

RURAL MUNICIPALITY OF

CANWOOD NO. 494

CONSOLIDATED
BASIC PLANNING STATEMENT

BYLAW NO.

2003 - 6

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SECTION 1 - INTRODUCTION

1.1 Purpose

This Basic Planning Statement is adopted by the Council of the Rural Municipality of Canwood No. 494 in accordance with Sections 39 and 42 of *The Planning and Development Act, 1983*. The Basic Planning Statement provides a set of goals, objectives, and policies to guide the future use of land and development within the municipality. Development and subdivision of land within the municipality shall be consistent with this bylaw. The Basic Planning Statement contains municipal land use policies relating to:

- (1) the protection and sustainable use of land and water resources;
- (2) diversification of the local economy;
- (3) development standards for intensive agricultural, country residential, industrial, highway commercial and lakeshore development;
- (4) the provision of improved and cost-effective municipal services including roads and recreation facilities;
- (5) participation by the municipality in decisions on Crown land disposition and development including the Fur Lakes Land and Resource Management Plan.

SECTION 2 - MUNICIPAL GOALS

2.1 Agriculture

To preserve and enhance the agricultural economic base of the municipality.

2.2 Forest

To support integrated resource management practices which respect the interests of all resource users and sustain forest resources.

2.3 Business Development

To support new businesses in the municipality, enhance the rural way of life in the municipality, and provide for new opportunities that support that way of life.

2.4 Residential Development

To provide for various forms of residential development.

2.5 Municipal Services

To ensure orderly and appropriate development of land and provision of cost-efficient services to support development.

2.6 Environmental Management

To support use of the land which will maintain its productivity and protect the quality of the environment.

2.7 Land Use Management

To ensure orderly development and minimize land use conflicts within the Rural Municipality and along its borders with adjoining urban and rural municipalities and First Nation lands.

SECTION 3 - AGRICULTURE

3.1 Discussion of Issues

- (1) Soil capability information for the Rural Municipality of Canwood indicates that 41.23 percent of the total land area is Class 2 and 3¹. Soils in Classes 1 and 2 have moderate and moderately severe limitations, respectively, that restrict the range of use. It is expected that agriculture will continue to be a dominant role in the local economy. Protecting agricultural activities and resources is a concern of the municipality. Council will support the retention of high quality agricultural land in larger parcels and minimize the fragmentation of productive land for speculative purposes.
- (2) The municipality has an interest in the process for the leasing or sale of Crown land administered by Saskatchewan Agriculture and Food, including notification to the municipality and review of the point allocation system for leasing or sale.

3.2 Objectives

- (1) To support agricultural land use and development in the municipality.
- (2) To conserve high quality agricultural land for continuing productive agricultural use.
- (3) To provide for intensive forms of agriculture including intensive livestock or irrigation operations and to accommodate different types of subdivision and development considered to be compatible with agricultural uses.
- (4) To protect agricultural land uses from negative impacts of non-agricultural land use and development.
- (5) To support agricultural uses in the municipality that:
 - minimize conflicts with neighbouring uses;
 - do not jeopardize or prejudice reasonable development potential; and
 - do not create significant environmental concerns.
- (6) To support agricultural land use practices and development that assists in soil conservation.

¹ Saskatchewan Land Resource Centre, University of Saskatchewan, 1997. The Soils of Canwood, Rural Municipality No. 494.

3.3 Zoning Implementation Policy

Agriculture is important to the local economy. Therefore, the Zoning Bylaw will recognize primary agricultural uses. The primary agricultural uses include grain farming, mixed grain/livestock operations, farmsteads, intensive agricultural uses, and farm-based agricultural related commercial developments or home-based businesses. These uses will be accommodated and regulated as may be necessary to provide for compatible land use in the municipality.

3.3.1 Farm Operations

- (1) The development and operation of farms and farmsteads for field crop, pasture and non-intensive livestock operations will be accommodated.
- (2) The division of land for agricultural field crop and pasture use will be accommodated.

3.3.2 Farm Dwellings

Single detached and dormitory dwellings for agricultural operators will be permitted on agricultural sites, according to the policies on residential density.

3.3.3 Intensive Agriculture

- (1) In general, Council will support the development of intensive agricultural and livestock operations subject to minimizing land use conflicts.
- (2) Intensive agricultural operations and intensive livestock operations (ILO) will be discretionary uses. 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 discretionary approval.
- (3) The Zoning Bylaw may provide for the temporary confinement of cattle on a farmstead during winter months as part of a permitted use general mixed farm operation. The bylaw may also provide for other temporary holding and loading facilities as discretionary uses subject to discretionary conditions for approval including maximum number and time of confinement.
- (4) Council will advertise any proposal for an ILO and may hold a public hearing on the proposal in accordance with the procedure established in the Zoning Bylaw.
- (5) In order to minimize conflict between intensive livestock operations and surrounding development, Council will take into consideration the following criteria in examining development permit applications:
 - (a) No new ILO will be considered if the operation will be less than 300 metres from a dwelling not located on the site, or associated with the proposed ILO.
 - (b) The applicant must demonstrate to the satisfaction of Council by supplying a report completed by a qualified hydrologist that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.

- (c) The minimum separation distances in Table 3.1 will be applied to determine acceptable locations. A greater separation may be needed from any liquid manure storage lagoon involved in the operation, to residential and other developments. The criterion of a separation distance to the lagoon from a residence of 1.5 times the distance in Table 3.1 will be considered adequate.
- (d) Council may consider lesser separation distances than given in Table 3.1 where:
 - (i) written notice approved by Council has been given to the owner of a residence within the distance provided in Table 3.1, and to the hamlet board of a hamlet or the Council of an urban municipality within the specified distance, and
 - (ii) consideration has been given to any verbal or written submissions at a public hearing on the proposed ILO.

Council may approve or refuse a proposal based on any problems identified.

- (e) Council may require that the developer of a proposed ILO enter into an agreement with the owner of a residence and the municipality, consenting to the proposed development up to a specified size, as a condition of approval where the separation distances are significantly, in Council's opinion, less than the criteria of Table 3.1.
- (f) As a condition of approval, Council will specify the maximum number of animal units for which the approval is made, and may impose standards to reduce the potential for conflict with neighbouring uses which specify the location of holding areas, buildings or manure storage facilities on the site.

Table 3.1
Separation Criteria For An ILO To Specific Uses (except EMS lagoons)

Development	Animal Units				
	20-99	100-299	300-499	500-2000	>2000
Residence, tourist accommodation or campground	305 m.	400 m.	400 m.	800 m.	1,200 m.
Residential subdivision, hamlet, or village with less than 100 population	400 m.	400 m.	800 m.	1,200 m.	1,600 m.
Village 100 or more population	400 m.	800 m.	1,200 m.	1,600 m.	2,400 m.
Town	800 m.	1,200 m.	1,200 m.	2,400 m.	3,200 m.

(Distances are measured between livestock facilities and building development.)

3.3.4 Former Hamlet/Subdivided Areas

Eldred

Context

This former hamlet is located in the SE 21-53-7-3 and consists of 4 parcels which are owned by local landowner. There is a former CN station grounds on an abandoned rail line. There is no public reserve land.

Policies

- (1) Future land use will be for agricultural purposes.
- (2) Uses other than agricultural will be based on uses allowed by the AR - Agricultural Residential District of the Zoning Bylaw.

Erinferry

Context

This former hamlet is located in the SE 21-54-7-3 and consists of 4 parcels which are privately owned by three owners, 3 residences. There is no record of a former station grounds or public reserve land.

Policies

- (1) Existing subdivision will be accommodated and new development considered based on regulations of the Hamlet District. Council will consider rezoning to Agricultural where lots may be canceled.

Mattes

Context

This former hamlet is located in the NW 10-52-6-W3 and consists of 4 lots privately owned by one owner. There is public reserve land.

Policies

- (1) Existing subdivision will be accommodated and new development considered based on regulations of the Hamlet District. Council will consider rezoning to Agricultural where lots may be canceled.

Ormeaux

Context

This former hamlet is located in the NE 29-52-7-3 and consists of 13 lots with two residences held by one private owner. The hamlet contains a former station grounds and public reserve land.

Policies

- (1) Existing subdivision will be accommodated and new development considered based on regulations of the Hamlet District. Council will consider rezoning to Agricultural where lots may be canceled.

Polwarth

Context

This former hamlet is located in the SW 30-51-5-3 and consists of 2 parcels owned by one owner. The hamlet contains an abandoned hall and station grounds. Land is being used for agricultural purposes.

Policies

- (1) Future land use will be for agricultural purposes.
- (2) Uses other than agricultural will be based on uses allowed by the AR - Agricultural Residential District of the Zoning Bylaw.

SECTION 4 - PROVINCIAL FOREST

4.1 Discussion of Issues

- (1) The area of the municipality within the Provincial Forest is largely Crown land, administered by Saskatchewan Environment and Resource Management (SERM). The primary uses of this land include forestry, wild plant harvesting, fish harvesting, recreational hunting and angling. These activities are regulated by provincial legislation.
- (2) Within this area mineral and aggregate exploration and extraction may take place depending on the location of the resources. This is controlled through provincial environmental impact assessment, leasing and permit legislation and processes.
- (3) Council recognizes that as long as these activities do not involve sale of land to private persons, land subdivision, development of roads that will be a municipal responsibility, or conflict with adjacent agricultural use of land, the regulations, policies and processes administered by SERM are sufficient to deal with municipal land use concerns.
- (4) Particular municipal interests arise in the following developments:
 - where land is to be subdivided for private use, particularly in the case of cottage and resort subdivision.
 - where new municipal roads will be created to provide permanent access to buildings, or sites.
 - where permanent residences would be created that could require municipal services.
 - where use of land for activities such as outfitting and hunting lodges could conflict with agricultural use at the boundaries of the Forest District.

4.2 Objectives

- (1) To provide for natural resource harvesting and development in the Provincial Forest, with a minimum of overlap between provincial and municipal responsibilities and process.
- (2) To manage the development of resort uses and other private residential development to minimize negative impacts on municipal service delivery requirements.
- (3) To ensure that all private commercial development will be located where economical access may be provided.
- (4) To support compatible land use within the Provincial Forest and with surrounding land uses and where economical legal and physical access can be provided.

4.3 Zoning Implementation Policy

- (1) The area of the municipality within the Provincial Forest shall generally be zoned as Forest District.
- (2) Natural resource harvesting activities and mineral exploration and extraction shall be permitted uses in the Forest District and shall be regulated by provincial policies and regulations. Any resource use or development of any kind within the Provincial Forest requires appropriate permits as regulated through *The Provincial Lands Act* and its

Regulations. No development permit will be necessary unless the development involves permanent buildings and requires registered road access.

- (3) Resort and residential development may be allowed in the forest area (other than seasonal remote cabins) through rezoning of land to a suitable zoning district for the proposed use based on the following criteria:
 - (a) The area has developed access from a provincial highway or a registered and developed road that Council considers suitable for the development.
 - (b) The proposed development will not have a negative financial impact on the municipality for the provision of municipal services.
 - (c) Where, in Council's opinion, development proposed on a lake will not result in an unacceptable decline in the quality of the lake for existing uses.
- (4) Commercial development shall generally be encouraged to locate on existing provincial highways or roads.
- (5) Remote cabins developed as single detached dwellings intended for seasonal occupancy will be discretionary uses in the Zoning Bylaw. To support the seasonal nature of remote cabins and to negate any need for municipal services, Council will assess proposals with regard to the following criteria:
 - (a) The remoteness of the site. The site is to be isolated and access is not required or expected from a dedicated road. Sites that are at least 1.5 kilometres or more from a developed road or highway may be considered. Council may consider a lesser distance due to physical natural features in the terrain.
 - (b) The location of the site relative to other sites. Sites with a separation of 1.5 kilometres or more from any other residential site may be considered.
 - (c) Any requirements for municipal or utility services. It is generally intended that municipal or utility services will not be provided.
- (6) Outfitters camps, and other hunting or fishing bases may be permitted where such operations do not conflict with other land uses. Generally, a separation of at least 1.6 kilometres (1 mile) from a residence is preferred; however, Council may require a greater distance depending on the type of operation.

SECTION 5 - BUSINESS DEVELOPMENT

5.1 Discussion of Issues

- (1) Council recognizes that natural resource extraction and development (e.g. oil and gas, forestry, aggregate, etc.) provide opportunity for a diversified economic base for the municipality. Any development in the resource sector may be examined in terms of the implications on adjacent land uses and municipal roads.

- (2) The diversification of the farm economy through the development of farm site and home-based business, agri business, and value added processing of agricultural and forest products is key in creating jobs and maintaining a healthy local economic climate. However, it is important that any development of this nature have regard to adjacent land uses and access to municipal and utility services as may be required.
- (3) There is local interest in diversification through game farms (developed as intensive livestock operations) and hunt farms within the agricultural area. While hunt farms provide an opportunity for diversification, there are public safety and municipal concerns that need to be addressed in the review of proposals. Consequently, there is a need to review proposals in detail to determine the suitability and compatibility of the development in accordance with established Zoning Bylaw criteria.

5.2 Objectives

- (1) To encourage and promote economic development opportunities in the municipality including:
 - agri-business and industrial development;
 - farmstead and home-based business;
 - value added processing of farm and forest products;
 - tourism and recreation; and
 - resource extraction related activities.
- (2) To support businesses that do not have a negative impact on the environment, neighbouring land uses, and finances of the municipality.

5.3 Zoning Implementation Policy

Council will accommodate business-related uses in support of economic diversification provided that these operations:

- do not create conflicts with neighbouring uses;
- will not jeopardize or prejudice potential future development of neighbouring lands;
- create significant environmental concerns;
- do not result in excessive servicing costs to the municipality; and
- are considered with regard to applicable development standards established by the Zoning Bylaw.

5.3.1 Industrial Development and Agri-Business

- (1) Council will examine proposals that facilitate industrial development and agri-business. The Zoning Bylaw will make provision for ancillary commercial developments on farms and subdivisions that support the operation of agriculture and forestry in the municipality. Other commercial and industrial uses, as specified in the Zoning Bylaw, may be accommodated as discretionary uses. Council will consider such proposals based on their compatibility with adjacent uses, and the suitability of municipal services, including road access to the development.

5.3.2 Tourism and Commercial Uses

- (1) Council will support increased tourism by accommodating uses that facilitate tourism development in the municipality primarily as discretionary uses in the Zoning Bylaw. Examples include:
 - bed-and-breakfast operations ancillary to a residence;
 - vacation farms ancillary to a farmstead and operating agricultural use; and
 - campgrounds and other public or commercial recreation uses.
- (2) Council will examine tourism or commercial use proposals based on:
 - the suitability of the location and development with respect to physical access to a road or highway;
 - the required separation distance to intensive livestock operations as specified in Table 3.1; and
 - the proximity to resource extraction facilities, or other uses which may be incompatible with tourist developments.
- (3) Council will support all efforts to improve recreation opportunities and enhance tourism facilities in the area.

5.3.3 Hamlet Business Development

- (1) In hamlets without significant commercial development, business development will be a discretionary use in a Hamlet District. Council will exercise its discretion based on the following criteria to reduce land use conflicts with residential development:
 - (a) Uses involving a significant amount of truck or travelling public traffic will be located on a highway frontage road, a highway, a main access road to the hamlet, or the street adjacent to a railway.
 - (b) Other commercial uses will be considered on block faces with existing commercial buildings.
 - (c) Hazardous goods storage and uses producing noxious odours, levels of sound, dust, or smoke shall be considered only where there is sufficient separation to residential uses to mitigate the effect of the condition.
 - (d) Small scale commercial uses may be considered within residential areas if the development is compatible in size and appearance with residential dwellings; otherwise, commercial development shall avoid residential blocks.
- (2) In hamlets with a significant business centre function, Council may consider dividing the hamlet into Hamlet Commercial District and a Hamlet Residential District, restricting most business developments to the commercial areas.

5.3.4 Home-Based Business

Home-based businesses will be supported for the occupants of a farmstead or residence as a discretionary use based on compatibility of the occupation with the principal agricultural or residential use of the property.

5.3.5 Hunt Farms

Hunt farms will be a discretionary use in the agricultural district of the Zoning Bylaw. Applications for a development for a hunt farm or expansion thereof will be reviewed with regard to the following:

(1) Review Process

(a) A completed development permit application shall be completed for the establishment of a hunt farm and or expansion of an existing hunt farm, which includes notification to all residents within 4.8 kilometres (3 miles) of the boundary of the hunt farm with a written acknowledgment of receipt of such consultation from the residents.

(b) In review of the application, Council:

- (i) shall provide public notice of the proposed hunt farm development in accordance with the procedure established by the Zoning Bylaw;
- (ii) shall co-ordinate its review with Provincial agencies and obtain comments from the RCMP on the proposal;
- (iii) may hold a public meeting on the proposed development.

(2) Development Standards for Hunt Farms

(a) Hunt farms shall:

- be located at least 1.6 kilometre (1 mile) from any occupied residence;
- be located at least 8 kilometres (5 miles) from any other hunt farm;
- not be developed on land where, in Council's opinion, the land has unique environmental features, important wildlife habitat, recreational or heritage potential that may be negatively impacted; and
- have a minimum site area of at least one (1) section which may be combined with an associated game farm to meet the minimum requirement. The section shall not be split by a railway, public road, or highway.

(b) After consultation with the appropriate land owners described in Clause (2)(a), Council may reduce the minimum separation distance between a resident landowner and a controlled hunt farm where the landowner agrees in writing to a reduced separation distance.

(3) Development Agreement

(a) Prior to the issuance of a development permit, Council may require the developer to enter into a development agreement that sets out the responsibilities of the developer with regard to the hunt farm addressing related matters such as signs, road allowance closure, and safety measures.

(b) Council may require that the development agreement and written consents described in Clause (2)(b) be registered as a caveat against the title of the land for the controlled hunt farm pursuant to Section 215 of the Act.

5.3.6 Sand and Gravel

- (1) A sand and gravel operation shall be a discretionary use.
- (2) Such uses will be considered under the following criteria:
 - (a) The applicant is willing to enter into a road maintenance agreement, or other similar agreement, that will provide for the additional costs of required municipal services and protection of municipal infrastructure, where required by Council.
 - (b) Separation from residential or other incompatible uses.
 - (c) Council may apply special standards and requirements based on provincial guidelines (eg. *Guidelines for Environmental Protection During Development and Restoration of Sand and Gravel Pits*, Saskatchewan Environment and Public Safety, 1983) to ensure compatibility with adjacent uses, safe operation and suitable reclamation.

SECTION 6 - RESIDENTIAL DEVELOPMENT

6.1 Discussion of Issues

Council recognizes that there is a demand for various forms of residential development which must be properly planned and developed.

6.2 Objectives

- (1) To provide for residential development in agricultural areas as is necessary to support the agricultural and business function of the municipality.
- (2) To manage the development of resort uses and other private residential development to minimize negative impacts on the provision of municipal services.
- (3) To manage the development of other non-farm residential sites to minimize negative impacts on farmland fragmentation and municipal service delivery.
- (4) To provide for and manage multi-parcel residential development.

6.3 Zoning Implementation Policy

Council recognizes that various forms of residential development including farm residential, single parcel residential acreage, residential acreage communities, resort areas and hamlet areas may be required.

6.3.1 Farm Residential

Single detached dwellings and multiple unit dwellings located on the same site, for operators of the agricultural use, will be permitted on agricultural farmstead sites.

6.3.2 Density of Residential Development in Agricultural Areas

- (1) Within an agricultural zoning district in any quarter section, residential development will be limited to a maximum of 4 sites that contain residences, including a farmstead.
- (2) Development of a residence on a site of less than a quarter section will be a discretionary use. Council will examine residential developments based on compatibility with adjacent uses, and with regard to the following criteria:
 - (a) The provision of direct access to a developed municipal road.
 - (b) The minimum separation distances to an existing ILO as specified in Table 3.1. Council may apply the same criteria for separation to a proposed ILO operation or expansion where it considers appropriate.
 - (c) The minimum separation distances required to utility facilities or hazardous goods storage facilities, such as anhydrous ammonia, from residential development as required by municipal, provincial or federal authorities shall apply to residential development proposals.
- (3) Subdivision for residential sites will comply with the density requirements of this section.
- (4) Additional sites may be considered by Council where a quarter section has been divided by a highway, developed road, or a river, lake or significant stream, and the proposed additional sites have direct access to a developed road. [2018-02]

6.3.3 Medium Density Residential Development

- (1) Subdivision for residential development at a density greater than 4 residential subdivisions per quarter sections will be considered on individual merit through a rezoning to a medium density residential district.
- (2) Medium density residential developments shall observe the minimum separation distances from intensive livestock operations as provided in Table 3.1. Council may refuse to rezone land for residential development where, in Council's opinion, a new intensive livestock operation or future expansion of an existing one may be prejudiced due to the requirement of a greater separation distance.
- (3) The minimum separation distances required to utility facilities or hazardous goods storage facilities, such as anhydrous ammonia, shall be observed.
- (4) Medium density residential developments shall not be permitted within 1 kilometre (0.6 mile) of an industrial zoning district.

6.3.4 Hamlet Residential

- (1) Council will promote orderly residential and commercial development in existing hamlet areas which function as community service centres. These areas will be zoned to a Hamlet District. Where appropriate other districts, including a commercial or medium density residential district, may be used to control density and land use conflicts in hamlet areas.
- (2) Hamlet subdivisions currently used for agriculture will be zoned agriculture, and Council will encourage cancellation of vacant registered lots and associated streets.

6.3.5 Lakeshore Development [2012-08]

Within the RM of Canwood, the amount of lakeshore development has increased significantly over the past few years. The demand for lakeshore development subdivisions, along with associated lifestyles, is expected to remain strong. However, traditional subdivisions with little regard to the surrounding environmental features are becoming increasingly unsustainable, particularly in regard to water contamination, slope instability and related services including road networks. Sustainable lakeshore development principles need to be considered in designing subdivisions around these sensitive lake areas.

A. General Policies

- (1) The primary uses in lakeshore areas will be residential developments on separate lots; however, public and recreation use, storage areas as well as compatible commercial uses may be accommodated as well.
- (2) Development in the lakeshore areas will be accommodated through the Zoning Bylaw by one or more zoning districts which are intended to accommodate compatible development and to preserve natural areas. Permitted and discretionary uses will be determined through the policies contained within the Zoning Bylaw.
- (3) Council will consider bylaw amendments to accommodate lakeshore subdivision only after a referral respecting the proposed development is received from the provincial subdivision approving authority.
- (4) To ensure appropriate planning of lakeshore development, Council will review all proposals for rezoning or discretionary use approval to permit lakeshore development with regard to the following criteria:
 - (a) The existing or proposed services can support the proposed density of development.
 - (b) The existing or proposed recreational facilities are sufficient to handle the demands from the proposed development.
 - (c) The proposed development will avoid or mitigate negative effects on areas of critical wildlife habitat or unique natural areas and will mitigate potential for degradation of lake water quality.
 - (d) The development will provide appropriate shore land environmental or municipal reserves and will avoid hazard lands.
 - (e) The costs to the municipality of servicing will be minimized and will not create excessive municipal maintenance costs.
 - (f) Council may require phasing of large developments. Any phasing will include completion of appropriate servicing before proceeding to future phases.
 - (g) Council may require the developer to submit information related to the market for new lots and the existence of any vacant lots remaining undeveloped in the area. Council may limit development phases until new vacancies are being absorbed by the market.

- (h) Council will consider the results of any appropriate studies respecting lakeshore development areas in the municipality and may require the applicant to submit specific responses to findings from those studies.
- (5) Vegetation removal and buffer areas shall be in accordance with the regulations for vegetation removal as contained in the Zoning Bylaw.
- (6) Subdivision and Development Standards
 - (a) All roads shall be engineered, approved by the municipal engineer and built to municipal standards.
 - (b) Council may require the developer to enter into a servicing agreement to address both on- and off-site services for the proposed lakeshore subdivision.
 - (c) All drainage and grading associated with development shall be engineered, approved by the municipal engineer and built to municipal standards and shall be completed in accordance with the provisions contained within the Zoning Bylaw.
 - (d) Council requires the use of approved septic tanks for individual waste disposal along lakes and will ensure that sewage is disposed of properly in cooperation with the appropriate federal and or provincial departments and or agencies.
 - (e) Council requires that all proposed owners will be responsible for the supply of their domestic and potable water.
 - (f) Subdivision developers shall provide, at their expense, garbage bins to Council's specifications for garbage pickup and shall provide a suitable area for the placement of the same within. A yearly fee may be charged to the individual lot owners.
- (7) Concept Plans
 - (a) Council shall require the developer to provide a concept plan for the area of a proposed amendment to the Basic Planning Statement or Zoning Bylaw designed to permit a new subdivision for lakeshore or backshore development. The concept plan shall specify the proposed development and phasing for the area.
 - (b) The concept plan shall include:
 - i) The land use proposed for the area including:
 - Description of the intended use of the lands;
 - The location, dimensions and areas of all proposed municipal and environmental reserve parcels, public open spaces and public utility lots;
 - ii) The density of the development proposed for the area including:
 - The location, dimension and boundaries of the land to be subdivided;
 - iii) The location of proposed services including:

- The location, dimensions, numbers and other designations for highways, secondary roads, public roadways, and rights-of-way or easements (including pipelines, well sites, power transmission and distribution lines and railway lines) on record in Land Titles which exist on or adjacent to the lands which are the subject of the plan;
 - location of services for surface drainage and runoff;
 - location of services for potable water and sewage;
- iv) Information on the phasing of development including:
- The facilitation of service connections between the proposed phases.
- (8) Public Notification
- (a) As part of the review of discretionary development permits in the lakeshore development area, Council will notify property owners in accordance with Section 2.8(2) of the Zoning Bylaw. Council may also consider the comments of any cottage association or property owners, as the case may be, in conjunction with the development review criteria.
- (b) Where bylaw amendment(s) are required for a subdivision, Council will notify the public through the bylaw amendment process.
- (9) Council will encourage livestock producers to take certain mitigation measures that will assist with reducing water contamination and water quality issues surrounding the lakes within the R.M.

B. Specific Policies

In addition to the general lakeshore development policies in this section, the following specific policies shall apply:

Fur Lakes

Context

Fur Lakes are located 3 kilometres (2 miles) northwest of Mont Nebo and approximately 17 kilometres (11 miles) east of Shell Lake with access primarily from Highway No. 3. The *Fur Lakes Land and Resource Management Plan* was recently developed for Crown land in the vicinity of the lake. Plan information indicates that the lake is relatively small, having a surface area of 117.77 hectares (291 acres). Plan polices support the sustainable use of land and water resources.

Land around the Fur Lakes has a Class 5 rating according to the Canada Land Inventory for recreation. This classification indicates that this lake has a moderately low capability for outdoor recreation. The Fur Lakes are surrounded by deeded and Crown land containing both private and public recreation related development. Publicly owned facilities are located at the Fur Lake Recreation Site in the SW 1-50-7-W3. Services at this site are limited to a picnic area and boat launch. The Kingfisher subdivision, located in the SW 13-50-6-W3, is the site of private recreational cottages. This subdivision contains 38 private sites and three larger registered parcels. Blocks 2 and 3 have been purchased by the Saskatchewan Wildlife Federation so that the area can be retained in a natural state. Any new development

proposals on privately held land must have regard to the policies of the *Fur Lakes Land and Resource Management Plan* in order to provide a coordinated approach to land use planning of both Crown and deeded lands.

Development Policies

- (1) Council will support the policies of the *Fur Lakes Land and Resource Management Plan* in controlling development and activities on Crown land.
- (2) Council will complement the policies of the *Fur Lakes Land and Resource Management Plan* for Crown land by controlling development and activities on private land adjacent to the Fur Lakes. Municipal control will relate to any future recreational, agricultural, or forest related development and activities around the lakes.
- (3) As may be required, Council will ensure that proper signage is provided informing the public of safe activities and pedestrian access to the lake via municipal reserve lands and appropriate vehicular access in the Kingfisher subdivision.
- (4) Council will support the establishment of a cottage association that would communicate with Council on development and service-related issues at Fur Lakes.
- (5) As a means of protecting the water quality of the lake, Council will work with Federal and Provincial agencies in improved ways of watering of cattle at Fur Lakes.

Pratt Lake and Morin Lake [2012-8]

Context

There is a provincial interest in providing for public access and development of lake as a Crown resource. However, since these lakes are small and environmentally vulnerable, any future development needs to provide appropriate setbacks from the water's edge, and the shoreline must be protected from unauthorized alteration.

With the numerous cottage developments and continued increase in development surrounding Pratt and Morin Lakes, Council has adopted the recommendations from the *Pratt and Morin Lakes – Environmental Overview* prepared by Stantec Consulting Ltd. in October 2007. The R.M. of Canwood will use these recommendations as a basis for their review of future development and subdivision proposals on lands adjacent to the two lakes. As part of the findings from the study, it was identified that it is important that the lakes maintain their forested uplands and riparian vegetation along the shorelines. It was recommended that no further shoreline development should be considered.

Development Policies

The following policies will apply when development is proposed surrounding Pratt or Morin Lakes:

- (1) The RM will encourage appropriate wastewater disposal that meets provincial and municipal regulations.
- (2) Council will follow the Fisheries and Oceans Canada guidelines for dock and waterfront development for the shorelines of Pratt and Morin Lake. Council will limit the number of docks and water access along the two lakes by encouraging the use of communal docks and water access.

- (3) Where appropriate, Council will identify ways to improve the boat launch at Pratt Lake.
- (4) As a means of protecting the water quality of the lake, Council will work with Federal and Provincial agencies in improved ways of watering of cattle at Pratt and Morin Lake.
- (5) Council will support the establishment of cottage associations that would communicate with Council on development and service-related issues at Morin and Pratt Lake.
- (6) Council will co-operate with the Morin Lake Regional Park Authority regarding the management of lakeshore development on Morin Lake.

C. Storage Areas [2012-8]

Context

Council recognizes that there is a demand for storage development for recreational and private needs related to lakeshore development which must be properly planned and developed. The purpose of allowing storage development in the RM is to provide privately owned sites that can be used for cold storage. Businesses, commercial development and living accommodations will be prohibited in these areas. Storage areas for recreational and private items will be zoned to a Storage District, outlined in the Zoning Bylaw.

Development Policies

- (1) All development shall be required to have access to a developed road or to a road at a standard acceptable by Council and shall not result in excessive costs to the RM.
- (2) The connection of sewer, water, power and heating services to the individual sites will be prohibited within the storage area.
- (3) The sites will be used solely for the purpose of storage. Storage sheds and outside storage shall comply with the regulations set out in the RM of Canwood No. 494 Zoning Bylaw.
- (4) To avoid spot zoning, storage subdivisions shall be located in an area which is in close proximity to a lake or lakeshore development unless specified otherwise by Council.

SECTION 7 - MUNICIPAL SERVICES

7.1 Discussion of Issues

- (1) Council recognizes that development must be properly planned to ensure that municipal services can be effectively provided, where required so that it does not have a negative financial impact on the municipality.
- (2) The primary servicing and administrative concerns of the municipality have been the provision and maintenance of roads; however, it is also recognized that there is an increasing public expectation for services from the municipality.

7.2 Objectives

- (1) To ensure that development is serviced to a sufficient standard for its use and density without excessive cost.
- (2) To ensure that municipal interests are addressed in the planning of transportation, utility and pipeline facilities, and any associated subdivision or easements.

7.3 Zoning Implementation Policy

7.3.1 Road Access

All residential, commercial, industrial or intensive agricultural development shall be required to have access to a developed road.

7.3.2 Servicing Agreements

- (1) Where a subdivision of land requires the installation or improvement of municipal services such as roads or streets, utilities, water supply systems, or sewage disposal facilities, the developer will be required to enter into a servicing agreement with the municipality pursuant to *The Planning and Development Act, 1983* dealing with the installation or improvements.
- (2) Council will consider participation in the costs of installation or improvement of a facility where it will benefit a wider area than the proposed development, exclusive of any increase in assessment.

7.3.3 Municipal Reserve

- (1) When dedication of municipal reserve is required for subdivision, the municipality will accept cash-in-lieu of dedication unless there is a specific need for park land in the vicinity of the development.
 - (2) Council will generally support dedication of shoreline municipal or environmental reserve in lakeshore development areas. The purpose of municipal reserves will be to:
 - allow for physical access;
 - provide for public use of land along the lake;
 - establish a safe setback from the lake where there may be potential flooding;
 - protect and retain natural environmental areas.
 - (3) Where Council considers a proposed development of a municipal reserve in an adjacent urban or other municipality to be of benefit to the residents of the municipality, funds of the dedicated lands account may be used for that purpose. *(New Section Added bylaw No. 2012-8)*
 - (4) Notwithstanding Section 7.3.3 of this Basic Planning Statement, where land is required as municipal reserve, Council would prefer that only lands that will be useful to the municipality be accepted as municipal reserve (ie. no hazard lands). [2012-8]
 - (5) Notwithstanding Section 7.3.3 of this Basic Planning Statement, at the time of subdivision, Council may request that land be dedicated as environmental reserve on top of what is required to be proposed as municipal reserve (either in cash in lieu or land).
 - (6) All uses of Municipal and/or Environmental Reserves are solely under the authority of Council and must be managed and available for public use.
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- (7) Ownership of private land does not convey any exclusive rights to the use of adjoining municipal reserve land and the public's right of access, and use of the reserve must be maintained. Through the issuance of development permits, Council will ensure that private development does not encroach on municipal reserve lands unless specifically provided by agreement or permit and in compliance with Provincial legislation and regulations.
- (8) Any unauthorized development or activity of a private or semi-private nature will be considered an illegal use and subject to any actions or penalties as allowed for under *The Planning and Development Act, 2007* and Section 2.9 of the Zoning Bylaw.
- (9) Any development or activity that Council may undertake or permit must be in accordance with all Provincial legislation and regulations, the Basic Planning Statement and the Zoning Bylaw and must not significantly or unreasonably:
 - i) create a public safety hazard;
 - ii) cause damage to or endanger lands, vegetation, or wildlife;
 - iv) restrict or discourage appropriate public use of the land by others;
 - v) detract from the natural beauty of the area; or
 - vi) impact on the view and enjoyment of adjacent private property owners.

7.3.4 Public Utilities

Public utilities exclusive of waste disposal facilities will be permitted uses in the municipality. No minimum site requirements shall apply to public utilities.

7.3.5 Waste Disposal Facilities

- (1) Domestic waste disposal systems located on the site and serving only the principal use will be permitted accessory uses to that principal use.
- (2) Municipal and commercial solid or liquid waste disposal facilities shall be discretionary uses. Where required, the development application shall have undergone satisfactory review by the provincial agencies for environmental assessment and operational design. In review of a development application, Council will consider the application with regard to:
 - (a) the proximity to the waste source;
 - (b) a setback of the facility or expansion of an existing facility:
 - (i) in the case of liquid waste, at least 300 metres
 - (ii) in the case of solid waste, at least 457 metres
 from any residence or tourism facility; and
 - (c) the application of any special standards for screening, fencing, and reclamation of the site on termination of the development.
- (3) Soil farms and other facilities for the rehabilitation of contaminated soil will be discretionary uses, based on satisfactory assessment by provincial authorities for environmental impacts, and suitable mitigation measures being undertaken.
- (4) Manure storage facilities associated with livestock operations and the spreading of manure

from livestock operations and the spreading of manure from livestock operations on agricultural land will be considered under Section 3.3.3.

- (5) Disposal of manure from an ILO on agricultural land will be considered a permitted ancillary use in the Zoning Bylaw. Such disposal will be subject to standards or location requirements specified in the Zoning Bylaw that are intended to reduce odour, minimize land use conflict, and protect the environment.

7.3.6 Road Crossings

The municipality may apply special standards to protect the municipal interest when transportation, utility and pipeline facilities cross municipal roads.

SECTION 8 - ENVIRONMENTAL AND RESOURCE MANAGEMENT

8.1 Discussion of Issues

Council recognizes that it has a role and responsibility for stewardship of the environment. Council is particularly concerned with the clear cutting of trees and the potential negative impact it may have on lakes and streams, and visual and scenic impact. Maintaining lands that are important to wildlife is also a concern of Council.

8.2 Objectives

- (1) Council's role in environmental and resource management will be:
 - to assist in protecting the public interest in the control of private development on environmental hazard lands;
 - to minimize the impact of development on environmentally sensitive lands;
 - to provide the municipal participation in provincial or federal environmental impact processes as may be required;
 - to protect historical, archaeological, and culturally significant sites from incompatible development;
 - to support the sustainable use of forest, land, water, and wildlife resources in the municipality.

8.3 Zoning Implementation Policy

8.3.1 Natural Hazard Land Development

- (1) Council may require a developer to provide a certified environmental, geotechnical or hydrological report prepared by a professional consultant regarding development on potentially hazard land. Where development is proposed on potentially hazard land, Council may require a proponent to submit sufficient topographical information to determine if the land is unstable or subject to flooding. Council may refuse to authorize development of structures on hazard land or may permit development only in accordance with specified mitigation measures.

- (2) The 1 in 500 flood year standard shall apply. In lakeshore development, the minimum safe building elevation shall be calculated on a 1 in 100 year flood level plus wind and wave action and any necessary safety factor. [2004-03]

8.3.2 Environmentally Sensitive Land

Council will work with the Federal and or Provincial government agencies to protect any significant heritage resources, critical wildlife habitat, and rare or endangered species located on land proposed for development. Where significant potential for such has been found, Council may defer issuing a permit for any development until such time as the requirements of the relevant federal and or provincial agencies to protect such resources have been obtained.

8.3.3 Fishery Resource

Council will encourage cooperative management of the fish resources in lakes in the municipality between the applicable federal and or provincial government departments and or agencies and resource users. Any development that could impact on shore land requires a shoreline alteration permit issued by the appropriate federal and or provincial departments and or agencies in addition to a required permit under this bylaw and any other permit as may be required.

8.3.4 Water Resources

- (1) Development shall not deplete or pollute ground water resources within the rural municipality. Council will support the safe disposal of sewage, solid and industrial wastes.
- (2) Council will work with the provincial government in support of Saskatchewan's Water Management Framework in protecting water resources in the district.

8.3.5 Tree Harvesting and Woodlot Management

Council supports the responsible cutting of trees and vegetation. Development shall not needlessly destroy trees and vegetation. Woodlot management will be supported in providing for the sustainable use of forest resources outside of the Provincial Forest.

8.3.6 Integrated Resource Management Planning

Council recognizes the importance of the Provincial Integrated Resource Management Planning Program of Saskatchewan Environment and Resource Management and Saskatchewan Agriculture and Food for the better management of resources in the province and in particular the forest fringe. Council supports a coordinated approach to the management of resources and the participation in determining sound land use and resource policies.

SECTION 9 - IMPLEMENTATION

9.1 Zoning Bylaw

- (1) The Zoning Bylaw will be the principal method of implementing the objectives, including the implementation policies, contained in this Basic Planning Statement and will be adopted in conjunction herewith.
- (2) The definitions contained in the Zoning Bylaw shall apply to this Basic Planning Statement.

9.2 Contract Zoning

For purposes of accommodating a rezoning, Council may consider entering into rezoning agreements (contract zoning) for site specific development based on the following guidelines:

- (1) the rezoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the existing zoning district;
- (2) the development or redevelopment of the site for the specific use will be of benefit to the municipality as a whole; and
- (3) the request for a rezoning must be accompanied by a description of the proposal, plans indicating specific uses, building location, and any other aspects of development that may affect the site and adjacent uses.

9.3 Minor Variance

- (1) Council will allow for minor variances to the Zoning Bylaw as a means of providing flexibility in the administration of the Zoning Bylaw and as a way of providing timely development decisions.
- (2) The Zoning Bylaw will establish a procedure for processing and recording of minor variance applications.

9.4 Building Bylaw

In accordance with *The Uniform Building and Accessibility Standards Act*, the municipality will ensure that building construction is regulated. The Building Bylaw will control the minimum standard of construction through the issuance of building permits.

9.5 Co-operation With Other Jurisdictions

- (1) Council will work with neighbouring rural or urban municipalities to develop joint service programs where such arrangements will be of financial benefit to the municipality.
- (2) Council may work with urban municipalities to ensure that the territory within the urban municipality reflects reasonable expectations for development of urban uses.
- (3) Council will confer with adjacent urban and rural municipalities concerning significant developments near municipal boundaries to avoid unnecessary land use conflicts or fiscal impacts across municipal boundaries and will work together to develop and promote tourism and outdoor recreation opportunities for the area.
- (4) Council will work with First Nations having land in the area of the municipality to resolve land use issues and to co-operate on joint service programs where of benefit to the municipality.

9.6 Inter-Municipal Co-operation

Council shall continue to co-operate with senior levels of government and other agencies and groups to secure the sustainable use of the land and water resources in the municipality.

- (1) Council will consult and co-operate with the appropriate federal and or provincial

departments and or agencies and resource users in the management of the fish resources of lakes in the municipality.

- (2) Council will maintain lines of communication with the appropriate federal and or provincial departments and or agencies to provide municipal input into decisions on Crown land deposition and development.

SECTION 10 - ADOPTION

This bylaw is adopted pursuant to *The Planning and Development Act, 1983*, and shall come into force on the date of final approval of the Minister of Government Relations.

Adopted by resolution of Council on the 9th day of February, 2004.

Approved by the Minister on the 8th day of July, 2004.

Pratt and Morin Lake Capacity Calculations (For Information Purposes Only)

The following carrying capacity calculations are provided as a guideline. It must be recognized that there are limitations on the availability and accuracy of information, and therefore more detailed analysis and survey of lake users would be necessary in assessing individual lake carrying capacity². However, the general carrying capacity calculations provide an indication as to whether more detailed analysis may be necessary in the review of new lakeshore development proposals based on existing development.

Boat Limit Capacity³ - The calculation is determined based on the Ontario Interim Lake Planning Guidelines. The calculation takes into account the useable surface water for safe boat operation and excludes a shoreline protection zone which is generally shallow (less than 1 metre in depth).

Pratt Lake:

Gross lake area = 186.16 hectares (460 acres); Shoreline length = 8.45 kilometres (5.25 miles)

Shoreline protection area = 51.11 hectares (126.29 acres) [Gross Lake Area - 200' wide band around shore (27,510 feet X 200)]

Useable boat surface water area = 135.05 hectares (333.70 acres)

Boat Limit Capacity at 1 boat per 4 hectares (10 acres) = 34 cabins

Morin Lake:

Gross lake area = 240.80 hectares (595 acres); Shoreline length = 9.49 kilometres (5.9 miles)

Shoreline protection area = 57.88 hectares (143.02 acres) [Gross Lake Area - 200' wide band around shore (31,152 feet X 200)]

Useable boat surface water area = 182.92 hectares (451.99 acres)

Boat Limit Capacity at 1 boat per 4 hectares (10 acres) = 45 cabins

Cottage Capacity Calculation - The calculation takes into account the potential cottage development based on gross lake surface area and an applied standard of 8 hectares (20 acres) per cabin.

Pratt Lake: Gross lake area) 8 hectare standard = 186.16 hectares) 8 = 23 cabins

Morin Lake: Gross lake area) 8 hectare standard = 186.16 hectares) 8 = 30 cabins

Angling Capacity Calculation⁴ - The angling capacity calculation estimates the lake's ability to sustain fishing pressure without negatively impacting fish stock objectives set for the lake.

Pratt Lake: The calculation provided limits cottage development to 8 cabins.

Morin Lake: The angling capacity calculation was not determined.

² Department information from the 1970s provided a basis for determining the boat limit and cottage capacities.

³ Province of Ontario. *Interim Lake Planning Guidelines*. Ministry of Natural Resources, Coordination Branch. May 1977.

⁴ The calculation was prepared by SERM based on estimates of fish production, annual fish production and number of angler days.