RM's character and economy and encourage the sustained protection of operations;
- 2.4.3 Providing and maintaining recreational lands and facilities for the enjoyment of residents and visitors;
- 2.4.4 Providing suitable residential development while maintaining the RM's rural lifestyle;
- 2.4.5 Promoting development of the land where services and transportation networks to support that development exist or are proposed to a standard acceptable to the Municipality;
- 2.4.6 Considering development that will benefit the community and restrict those that will inflict undue hardship on the existing ratepayers; and
- 2.4.7 Communicating and cooperating with adjacent municipalities and neighbouring communities to ensure land uses and services are coordinated to allow for economies of scale and regional benefits for the area.

3 Land Use Policies

3.1 General Development Policies

- 3.1.1 When reviewing applications for development, consideration shall be given to the proposal's conformity with this OCP. Major deviations from this plan will require an amendment approved by Council.
- 3.1.2 Development and new subdivisions shall be encouraged to locate where existing appropriate services and infrastructure exist or are planned to support the intensity and type of development in areas of compatible land use.
- 3.1.3 The RM will provide for a mix and range of development including agriculture, residential, commercial, and recreational opportunities and encourage these uses to locate in appropriate areas within the RM.
- 3.1.4 Development shall complement the natural environment and not cause any undue hardship.
- 3.1.5 The RM may restrict development that may have a detrimental effect on environmentally sensitive areas or areas with demonstrated historical significance.
- 3.1.6 The RM will ensure development decisions avoid, minimize or mitigate adverse impacts on hunting, fishing and trapping on unoccupied crown land.
- 3.1.7 Services
- a) Each site with development requiring water supply shall have its own independent water system, be connected to a regional water distribution system, or serviced with an independent communal water supply system approved by the local Health Authority.
 - b) Each site with development requiring wastewater disposal shall have its own independent sewage disposal system or be serviced with an independent communal sewage collection, treatment and disposal system approved by the local Health Authority.
 - c) A licensed solid waste management facility shall be available to accommodate the development.
- 3.1.8 Agreements
- a) Where a proposed development does not have physical access to an all-weather road, or the existing road is not constructed to meet the needs of the proposed development, the RM may require the applicant, as a condition of approval, to enter into a road development agreement to construct a new road or upgrade an existing road to municipal standards. The applicant shall be solely responsible for all costs of the new or upgraded road construction.
 - b) Council may require an applicant to enter into a road maintenance agreement pursuant to *The Municipalities Act* to ensure the costs for road repair are appropriately recovered.
 - c) In accordance with Section 169 of *The Planning and Development Act, 2007*, Council may establish, by separate bylaw, development levies for the purpose of recovering all or part of the capital cost of providing, expand or upgrading the services and associated facilities, either directly or indirectly, with the proposed development:
 - i) Sewage, water or drainage works;
 - ii) Roadways and related infrastructure;
 - iii) Parks; and
 - iv) Recreational facilities.

- d) Where a subdivision of land will require the installation or improvement of municipal services or facilities, the developer may be required to enter into a servicing agreement with the RM, pursuant to Section 172 of *The Planning and Development Act, 2007*, to cover the installation or improvements that directly or indirectly serve the subdivision.
 - e) Where a new subdivision or development requires the installation or improvement of municipal services or facilities, the RM may require the completion of the installations or improvements to the satisfaction of Council prior to the development commencing.
- 3.1.9 Where the RM considers a proposed development to be of large scale, including but not limited to a commercial, industrial, or high-density residential subdivision, it shall be guided by a concept plan in accordance with Section 44 of *The Planning and Development Act, 2007*.
- 3.1.10 Council may require the developer to provide the RM with the necessary information to properly assess the following applications:
- a) Official Community Plan amendments;
 - b) Zoning Bylaw amendments;
 - c) Subdivision applications; and
 - d) Development permit applications.
- 3.1.11 The Developer should address the following concerns in the applications listed in 3.1.10:
- a) Conformity with the policies of the OCP and the Zoning Bylaw;
 - b) Conformity with provincial and federal regulatory jurisdictions;
 - c) Site suitability in terms of hazards such as flooding, erosion, slope instability or poor drainage with a geotechnical report from a qualified engineer;
 - d) Site suitability in terms of topography, critical wildlife habitat, or other environmental factors;
 - e) Site suitability in terms of heritage sensitivity and First Nation and Métis present day and traditional land use;
 - f) Cost-benefit analysis of the proposal;
 - g) An outline of appropriate levels of servicing and terms of the servicing agreement; and
 - h) Other information as required by Council.
- 3.1.1 The RM may require the submission of supporting documentation, where appropriate, as follows:
- a) Report, prepared by a professional, certified to assess relevant factors including geotechnical suitability of the site, susceptibility to flooding or other environmental hazards, together with any required mitigation measures. These measures may be attached as a condition for a development permit approval.
 - b) Engineering reports to address concerns such as availability of water supply, surface water drainage, and sewage treatment and disposal.
- 3.1.12 The RM will work with adjacent municipalities, and First Nations and Métis communities when necessary to ensure complementary and compatible future growth and development.

3.2 Agricultural Development

3.2.1 Objectives

- a) Ensure agriculture remains a principal land use in the municipality and to conserve the agricultural character and the rural way of life.
- b) Reduce land use conflict by restricting land uses on agricultural lands that are not compatible with agricultural production.
- c) Allow for intensive forms of agriculture and livestock production and agricultural commercial land use on appropriate agricultural lands which do not jeopardize reasonable development potentials or create significant environmental concerns.
- d) Regulate subdivisions on agricultural lands to avoid disordered and fragmented land use patterns.
- e) Encourage development along major transportation corridors and restrict access points to provide for the safety of the travelling public.
- f) Accommodate farm residential needs.

3.2.1 Policies

- a) Agriculture activities on lands of a quarter section or more for field crop, pasture and non-intensive livestock operations will not be restricted.
- b) Whenever possible, higher productive agricultural lands, as shown on the Soil Classification Map, shall continue to be used for agricultural purposes and non-agricultural land uses shall be directed to other less productive lands whenever possible.
- c) Subdivisions
 - i) Two subdivisions will be allowed (Three separate titles per quarter section) in the Agricultural District of the Zoning Bylaw.
 - ii) Where a part of a section of land is physically separated from the remainder of the quarter section by a railway, a registered road plan containing a highway or developed road, or a river, lake or significant stream, the separated land may be subdivided from the quarter-section in addition to the two subdivisions provided for.
 - iii) All new and upgraded accesses and services shall be provided by the developer.
 - iv) Where conflicting land uses are proposed on the same site or adjacent to one another, the RM may require the developer to construct buffers or screening prior to issuing any development permit.
- d) Agricultural Related Commercial and Industrial Uses
 - i) A range of agricultural related commercial and industrial uses will be included within the Zoning Bylaw to encourage diversified agriculturally related business development in addition to agricultural production.
 - ii) Approval for agriculturally related commercial and industrial uses may be granted if:

- a. Incompatibility with other land uses will be avoided, including consideration of proximity to hamlets, First Nation reserves, and recreation sites.
 - 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, convenience and visual quality.
 - d. The development will be situated along an all-weather municipal road.
 - e. All relevant approvals are obtained from government agencies.
 - f. All other requirements and regulations set out in the OCP and Zoning Bylaw are met.
 - iii) Home and farm-based business approvals will be based on the evaluation of individual operations relative to the Zoning Bylaw criteria to ensure that the agricultural character of the municipality is not diminished.
- e) Intensive Agricultural & Livestock Development
 - i) Council will support the development of intensive agricultural uses and livestock operations unless specific land use, environmental, or locational conflicts would be created that cannot be adequately mitigated.
 - ii) Intensive agricultural and livestock operations will be discretionary uses within the Agricultural District of the Zoning Bylaw.
 - iii) Intensive agricultural and livestock operations will be encouraged to locate where land use conflicts with Rabbit Lake and First Nation reserves can be avoided or where the potential for conflict can be adequately mitigated.
 - iv) Any expansion of an operation to provide for a greater number of animal units, or any change in an operation which alters the species of animal, shall require a new permit approval.
 - v) When reviewing an application for an ILO, Council shall give consideration to the site selection with respect to site size, adjacent land uses, environmental conditions, potential impacts on ground water and surface water, availability of land for manure application and availability of municipal servicing.
 - vi) The RM may require screening or encourage the use of innovative technologies which mitigate odour or other nuisances.
 - vii) Council may advertise any proposal that will result in an intensive livestock operation and may hold a public hearing on the proposal.
 - viii) The Zoning Bylaw may provide for the temporary confinement of cattle on a farmstead during winter months as part of a permitted use general farm operation.
 - ix) To minimize conflict between proposed intensive livestock operations and proposed or existing surrounding development the separation distances in the zoning bylaw shall be adhered to unless altered by Council.

- x) Proponents of intensive agricultural developments may be required to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed development.
- xi) Council will encourage intensive livestock operators to engage in good land stewardship.
- xii) Any conflict between an agricultural use and another use shall be resolved in favour of the agricultural use, unless in Council's opinion, their decision would threaten the health, safety and general welfare of the inhabitants of the municipality.

3.3 Residential Development

3.3.1 Objectives

- a) Avoid fragmented and scattered residential development.
- b) Minimize conflict between residential development and other land uses.
- c) Identify guidelines and criteria for the consideration of multi parcel residential development.
- d) Minimize financial costs of residential development on the municipality.

3.3.2 Policies

- a) Residential subdivisions are required to be planned and orderly and, as such, will be required to be serviced in a manner that meets municipal standards.
- b) Council will encourage the consolidation of vacant lots, and their consolidation with adjacent agricultural parcels to facilitate their return to agricultural production.
- c) Council will consider unsold and undeveloped sites in adjoining developments prior to rezoning agricultural land for multi-parcel residential developments.
- d) Council may require technical and/or feasibility studies be undertaken by a qualified professional prior to rezoning agricultural land.
- e) Residential subdivisions shall be designed to minimize servicing and maintenance costs to the RM. Existing infrastructure and services shall be used where possible.
- f) The RM will provide for a range of housing options that are appropriate for rural and resort living within the Zoning Bylaw.
- g) The RM will support clustered development. Residential subdivisions may be required to locate adjacent to each other or adjacent to an existing residential area, in order to conserve agricultural land and reduce servicing costs, such as roads and utilities.
- h) Development of multi parcel residential subdivisions will be planned with the following considerations and locational criteria, but not limited to:
 - i) Retaining existing water courses and wetlands and actively integrating storm water management systems with natural water courses;
 - ii) Integration of natural, open space and recreational areas as habitat corridors;
 - iii) The natural aesthetics such as topography and vegetation of the plan area shall be conserved wherever possible;

- iv) Located near services with sufficient capacity to handle such development; including locations that can be effectively serviced by emergency services;
- v) Located in conformity with the all applicable minimum separation distances as established in the Zoning Bylaw, including but not limited to:
 - g. Anhydrous ammonia facilities;
 - h. Existing Sand and Gravel extraction operation or a site where it has been documents that aggregate resources are of sufficient quality and quantity to support future extraction operations;
 - i. Mineral resource exploration, extraction and processing facilities;
 - j. Intensive livestock operations; and
 - k. Solid or liquid waste disposal facilities.
- i) The required separation distances from residential developments for locating of an intensive livestock operation, an anhydrous ammonia facility, a waste disposal facility, rendering facility, or other form of development, as identified in the Zoning Bylaw, shall also apply to the locating of residential development proposals near those forms of development.
- j) A buffer strip or landscaping may be required in a residential subdivision to separate residential uses from agricultural, commercial or industrial development or other incompatible land uses.
- k) Residential development on hazard lands or environmentally sensitive lands will be restricted. This includes lands that are subject to flooding, sloping, slumping, wetlands, and wildlife lands. Geotechnical reports engineered studies and/or environmental reports may be required to verify the development is appropriate for the lands.
- l) All residential development is required to have adequate sewer and water services at the cost of the developer, which meets RM standards and is approved by the Health Authority.
- m) Hamlet Policy
 - i) Existing hamlets will be zoned Agricultural District.
 - ii) Council will encourage the cancellation of vacant registered lots and consolidation with adjacent agricultural parcels where appropriate.

3.4 The Community of Rabbit Lake

3.4.1 Objectives

- a) Infill development within Rabbit Lake is encouraged through the building and developing of existing vacant lots.
- b) To ensure compliance with the Zoning Bylaw regulations, the consolidation of lots may be required where a proposed development will not comply with the regulations set out in the Zoning Bylaw.
- c) To encourage a variety of recreational, residential and commercial options and opportunities in appropriate areas in Rabbit Lake and support the growth and development of the Rabbit Lake into a resort community.

- d) The RM will ensure development is serviced to municipal and provincial standards and the potential for conflict between different types of land uses is minimized.

3.4.2 Policies

- a) The community of Rabbit Lake will allow for a mixture of housing forms, retail, business, and recreational opportunities.
- b) Infill development on vacant or underutilized lots within the existing boundaries of Rabbit Lake will be encouraged prior to expansion of the community.
- c) Council will support the consolidation of smaller existing lots to achieve larger lot sizes to facilitate new development when the proposed development cannot meet the requirements set out in the Zoning Bylaw.
- d) The duplication of community services, such as recreational facilities, community facilities or utility services, will not be encouraged where it is not economically feasible however, if it will benefit the community Council may consider the proposed development.
- e) All subdivisions shall be located adjacent to an existing transportation corridor and shall be serviced to meet municipal and provincial standards.
- f) The map titled Future Land Use Map Rabbit Lake, attached to and forming part of this Official Community Plan, identifies future growth areas in Rabbit Lake.
- g) Industrial and Commercial Policies
 - i) Industrial and commercial development will be encouraged in areas as identified in the Future Land Use Map A – Rabbit Lake, attached to and forming part of this Official Community Plan.
 - ii) Industrial and commercial development shall have adequate services, including roads and utilities that meet municipal standards.

3.5 Lakeshore Development

3.5.1 Objectives

- a) Accommodate sustainable lakeshore development in the RM.
- b) Optimize services and reduce long-term maintenance expenditure by encouraging clustered development.
- c) Minimize the potential for conflict between lakeshore development and other types of development, including agricultural.
- d) Ensure development can be served by a road of a sufficient standard to provide the needed level of access and minimize potential maintenance issues.
- e) Encourage lakeshore development in appropriate areas of the RM that are a high-quality design and will not compromise environmentally sensitive areas.
- f) To restrict development in areas that could prove hazardous to development for reasons of flooding and slope instability.
- g) Maintain and protect the water quality, fishery resources and shorelines within the RM.
- h) To support public access and enjoyment of lake resources in the RM.

3.5.2 Policies

- a) Subdivisions will be required to be located adjacent to existing roads and serviced in a manner that meets municipal standards, unless the RM agrees to the construction of new services to accommodate the application at the cost of the developer.
- b) The RM will support clustered development by encouraging subdivisions to locate adjacent to each other or adjacent to an existing residential area, in order to conserve agricultural land and reduce servicing costs, such as roads and utilities.
- c) A buffer strip or landscaping requirements may be required in a residential subdivision to separate residential uses and agricultural development or other incompatible land uses.
- d) Development on hazard lands will be limited. Including lands that are subject to flooding, slumping, landslides, erosion, instability or otherwise unsuited for development because of its inherent danger to public health, safety or property. Geotechnical reports engineered studies and/or environmental reports will be required to verify the development is appropriate for the lands.
- e) The required separation distances from lakeshore residential developments for locating of an intensive livestock operation, an anhydrous ammonia facility, a waste disposal facility, or other form of development, shall also apply to the locating of residential development proposals near those forms of development.
- f) All lakeshore development is required to have adequate water supply and make provisions for liquid and solid waste disposal services at the cost of the developer, which meets RM standards and is approved by the appropriate government agencies.
- g) Development and subdivisions will be planned with the following considerations, but not limited to:
 - i) Maintaining existing water courses and wetlands and activities that integrate storm water management systems with natural water courses.
 - ii) Integrated or natural, open space and recreational areas as habitat corridors.
 - iii) The preservation of existing trees and other natural features wherever possible.
 - iv) Support clustered development that avoids a linear layout parallel to the lake.
- h) Council may require the preparation of a concept plan for the entire area of a proposed lakeshore development and supplementary information, including:
 - i) Professional reports which assess the geotechnical suitability of the site, susceptibility to flooding or other environmental hazards, including mitigation measures.
 - ii) Engineered reports to address water supply, drainage and sewage disposal methods.
 - iii) Professional reports which assess the impact on water quality, fishery resources, shorelines and natural areas.
 - iv) A plan/outline for the services, road layout, access to public roads, phasing of developments including dedicated lands.

- i) A drainage plan for future subdivisions may be required to ensure adequate drainage and that neighbouring sites and infrastructure will not be adversely affected by potential runoff from the development.
- j) To ensure the protection of shorelines, a portion of all lands within the side or bank of the waterbody will be designated as environmental reserve at the time of subdivision.
- k) The dedication of land may be required at the time of subdivision to provide for appropriate public access and recreational use and enjoyment of the lake.

3.6 Environmental Management

3.6.1 Objectives

- a) Encourage sustainable development practices to reduce pollution, nuisance, or damage to the environmental resources of the community.
- b) Restrict development on hazard lands or in areas where special land considerations and environmentally significant lands exist including the migratory bird sanctuary and game preserve area surrounding Scent Grass Lake.
- c) Protect critical water supply resources including both ground and surface water resources.
- d) Construct and maintain services and utilities while balancing both environmental and financial considerations.
- e) Cooperate effectively with the Ministry of Environment and Water Security Agency and other provincial agencies when considering developmental impacts on natural areas and environmentally sensitive areas.

3.6.2 Policies

- a) The Development Constraints Map, attached to and forming part of this Official Community Plan, identifies where developmental constraints may exist. Assessment of potential hazards and sensitive areas shall occur to determine site suitability and determine any applicable mitigating measures for a proposed development.
- b) Conservation, wildlife habitat and environmentally sensitive lands.
 - i) Council will support farming practices and developments that conserve soil, improve soil quality, conserve moisture, and protect water supplies.
 - ii) Council will work with agencies of the provincial government to protect any significant critical wildlife habitat, Fish and Wildlife Development Funds Lands, conservation easements, grazing coop or rare or endangered species. Where significant potential has been identified to Council, Council may delay development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained.
 - iii) Council may dedicate lands as environmental reserve to protect riparian areas, rare or sensitive flora and fauna or critical wildlife habitat in consultation with appropriate provincial and federal agencies.
 - iv) Service and utility maintenance that is not environmentally sustainable, such as applying used oil to municipal roads, will not be an acceptable practice.

- c) Flooding, slumping and slope instability
- i) Where development is proposed on hazard land a professional report will be required at the developer's expense. The report shall determine if the development is located in the flood way or flood fringe, assess the geotechnical suitability of the site, or other environmental hazards, together with any required mitigation measures. These measures may be attached as a condition for a development permit approval.
 - ii) No new development shall be permitted on any potential unstable slope area without the required professional report for the site that identifies risks and appropriate mitigation measures.
 - iii) Development proposed on or within 50 metres (164 feet) of the crest of a slope greater than 15% shall require supporting evidence of slope stability by a professional engineer.
 - iv) Where development is proposed on potential flood hazard land, flood elevation information will be required, at the developer's expense, to determine if the development is located in the flood way or flood fringe.
 - v) The RM will prohibit the development of new buildings and additions to building in the flood way of the 1:500-year flood elevation of any watercourse or water body.
 - vi) The RM will require flood proofing of new buildings and additions to buildings to an elevation of 0.5 metres (1.64 feet) above the 1:500-year flood elevation of any watercourse or water in the flood fringe.
 - vii) Council may prohibit development where the land is unsuitable for development because:
 - l. The cost of providing an all-weather access road would, in the opinion of Council, be prohibitively expensive or difficult to maintain due to poor natural drainage, steep slopes or other features;
 - m. It is subject to unstable soil conditions due to high water tables, wetland soils or poor drainage conditions; and/or
 - n. There are hazards associated with fluctuating water levels, the associated processes of flooding and erosion or any other instability.
- d) Source and Groundwater Protection
- i) The RM will consider the impacts of development on waterbodies, waterways and shorelands and referrals will be sent to applicable agencies and departments, if necessary.
 - ii) Council will work with provincial government agencies in protecting water resources in the municipality.
 - iii) Development shall not deplete or pollute ground water resources within the RM. Council shall work with the appropriate provincial and federal departments and agencies to protect ground water resources.

- iv) Where insufficient information exists regarding the suitability or the capacity of an aquifer for a proposed development, Council may require the developer to provide the necessary report, at the developer's cost, to demonstrate the suitability for current and proposed users.
- e) Drainage
 - i) Adequate surface water drainage will be required throughout the municipality and on new development sites to avoid flooding, erosion and pollutions. A professional drainage report may be required where an area has or exhibits potential for poor drainage. Recommendations from the drainage report may be attached as a condition for approval.
 - ii) Unauthorized drainage of surface water runoff from any land throughout the RM shall be prohibited. Watercourses shall not be altered without the prior approval of Water Security Agency, RM and other appropriate provincial/federal agencies.
 - iii) Public safety and health requirements shall guide all development. The RM will ensure that emergency responsive plans are current and reflect changes in land use or activities.
 - iv) Development should be undertaken with precautions to minimize the risk of damage to property caused by wildfires. The RM may apply the following fire protection policies during subdivision and development review:
 - v) Subdivision and development applications may be referred to the local fire marshal for comment prior to a decision taking place on the application;
 - vi) Open space may be required to separate building development from trees, vegetation, and adjacent development;
 - vii) Municipal roads shall be appropriately designed in order to provide for emergency vehicle access.
 - viii) Municipal Infrastructure and Services

3.6.3 Objectives

- a) Limit the construction of roads to a level that can be maintained by the RM in a financially sustainable manner.
- b) Improve the capacity and efficiency of services and facilities by entering into specific or general agreements and relationships with neighboring urban and rural municipalities.
- c) Provide for road, utility, parks, and other services at a standard appropriate to the area, and to ensure that development will support the cost of those services.
- d) Support educational opportunities for RM residents.

3.6.4 Policies

- a) Where a development or subdivision requires municipal services and roads, the proponent will be responsible for all costs associated with providing the services and roads. Council may establish the standards to which services and roads will be designed and constructed.

- b) Council may require a proponent of a development to undertake an engineering study to identify site suitability and the infrastructure and servicing capacity required to support the development.
- c) Roads and Transportation
 - i) All development shall require direct access to a developed road. A developed road shall mean an existing all-weather road on a registered right of way, or a road for which arrangements have been made with Council to provide for the construction of the road on a registered right of way to a standard approved by Council.
 - ii) Development will be encouraged where roads and services currently exist. The Future Land Use Map identifies key transportation corridors that could support future development with the least amount of new road infrastructure.
 - iii) The RM will ensure, through the development process, that the future acquisition for highway right-of-ways are protected from land uses which may affect them.
 - iv) All proposals in proximity to a provincial highway will be subject to review by the Ministry of Highways and Infrastructure prior to the issuance of a development permit.
 - v) Access and internal subdivision roads should be designed with the consideration for emergency service, school bus and maintenance equipment access.
 - vi) Where high volumes of truck traffic exist or is anticipated, the RM may designate certain roads as truck routes in order to limit deterioration of the municipal road system and to minimize safety and nuisance factors with adjacent land uses.
 - vii) All developments shall ensure safe access and egress from adjacent roadways without disrupting their transportation function. The RM may require certain developments to have consolidated access at major points of intersection of provincial highways and/or municipal roadways.
 - viii) Proposed development which may be adversely affected by noise, dust and fumes from roadways are encouraged to locate where there is adequate separation from these corridors and/or to incorporate sound barriers, landscaped buffers, site grading, fencing, and/or berms to mitigate these impacts.
 - ix) Future development that would result in proximity of a railway to development shall take into consideration the *Guidelines for New Development in Proximity to Railway Operations* document.
 - x) If a railway is developed in the RM, the RM will require consultation with the railway company for development proposed in proximity to the railway prior to issuing a development permit.
- d) Services
 - i) Where pipelines, utility lines or other transportation facilities cross municipal roads, the municipality may apply special standards for their construction that are necessary to protect the municipal interest.

- ii) Solid or liquid waste disposal facilities shall be located in conformity with applicable minimum separation distances established within the Zoning Bylaw.
- iii) The RM will require adequate water supply and sewage disposal systems for proposed developments which meet the requirements of the Health Authority and other applicable provincial agencies. The water supply of neighbouring developments shall not be adversely affected by the proposed development.
- iv) All sewage and wastewater disposal methods shall comply with provincial regulations. The RM will require written evidence that the disposal method has been approved by the Health Authority or other applicable provincial agencies either as a condition of development permit approval or before a development permit is issued.
- v) Waste management shall meet all applicable provincial regulations.
- vi) Cooperation will be encouraged with utility companies and agencies to ensure the provision of their services is economical and efficient.
- vii) Separation distances from existing public works shall conform to provincial regulations.
- viii) The RM will cooperate with adjacent municipalities to provide efficient facilities and services for residents, including recreational and educational services.
- ix) When planning and locating public works, the RM will take into consideration risks to future and existing public work facilities and infrastructure associated with climate change (i.e. wildfires, flooding, emergency preparedness and disaster response), insofar as is practical based on available climate data and information.

3.7 Recreation, Heritage and Dedicated Lands

3.7.1 Objectives

- a) Support recreational, tourism, and educational opportunities, where appropriate.
- b) Strengthen recreational opportunities within the RM.
- c) Protect the rural characteristics and culture that reflect the RM's history.
- d) Encourage the identification and retention of heritage and cultural resources in the RM.

3.7.2 Policies

- a) Recreation and Tourism
 - i) Council will consider the suitability of a location for recreational or tourism development with respect to physical access and available services, the separation distance to incompatible land uses, the presence and extraction of resources, and other factors that may make the development unsuitable for the area.
 - ii) Recreation and tourism development will be encouraged to locate where existing services and transportation systems exist.

- iii) Council will encourage future recreation and tourism development to locate within or in proximity to Rabbit Lake, where appropriate, to support the development of this area into a resort community.
 - iv) Tourist developments, such as bed and breakfast operations ancillary to a residence or vacation farms ancillary to a farmstead and operating agricultural use, will be discretionary uses in the Zoning Bylaw.
 - v) The RM will continue to cooperate with other jurisdictions and operators to provide efficient facilities and a diversity of recreation and tourism opportunities within the RM and region.
 - vi) The RM will support access to unoccupied Crown lands for recreation, tourism, hunting and fishing.
- b) Dedicated Lands
- i) At the time of subdivision, money-in-lieu of municipal reserve land will be preferred unless the dedication of land for municipal reserve is required for municipal development purposes.
 - ii) Funds from the dedicated lands account may be used for municipal reserve, environmental reserve, or public reserve development either within the RM or in other municipalities where the development will serve the residents of the RM in accordance with the *Dedicated Lands Regulations*.
 - iii) Environmental reserve dedication may be requested during a subdivision for lands that have environmental constraints.
 - iv) Where lakeshore subdivisions are being proposed, Council will encourage the approving authority to dedicate land along the shorelines to ensure public access to the waterbody, protect riparian areas and prevent against the risk of flooding.
 - v) Land obtained for municipal reserve shall be considered good quality developable land.
- c) School Site Policies
- i) The RM recognizes the importance of providing sites for schools and educational purposes. At the time this bylaw was approved, the need for a future school site within the RM boundaries or neighbouring municipalities to serve the RM was not identified by the Living Sky School Division 202.
 - ii) Where a need for a new school site is identified in the RM, the dedication of municipal reserve land may be required in a size and configuration suitable to accommodate the educational needs of the municipality and region.
 - iii) If the need for a school site is identified in a neighbouring municipality that will accommodate students from the RM, Council will contribute funds from the dedicated lands account for the acquisition of that site.
 - iv) The RM will work with the Ministry of Education and school divisions if the need for a new school site is identified to ensure the creation of a site suitable for that purpose.

- d) Heritage
 - i) Sites with heritage and cultural significance will be considered an asset to the community and region. The RM will encourage heritage and cultural assets to be operated and maintained appropriately so as to avoid becoming derelict and deteriorated.
 - ii) Council will work with agencies of the provincial government and the community to identify and protect any significant heritage resources. As feasible, the RM will create and maintain an inventory of the municipality's heritage and cultural resources and update it as additional resources are identified.
 - iii) Where development has potential to affect heritage and cultural resources, Council may delay development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained.
 - iv) Where development sites, including developments undertaken by the municipality, present a potential for heritage significance further analysis may be required. The Heritage Conservation Branch's Exempt Activities Checklist for Private Landowners, the Developers Online Screening Tool, or other tools provided by the province may be used to assess the need for further analysis. Development applications may be referred to the Heritage Conservation Branch to assess the potential for heritage sensitivity.
 - v) Where a proposed development is located in a heritage sensitive area, as identified on the Future Land Use Map, the applicant shall demonstrate the development is exempt from requiring further analysis or clearance has been received from the Heritage Conservation Branch.

3.8 Industrial and Commercial Development

3.8.1 Objectives

- a) Encourage a diversified economic base.
- b) Ensure that business development occurs in a manner, which minimizes negative impacts on surrounding land uses and the environment and that it is serviced to a standard that meets municipal requirements.
- c) Encourage business development to locate in areas that maximizes the use of existing infrastructure and reduces the need for road development and servicing upgrades, such as near a highway or heavy haul roads.
- d) To encourage farm and home-based businesses in appropriate areas.

3.8.2 Policies

- a) Business development shall be designed to minimize servicing costs to the RM and, where possible, existing infrastructure and services shall be used.
- b) To reduce land use conflicts and support high quality design, screening, landscaping, or buffering, in accordance with regulations in the Zoning Bylaw, may be required as a condition of approval.
- c) All business development shall have adequate services, including roads, safe access and utilities that meet municipal standards.

- d) Council will encourage new proposals to locate where services exist. New business development may be required to locate in close proximity to existing highways, or within or adjacent to the community of Rabbit Lake.
- e) The RM will make provision for on-farm accessory business developments that support the operation of agriculture in the RM.
- f) Commercial and industrial development will be encouraged to cluster together rather than scatter throughout the RM, to efficiently utilize services and infrastructure and to minimize potential land use conflicts.
- g) Highway commercial development should maintain the functional integrity of the adjacent highway through the use of service roads, or controlled highway access points, which are approved by the Ministry of Highways and Infrastructure.
- h) The applicant will be required to supply supporting information from a qualified engineer where commercial or industrial development is proposed on potential hazard lands that may be subject to flooding, erosion, soil slumping or high-water table.
- i) Consultation with the appropriate provincial agencies may be required prior to issuing a development permit or providing recommendations on a subdivision.
- j) Prior to the consideration of business development or subdivision, Council may require that a concept plan be prepared. Where a concept plan is considered necessary, the plan will contain the following:
 - i) The phasing of development;
 - ii) The size and number of parcels proposed;
 - iii) The availability, installation and construction of roads, services, and utilities;
 - iv) The types of businesses to be contained on the site;
 - v) Potential impacts on adjacent land uses and proposed measures to reduce those impacts;
 - vi) The environmental suitability of the site with particular consideration to the soils, topography, drainage and proximity to wildlife management areas and hazard land;
 - vii) The access, egress and potential impacts on roadway and highway systems, including traffic safety; and
 - viii) Any other matters which the RM considers necessary.
- k) The approval of any commercial or industrial development will be based on:
 - i) The compatibility of the development with existing or planned neighbouring land uses;
 - ii) The suitability of services and infrastructure available to the site (including direct access to and from the existing highway, if necessary);
 - iii) The provision of storm-water retention and management;
 - iv) Development standards or design criteria which includes such aspects as parking and loading areas, landscaping, screening, storage, and signage; and
 - v) The design and phasing of development.

- l) Resource Extraction
 - i) Mineral resource exploration and extraction will be accommodated in the Zoning Bylaw as a permitted use, in compliance with the *Statements of Provincial Interest Regulations*.
 - ii) Related processing and service development will be accommodated as a discretionary use in the Zoning Bylaw.
 - iii) The approval of a development may be based on the results of any environmental impact assessment, availability of appropriate water and other resource supplies, compatibility of the operation with adjacent residences and other uses, and arrangements proposed for development or upgrading of necessary municipal services including the standard of roads necessary to support the development.
 - iv) The RM may apply special standards when issuing development permits for the resource industry. The Zoning Bylaw and other municipal bylaws may be used when issuing conditions on a development permit.
 - v) Lands disturbed by mineral extraction activities shall be rehabilitated to a condition that is environmentally safe, stable and compatible with adjoining lands.
- m) Sand and Gravel Extraction
 - i) Sand and gravel development will be a discretionary use in the Zoning Bylaw.
 - ii) The approval of a development may be based on the regulations in the Zoning Bylaw and the compatibility of existing and planned land uses, the disturbance to the environment and aquifers, the impact on municipal services and infrastructure, and the reclamation plan.
 - iii) Lands disturbed by aggregate extraction activities shall be rehabilitated to a condition that is environmentally safe, stable and compatible with adjoining lands.

3.10 Inter-Jurisdictional Cooperation

3.10.1 Background

The community of Rabbit Lake is located within the RM Round Hill No. 467. The RM also surrounds Moosomin and Saulteaux First Nations reserve lands. The RM will continue to engage and collaborate with neighbouring First Nations, Métis, and adjacent municipalities to ensure the region as a whole grows and advances in the most progressive way possible.

3.10.2 Objectives

- a) To foster inter-municipal/jurisdictional cooperation and positive communication between all communities in the region.
- b) Pursue inter-municipal/jurisdiction cooperation in planning and providing joint municipal services based on mutual interests and opportunities in the region.
- c) Identify land areas of common interest and establish consultation processes.

3.10.3 Policies

- a) The RM will work together with adjacent communities to provide economies of scale that will benefit the region. The RM will also work with neighbouring communities to develop joint service programs where such arrangements will be of mutual benefit.
- b) Pursuant to Section 32.1(1) of *The Planning and Development Act, 2007*, Council may enter into an inter-municipal development agreement with another municipality to address issues that cross jurisdictional boundaries.
- c) To coordinate planning and growth, the RM will consult with provincial and federal government agencies and other communities and/or organizations on matters of common interest.
- d) Council shall cooperate with the provincial authorities to enforce fire safety, flood protection, environmental protection and shoreland pollution control regulations within the RM.
- e) As per the *Statements of Provincial Interest*, regarding proposed development which may impact or be in proximity to Crown Lands, Reserve Lands and public water bodies:
 - i) Development proponents are encouraged to engage with First Nations and Métis communities prior to submitting an application to the RM; and
 - ii) Insofar as is practical, development applications may be referred to potentially impacted First Nations and Métis communities upon submission of application and all required information.
- f) The RM will work with adjacent municipalities, and First Nations and Métis communities, to establish coordinated processes for review of proposed development where impacts may cross jurisdictional boundaries.
- g) The RM will work with neighbouring municipalities, First Nations and Métis communities to support the regional planning and development of care facilities necessary to provide for the community health and well-being of the region.

4 *Implementation*

4.1 **Zoning Bylaw**

4.1.1 The Zoning Bylaw will be the principal method of implementing the objectives and policies contained in this OCP.

4.1.2 The Zoning Bylaw will contain the following districts:

Agricultural District – the intent of this district is to encourage retention of agricultural land for crop production, livestock operations, related agricultural use, and to allow non-farm residential development at a level which will not jeopardize existing agricultural operations or remove good farmland from production and those specific permitted uses and indicated.

Country Residential District – the intent of this district will be to provide for clustered multiple lot residential subdivision and developments as the primary use of the land.

Rabbit Lake District – the intent of this district is to accommodate higher density residential developments in the municipality and to provide for their orderly growth.

Lakeshore District – the intent of this district is to accommodate future lakeshore development directly adjacent or near a lake in appropriate areas.

Light Industrial and Commercial District – the intent of this district is to provide for commercial and light industrial uses.

4.2 **Bylaw Amendments**

4.2.1 Land uses or development may be proposed that do not conform to the OCP or Zoning Bylaw, or changes in the RM or region may necessitate amendments. The OCP or Zoning Bylaw can be amended in accordance with *The Planning and Development Act, 2007*. Before any amendment is undertaken, the impact of the proposed change on the rest of the bylaws and the future development of the RM shall be examined. Through periodic review and amendment, the OCP should serve as an effective guide for Council to make decisions on future development in the RM as a whole.

4.3 **Provincial Interests**

4.3.1 This OCP shall be administered and implemented in conformity with the *Statements of Provincial Interest Regulations* and any statutes, regulations or legislation of provincial agencies governing land use.

4.3.2 Wherever feasible and in the municipal interest, the RM will avoid duplication of provincial regulation.

4.3.3 Council shall cooperate with the provincial authorities to enforce fire safety, flood protection, environmental protection and shore land pollution control regulations within the RM.

4.4 **Administering the Plan**

4.4.1 This OCP is binding Council and all development within the RM.

4.4.2 The interpretation of words as contained in the accompanying Zoning Bylaw shall apply to the words in this OCP.

4.4.3 If any part of this OCP is declared to be invalid for any reason, by an authority of competent jurisdiction, that decision shall not affect the validity of the OCP as a whole, or any other part, section or provision of this OCP.

4.4.4 All reference maps attached to this bylaw are meant as a planning guideline only as data changes from time to time. Formal approval to proceed with a development should always be provided by the appropriate municipal, provincial and/or federal agency or qualified professional prior to development taking place.

Appendix A – Development Review Criteria

1. When considering applications to rezone and develop land, Council shall have regard to the following concerns:
 - 1.1 Conformity with the plan goals, objectives and policies and the Zoning Bylaw development standards;
 - 1.2 The viability and necessity of the proposed use;
 - 1.3 The degree of prematurity (i.e. time, location, servicing, cost, municipal capabilities, etc.);
 - 1.4 The availability of alternative sites and buildings to accommodate the proposed development to achieve the intent of this OCP and Zoning Bylaw and the consideration of unsold and undeveloped sites in adjoining developments;
 - 1.5 The ability of the RM to provide the required public utilities and to enter into suitable servicing and development agreements, to ensure the costs do not outweigh the benefits to all parties concerned;
 - 1.6 The compatibility and suitability of the proposed use with nearby land uses, existing and preferred public utilities, the character of the area, and the environmental protection goals, objectives and policies;
 - 1.7 The effect of the proposed development on proposed municipal projects identified in the bylaw, including public reserve and recreational policies;
 - 1.8 Any additional reports, studies, development issues, resident concerns, provincial comments and public hearing submissions.
2. Development proposals shall not be approved where the proposal:
 - 2.1 Is detrimental to the health, safety, convenience, or general welfare of the persons residing or working in the area;
 - 2.2 Is injurious to or incompatible with existing or proposed developments or public utilities in the vicinity;
 - 2.3 Involves, in Council's opinion, prohibitively expensive public utility construction or maintenance costs;
 - 2.4 Involves the refusal of a developer to enter into a servicing or development agreement;
 - 2.5 Is not located, appropriately arranged, or serviced in an environmentally suitable manner or will negatively impact an environmentally protected site.
3. Where a development proposal affects the municipal road system the municipality may, at its discretion and pursuant Section 22 of *The Municipalities Act*, require the landowner or developer to enter into a road maintenance agreement.

Appendix B – Maps

Development Constraints Map

Future Land Use Map

Future Land Use Map A – Rabbit Lake

Soil Capability Map

Rural Municipality of Round Hill No. 467

Developmental Constraints Map



Legend

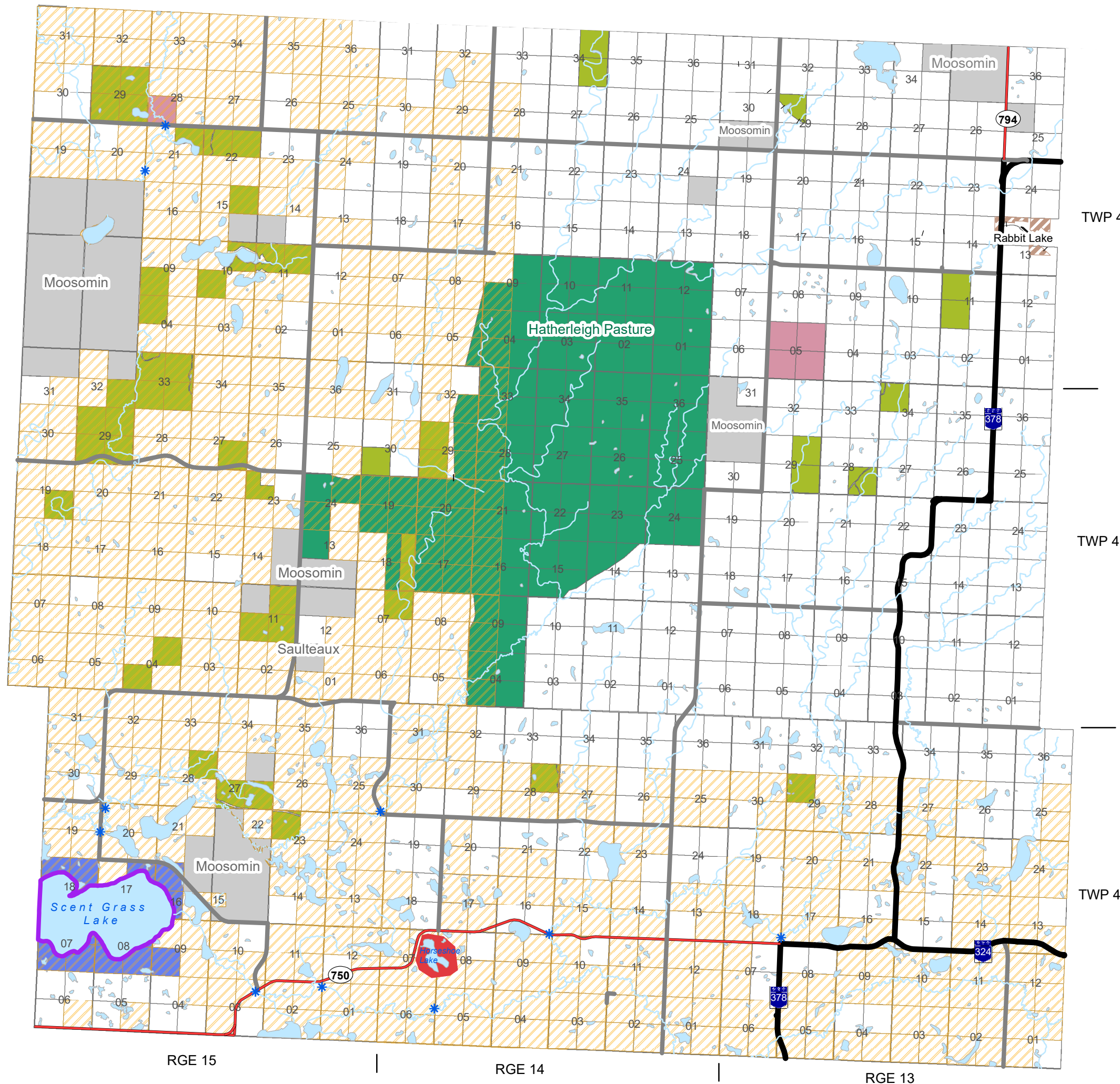
- Bridge
- Bridge With Restrictions
- Rabbit Lake Development Area
- Migratory Bird Sanctuary
- Future Lakeshore Development
- Heritage Sensitive Area
- Fish and Wildlife Development Fund Land
- Game Preserve
- Provincial Pasture
- Wildlife Habitat Protection
- Agricultural Land
- First Nations Reservation
- Provincial Highway
- Main Grid
- Grid or Main Farm Access
- Urban Municipality
- Waterbody
- Watercourse

0 0.5 1 2 3 4 Miles

0 1 2 4 6 8 Kilometers

Source: All Geospatial data is from Information Services Corporation, Sask Surface Cadastral Dataset. Reproduced with the permission of Information Services Corporation.

Map is for reference use only and SARM is not responsible for any errors or omissions which may be present on map. It is the responsibility of the user to verify accuracy of the information since changes may have occurred since the time of the map creation.



RGE 15

RGE 14

RGE 13

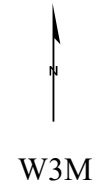
TWP 48

TWP 47

TWP 46

Rural Municipality of Round Hill No. 467

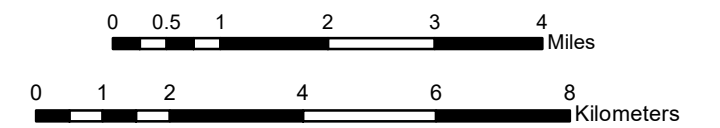
Future Land Use Map



Legend

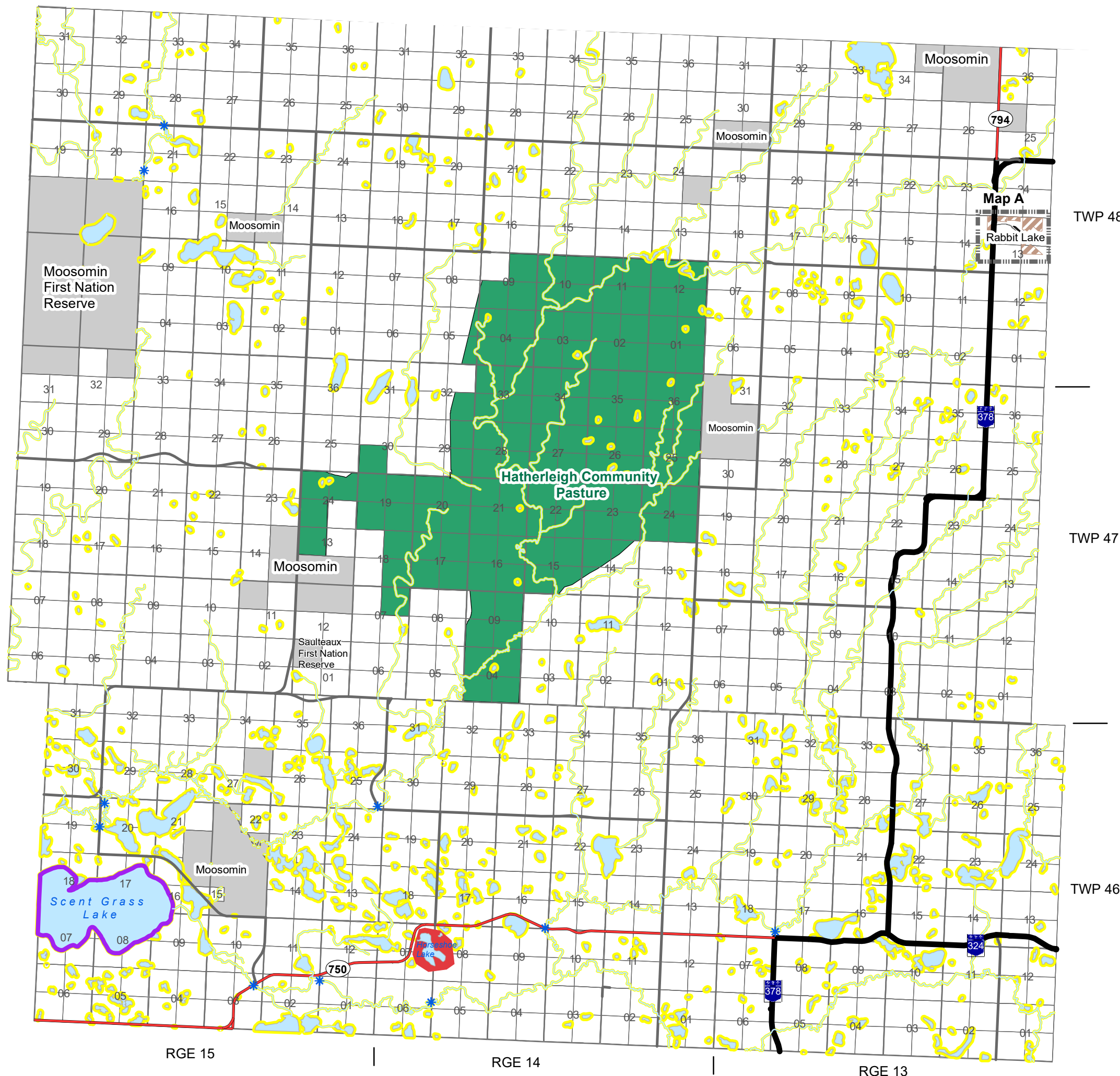
- Agricultural Land
- Future Lakeshore Development
- Rabbit Lake Development Area
- Migratory Bird Sanctuary
- Pasture
- First Nation Reserve
- Urban Municipality
- Waterbody
- Watercourse
- Areas That Require Further Screening
- Provincial Highway
- Main Grid
- Grid or Main Farm Access
- Bridge
- Bridge With Restrictions

Note: Proposed development within areas around waterbodies and watercourses outlined as requiring further screening are required to adhere to the hazardous land policies and regulations set out in the OCP and Zoning Bylaw. Areas that Council deem as being potentially hazardous that are not identified on this map may also require further investigation.

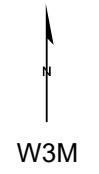


Source: All Geospatial data is from Information Services Corporation, Sask Surface Cadastral Dataset. Reproduced with the permission of Information Services Corporation.

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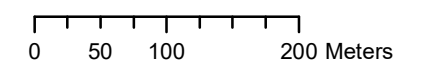
Future Land Use Map
Map A
Rabbit Lake



Policy Area

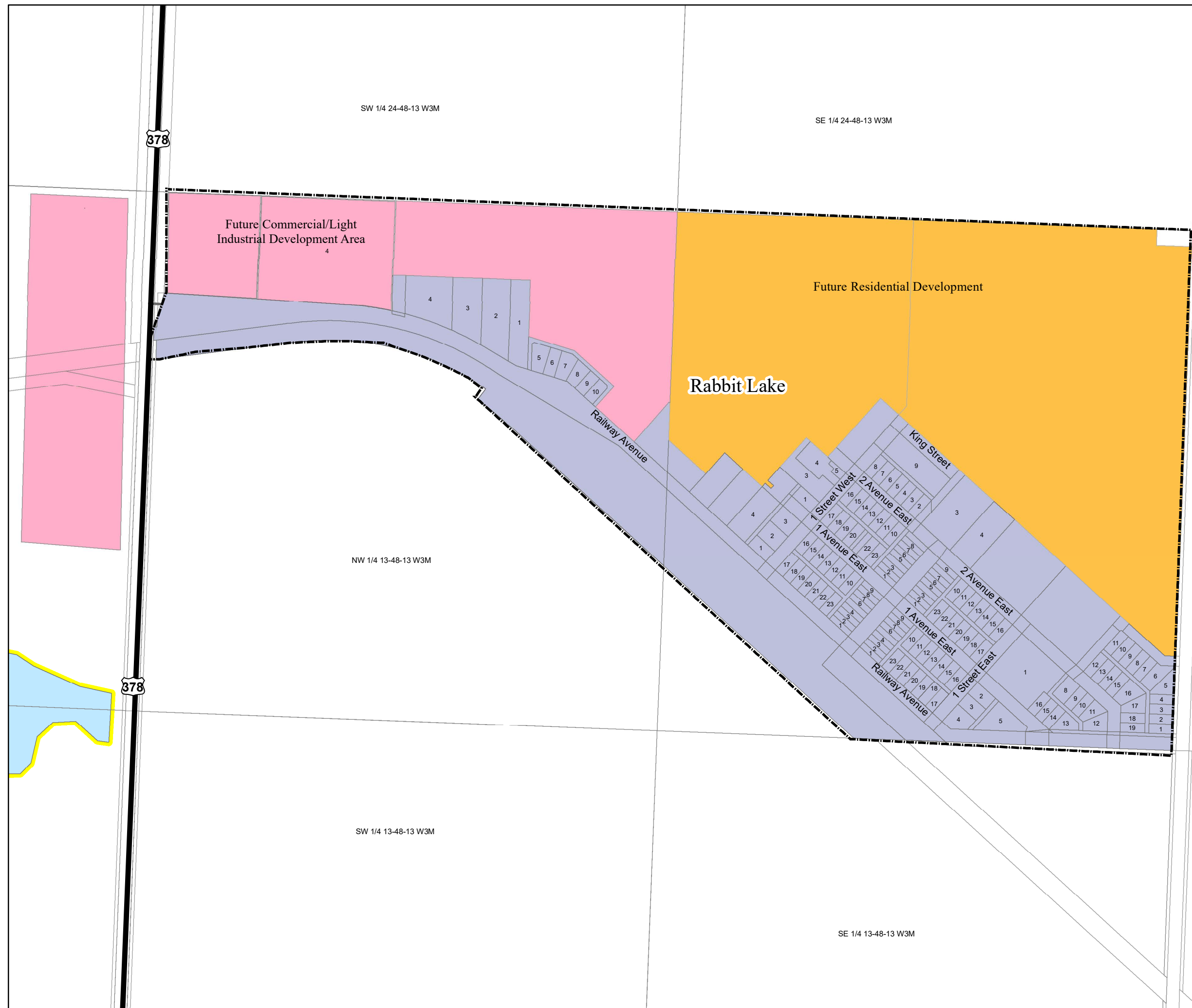
- Agricultural Policy Area
- Future Commercial/Industrial Area
- Future Residential Area
- Rabbit Lake Development Area
- Special Service Area of Rabbit Lake
- Grid or Main Farm Access
- Main Grid
- Provincial Highway
- Waterbody
- Areas That Require Further Screening

Note: Proposed development within areas around waterbodies and watercourses outlined as requiring further screening are required to adhere to the hazardous land policies and regulations set out in the OCP and Zoning Bylaw. Areas that Council deem as being potentially hazardous that are not identified on this map may also require further investigation.



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Rural Municipality of Round Hill No. 467 Soil Capability Map

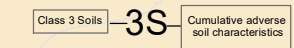


Legend

CLASS

- 2
- 3
- 5
- 6

Soil Capability Symbol



- Class 1** - Soils in this class have no significant limitations to use for crops
- Class 2** - Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices.
- Class 3** - Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices.
- Class 4** - Soils in this class have severe limitations that restrict the range of crops or require special conservation practices, or both.
- Class 5** - Soils in this class have very severe limitations that restrict their capability to producing perennial forage crops, but improvement practices are feasible.
- Class 6** - Soils in this class are capable of producing perennial crops only, and improvement practices are not feasible.
- Class 7** - Soils in this class have no capability for crop use or permanent pasture.

Soil Limitations

- SUBCLASS C- Adverse climate
- SUBCLASS D- Undesirable soil structure and/or low permeability
- SUBCLASS E- Erosion
- SUBCLASS F- Low fertility
- SUBCLASS I- Inundation by streams or lakes
- SUBCLASS M- Moisture limitation
- SUBCLASS N- Salinity
- SUBCLASS P- Stoniness
- SUBCLASS R- Consolidated bedrock
- SUBCLASS S- Cumulative adverse soil characteristics
- SUBCLASS T- Topography limitation
- SUBCLASS W- Excess water
- SUBCLASS X- Cumulative minor adverse characteristics

