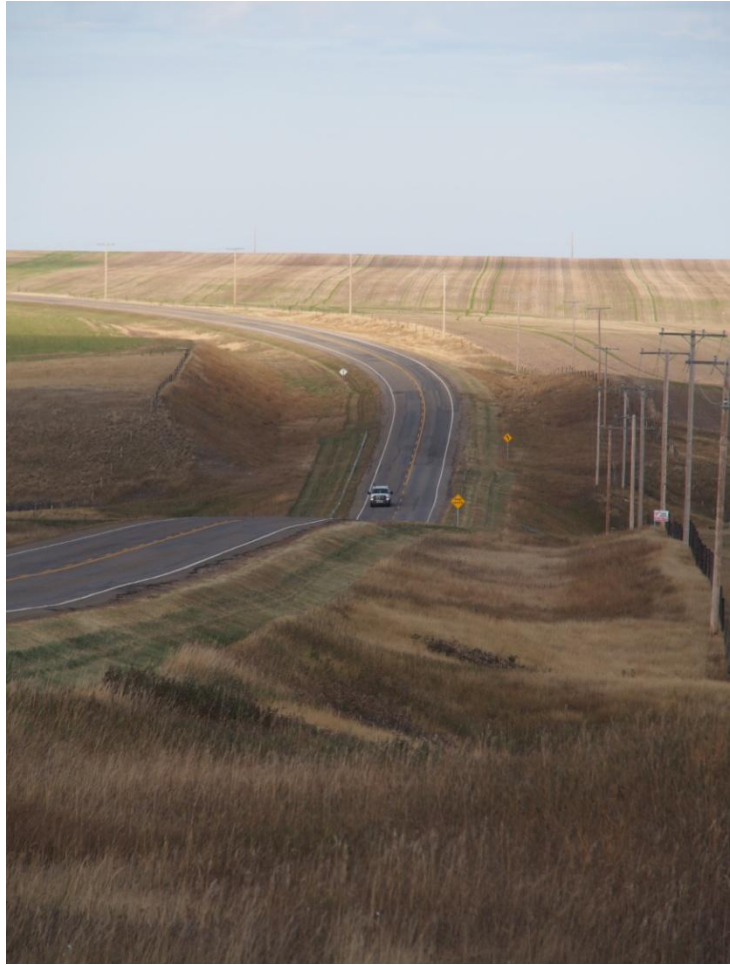


# Official Community Plan

RM of Swift Current No. 137



**BYLAW NO. 6-2015**

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## Section 1: Introduction

### 1.1 Area Covered by the Plan


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This Official Community Plan, hereinafter referred to as the Plan, applies to the Rural Municipality of Swift Current No. 137 in its entirety. The Plan enables growth and change through policies that will guide the Municipality with its development-related decisions to ensure the area develops as intended by the Plan under an established decision-making process. This Plan will encourage a stronger, creative and more cohesive Municipality that can, through improved regional links, manage change towards a desired future by increasing regional capacity.

### 1.2 Enabling Legislation

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*The Planning and Development Act, 2007*, provides the legislative framework for the preparation and adoption of an Official Community Plan. Official Community Plans address future land use, development and other matters of community concern affecting lands within the plan boundaries. In addition, the Official Community Plan must include procedures for the resolution of land use conflicts and provisions for administration, amendment and repeal of the Plan.



***The Planning and  
Development Act, 2007***

This document is the Plan for the Rural Municipality of Swift Current No. 137 to manage land use and development. This Plan is intended to guide the Municipality for a period of fifteen to twenty years. The Municipality shall, in conjunction with the adoption of this Plan, amend, in accordance with *The Planning and Development Act, 2007*, their Zoning Bylaw to be consistent with the policies and provisions of this Official Community Plan.

### 1.3 Purpose of the Official Community Plan

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**In Saskatchewan: The purpose of a Community Plan is to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the Municipality.**

*This Official Community Plan responds to the requirements of the Planning and Development Act, 2007, by providing Council with goals and objectives to promote orderly and sustainable development throughout the Municipality. This Official Community Plan builds on previous land use plans and will reduce uncertainty for both the public and private sectors with respect to the future use of land by promoting well-managed development.*

This Official Community Plan has been developed to guide development opportunities and future growth by highlighting the land use potentials that exist in the Rural Municipality of Swift Current.

### 1.4 Regional Context and Existing Framework

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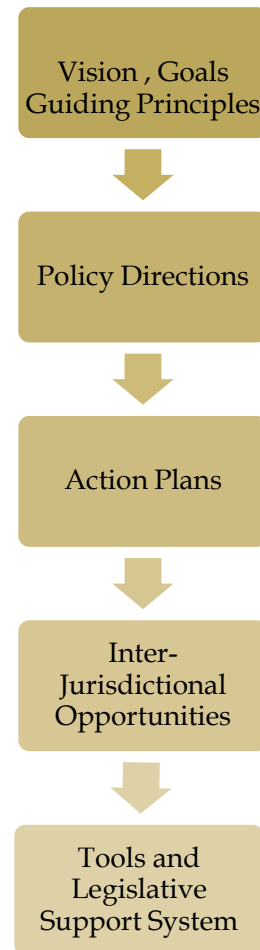
The Rural Municipality of Swift Current, No. 137, is in the southwest part of Saskatchewan and is part of the Swift Current Region, which serves as a hub for growth and activity in the Region.

The RM of Swift Current is a diverse municipality with strong activity along with major resource development with Agriculture and Oil and Gas as the primary industry in the RM of Swift Current.

Regional Map

## 1.5 Format of the Plan

- The community Vision, Goals which guide the overall use, planning and development of land in the Rural Municipality.
- Policy direction for Agricultural Resource, Mineral Resources, Natural Hazards, Heritage Resources, Transportation, Utilities, Industrial, Commercial, and Residential Development.
- The need for Action planning is identified to assist with the implementation of the Official Community Plan.
- Opportunities for Inter-Jurisdictional dialogue to further facilitate implementation.
- The Tools and Legislative supports which are available to administer the Official Community Plan are discussed.



### Future Land Use Map:

The “Future Land Use Map” (Appendix “A”) illustrates general land use designations which have been determined by a number of factors including existing patterns of land use, projected land needs, natural resource areas, natural attributes and man-made features.

### Overlay Districts:

Environmentally Sensitive and Airport Overlay District maps are provided as reference maps as well as in the Zoning Bylaw Appendices

### Reference Maps:

The series of reference maps attached in Appendix “E” provide supplementary information. These maps may be updated periodically and adopted by Bylaw Amendment. All Reference Maps are approximate and are subject to change. Reference maps are conceptual only and should not be used to make site specific decision.

## Section 2: Guiding Growth in the Rural Municipality of Swift Current No. 137

This Plan encourages some degree of change in the Rural Municipality to manage the impacts and promote development opportunities. A dynamic Rural Municipality requires a strategy to successfully promote agricultural diversification, business enterprises, job creation, and residential options to attract new residents. The potential benefits that will accrue to the greater community include employment, tax revenue, support for local business, as well as other economic development.

### 2.1 Guiding Principles

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#### This Official Community Plan:

**Encourages** sustainable development and growth which efficiently uses land and existing transportation infrastructure and provides for the affordable servicing of land.

**Limits** the fragmentation of agricultural land and mitigates impacts on the principal industrial and mineral resource-related activities and operations.

**Promotes** new development in rural areas that is compatible with agricultural land uses and mineral extraction activities.

**Recommends** taking advantage of the Swift Current Region and promoting regional initiatives to facilitate commercial industrial and agricultural diversification, business investment, expansion and economic growth.

**Encourages** inter-municipal co-operation through this Plan, participating in a renewed Swift Current Planning District and Regional Planning Initiatives, and other public/private partnerships to stimulate land development in a sustainable manner.

**Preserves**, connects, and enhances natural areas for eco-tourism, agriculture, health and recreation for their contribution to the quality of life enjoyed by residents and visitors.

**Places the Responsibility** on developers to respect land use development policies and regulations to achieve a livable development which considers and respects the needs of surrounding existing and future land uses.

## 2.2 Vision for the Rural Municipality of Swift Current

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*The Rural Municipality of Swift Current, within the evolving Swift Region, balances Agricultural and Natural Resource production and existing residential interests with emerging Industrial and Commercial opportunities.*





## 2.3 Goals of the Rural Municipality of Swift Current

### **Agriculture and Natural Resource**

- The continued dominance of the agricultural economic base of the Rural Municipality where agricultural production is supported, enhanced and continues to diversify.
- A sustainable Natural Resource sector for the benefit of the Rural Municipality where these lands are protected from incompatible developments.

### **Economic Development**

- The development of the Swift Current Planning District and regional initiatives into a sustainable inter-municipal development opportunity with appropriately planned and located industrial and commercial developments.

### **Residential Development**

- A variety of rural living environments which enhance agricultural areas and provide a rural lifestyle option for current and future RM residents.

### **Municipal Services**

- The orderly development of land with Municipal Infrastructure in place to support current land uses and to accommodate future growth demands and servicing requirements particularly a well-built and maintained Transportation Network.

### **Environmental Management**

- Minimizing air, water, and soil pollution, reducing resource consumption and to protect environmentally sensitive and heritage resources in areas.

### **Land Use Management**

- Encouraging access and development in the Municipality while minimizing land use conflicts near the industrial core of the R.M. and along its borders with adjoining urban and rural municipalities.

### **Inter-Municipal Cooperation**

- Continued participation in regional initiatives with neighbouring municipalities when planning long-term growth that offers opportunities and benefits for all rural and urban municipalities in the district.

## Section 3: GENERAL POLICIES

### 3.1 General Policies for New Development

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- . 1 The Rural Municipality of Swift Current No. 137 will strive, through this Official Community Plan, to provide policies related to land use, transportation, servicing and other aspects of planning that are consistent throughout the Rural Municipality.
- . 2 Rural areas shall be characterized by less dense development and larger land parcels, recognizing that agricultural activities are the dominant land use within the Rural Municipality and future development shall integrate into the natural surroundings, landscape and vegetation.
- . 3 The Rural Municipality shall have a sustainable form, mix of uses and densities that allow for the efficient use of land, infrastructure and public utilities. The Plan will help to identify suitable lands to attract a broad range of business enterprise, industrial, agricultural diversification, residential, recreation, and tourism development to meet anticipated long-term need for the region by ensuring the necessary infrastructure is provided to support current and projected needs.
- . 4 When reviewing applications for development, consideration shall be given to the proposal's conformity with this Plan. A proposal shall be denied when it is detrimental to the health, safety, general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity.
- . 5 Prior to the approval of any large-scale development, the developer will be required to provide justification of demand to warrant subdivision and/or the potential benefits to the community, including employment, tax revenues and other economic and social opportunities.
- . 6 The Rural Municipality will avoid unplanned development to achieve an orderly, efficient land use pattern which is possible to develop and service in appropriate phases. The Rural Municipality will work directly with the City of Swift Current and adjacent Rural Municipalities to ensure complementary and compatible policies are adopted by all Municipalities.



- . 7 Planned development will help to increase land values, not be wasteful of the land resource, minimize public expenditure in services provision, recognize significant features and reduce access connections to provincial roads and highways to minimize disruption to traffic flows.
- . 8 Land development shall be guided by concept plans or comprehensive development reviews, depending on the scale, proposed use and geographic location. These plans or reviews may serve to promote orderly, efficient and environmentally-safe land use. Planned development can minimize public expenditure in service provision, identify environmental constraints and coordinate access points on Provincial roads and highways.
- . 9 Regional-scale development proposals which have an effect on a number of Municipalities shall be referred to the renewed Swift Current Inter governmental working group for their review and recommendations as Inter-municipal consultation is a key component to the success of regional initiatives. (i.e. Intensive Livestock Operations, Multi-parcel Country Residential, Industries with environmental issues/concerns, and Temporary Work Camps).
- . 10 Development and subdivision plans that offer design features such as alternative energy sources, innovation in health or environmental responsibility shall be encouraged where they are consistent with Plan policies. Facilities and activities that encourage or enhance energy efficiency, waste reduction, re-use or recycling of wastes shall be accommodated.
- . 11 Servicing agreements may be required at the subdivision approval stage to ensure that new subdivisions are developed to the standards of the Rural Municipality and to address other concerns specific to the proposed subdivision. Subdivision fees or Development levies that recover the costs of extending/upgrading services to the new developments shall be required in accordance with *The Planning and Development Act, 2007*.



### 3.2 Locational Policies for New Development

- . 1 Major deviations to the Plan policies shall require an amendment. The “Future Land Use Map” in Appendix “A” shows the general designation of land use potentials. Cumulative effects, land fragmentation, best management practices, innovative procedures, development phasing, route modification, alternative construction

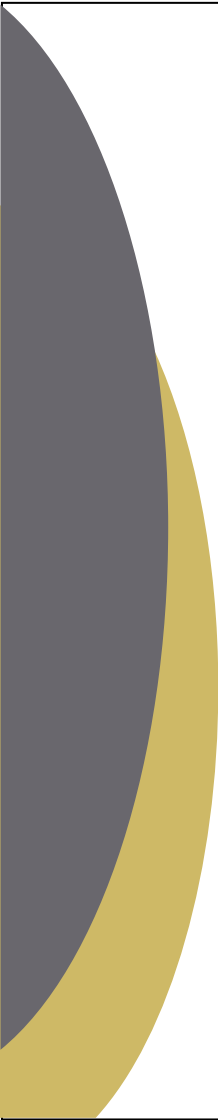
techniques and impacts on municipal servicing shall be considered when reviewing all developments and their compliance with this Plan.

- . 2 Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place, or planned, to support the intensity and type of development. Development shall minimize the potential impact to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.
- . 3 All developments shall be required to have access to an all-season municipal road or highway. The addition of municipal roadway mileage will be limited to make the most efficient use of existing roadway facilities. Development will be encouraged to locate adjacent to roads which have been designed and constructed to accommodate their activities.
- . 4 New development opportunities that can successfully co-exist with existing and evolving agricultural uses and natural resource activities shall be encouraged.
- . 5 Efficient development patterns that provide a cluster or corridor form shall be encouraged to provide a mix of uses and densities that allow for the efficient use of land, infrastructure and public facilities.
- . 6 Land development shall be evaluated on the degree of prematurity including the consideration of the number of unsold and undeveloped sites in previous phases of the area being subdivided/rezoned or similar site in adjoining developments.
- . 7 In managing growth and change, the Rural Municipality shall maintain a long-term Capital Works Plan to ensure growth will not place an undue strain on municipal infrastructure or public service facilities. Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place or planned to support the intensity and type of development.

## Section 4: AGRICULTURAL AND NATURAL RESOURCE

### 4.1 Objectives

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- 
- To promote continued agricultural activity by ensuring that agriculture remains the primary land use in the Municipality.
  - To strive for the conservation of high quality agricultural land for continuing productive agricultural use as a long-range target.
  - To protect and promote the continuation and diversification of the agricultural industry.
  - To identify and protect prime agricultural land.
  - To protect agricultural land uses from negative impacts of non-agricultural land use and development.
  - To recognize areas in which the interests of the farmers will be paramount in land use and planning decisions, subject to the protection of the environment.
  - To provide for intensive types of agriculture, including intensive livestock or irrigation operations, at appropriate locations to avoid land use conflict.
  - To promote and encourage agricultural land use practices and development which balance the need for soil conservation with sustaining the natural environment.
  - To ensure flexibility for farm operators to engage in differing types and sizes of agricultural operations and to provide agricultural producers the opportunity to take advantage of evolving technology.
  - To provide for areas where non-farm development is compatible and welcomed.
  - To encourage Rural and Agri-Tourism ventures.
  - To minimize community and environmental disruption from Natural Resource (gravel and sand) related activities.
  - To protect Natural Resource activities from unsuitable development and encroachment.

### 4.2 Agricultural Policies

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- . 1 Protecting the dominant role of agriculture and promoting a full range of agricultural activities shall be accomplished in ways compatible with the environment and adjacent land uses where it is desirable and feasible to provide protection to such activities.

- . 2 Agricultural land includes, but is not limited to, extensive agriculture, intensive agricultural operations, or secondary activities that will enhance the economic viability and diversification of the agricultural sector.
- . 3 The development and operation of farms and farmsteads for field crops, pastures and livestock operations shall be encouraged to continue in the Rural Municipality.
- . 4 The Rural Municipality will continue to protect agricultural land from the negative impacts of non-agricultural land use and development.
- . 5 Innovative agricultural production methods which maximize sustainability shall be supported to enable producers the ability to diversify, process and potentially provide for the direct sale of locally produced commodities.
- . 6 Intensification of agricultural activities shall be planned and sited recognizing their full potential and in a manner that requires minimal improvement to municipal servicing.
- . 7 Highly productive prime agricultural lands should not be developed for non-agricultural uses, unless there is no suitable alternate site with equal attributes capable of serving the proposed use or if the development at the selected location meets an important public need.
- . 8 Crop spraying, intensive agriculture production, pasturing livestock, and manure spreading are legitimate operations and should be restricted only by public health regulations and environmental protection measures, unless otherwise stated herein.
- . 9 Legitimate farming activity shall not be curtailed solely on the basis of objections from property owners even though that activity was not practiced when the small holdings were created or non-farm uses were allowed. Agricultural operations using new technology or management practices that are environmentally sustainable shall be supported.
- . 10 Existing agricultural enterprises which operate within normally accepted practices of farm management and in conformance with *The Agricultural Operations Act, 1995* shall be protected from new development which might unduly interfere with their continued operation.



- . 11 Small land holdings for small-scale or specialized agricultural operations may be considered for approval, provided that such proposals are compatible with other existing agricultural operations, and that the size of the proposed parcel is appropriate for the intended use.
- . 12 On-farm accessory commercial developments that support the agricultural operation will be encouraged. Large scale commercial and industrial uses may be accommodated providing their function is related to the agricultural economy and conflict with surrounding uses can be avoided or minimized.
- . 13 Agricultural Industry developments which directly serve farming activities, and either process or store agricultural produce or products shall be allowed in agricultural areas. When possible, preference shall be given to locations on lower quality land.
- . 14 Rural and Agri-Tourism ventures shall be encouraged throughout the Municipality.
- . 15 The use of best management practices for agricultural enterprises, particularly with regard to manure management and chemical applications, shall be encouraged in order to minimize risks to groundwater and surface water.
- . 16 New developments in rural areas shall be located to be compatible with existing agricultural operations. The establishment of urban-like uses in rural areas, which would compete with urban areas, or have the potential to create land use conflicts, shall be discouraged.
- . 17 Development along existing all-weather road allowances shall be encouraged where road construction and improvement are not required.
- . 18 Separation areas, landscape buffers or shelterbelts shall be encouraged to separate agricultural land use from urban municipalities, residential acreages, multi-parcel subdivisions or recreation areas.



### **Intensive Livestock Operations**

- . 19 Proponents and operators of intensive livestock operations will be required to develop facilities and conduct their operations in a manner which reduces the production of offensive odours and the potential for pollution of soils, groundwater and surface water.



- . 20 Livestock operations will be characterized by the total number of animal units and animal type. Intensive livestock operations will be required to locate where they provide an appropriate land base size to support their operation and where they have a sufficient land base for manure application.
- . 21 The development, application and environmental monitoring of livestock operations shall be undertaken in consultation with the Saskatchewan Ministry of Agriculture to ensure the land use decisions and agricultural operating practices regulated by the Province are coordinated with the Rural Municipality. All Intensive Livestock Operation Proposals shall be referred to The Swift Current District Planning Commission for their review and recommendations if they are within five (5) kilometres of the City of Swift Current.
- . 22 Building setback standards shall be applied to new intensive livestock development along Municipal roads to ensure a measure of safety for the travelling public, to provide a measure of buffering of buildings from roadway nuisances, such as noise and dust, and to reduce snow drift accumulation along rural roads.
- . 23 The Zoning Bylaw shall provide for minimal separation distances between livestock production operations and residences not related to the operation and to provide separation buffers between new and expanding livestock operations and residential areas to minimize environmental and socio-economic impacts.
- . 24 The separation distance may vary depending upon density of residential use, size of community, natural surroundings, the intensity of the livestock operation and the proposed method of manure storage and management. Special reviews and approvals shall be required for residences and other non-agricultural developments which may be proposed within this mutual separation distance.
- . 25 The Rural Municipality shall work co-operatively with Saskatchewan Water Security Agency to monitor ground water resources and may require an annual assessment of residual nutrient levels in the soil, ground and local surface water by a qualified professional recognized by SWA demonstrating:
  - a) the development and on-going operation of activities associated with the land use will not pose a risk or cause pollution of the soil, surface water or groundwater resources; and





- b) the precautionary measures which are required to be taken to sufficiently mitigate the potential risks of endangering soil, surface and groundwater quality resources.

#### 4.3 Aggregate Resources (Sand and Gravel)


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- . 1 Natural Resource development (sand and gravel) that benefits the region will be encouraged throughout the Rural Municipality according to their respective locational requirements and separated from incompatible activities with minimal community and environmental disruption.
- . 2 In areas with known aggregate resources, or areas having high discovery potential for these resources, uses shall be limited to non-intensive agriculture (e.g. livestock grazing, cropping), or other non-permanent/temporary land uses and activities that permit continued access to the aggregate resources.
- . 3 Existing extraction operations and lands containing a valid mineral disposition shall be protected from incompatible and potentially incompatible land uses in nearby areas.
- . 4 Buffer strips should be established around existing and potential aggregate resource sites in order to protect the aggregate and quarry deposits from incompatible adjacent land uses. The buffer strip should be determined in consultation with the Saskatchewan Ministry of Energy and Resources.
- . 5 Consideration shall be given to the ability of natural landscapes to sustainably support reclamation efforts.

## Section 5: Mineral Extraction and Resource Policies

### 5.1 Objectives

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- 
- To ensure that Mineral Resource exploration and development minimizes environmental impact.
  - To minimize community and environmental disruption from Mineral and Resource related activities.
  - To protect Mineral and Resource activities from unsuitable development and encroachment.
  - To encourage orderly oil and gas development throughout the Rural Municipality.
  - To encourage sustainable mineral resource, petroleum and natural gas development.
  - To promote Mineral and Resource development for the benefit of the Rural Municipality and to protect these lands from incompatible developments.

### 5.2 Mineral Resource Extraction Policies

---

- . 1 Land designated Mineral Resources includes the development of mineral resource extraction, oil and gas pipeline corridors and related resource refining/processing activities. Proposals for these activities shall be referred to the appropriate government agencies for their review.
- . 2 Natural Resource development that benefits the region will be encouraged throughout the Rural Municipality according to their respective locational requirements,



separated from incompatible activities, with minimal community and environmental disruption.

- . 3 The Rural Municipality will ensure petroleum, gas and mineral development is undertaken in an environmentally sustainable manner and that the activity is complementary to other land uses in the Municipality. Proposals for these activities shall be referred to the appropriate government agencies for their review.
- . 4 The Rural Municipality promotes the development of the area around existing Industrial Parks.
- . 5 Extraction operations including such minerals as potash and petroleum resource operations shall be protected from incompatible and potentially incompatible development and activities that would restrict exploration hinder their expansion or continued use, or which would be incompatible for reasons of public health, public safety or environmental impact.
- . 6 Mineral Resource activities (e.g. potash) that are dependent upon an abundant water supply and which may affect ground water resources must address water issues prior to locating in the Rural Municipality.
- . 7 The exploration, development, production and termination of all mineral resources shall be undertaken in a manner that is environmentally safe and compatible with adjoining lands.
- . 8 Disturbance shall be minimized by using the best available techniques and practices to reduce the overall footprint of activity during all phases of construction, operation, reclamation and abandonment.
- . 9 All plans for exploration, including seismic and development, must be presented by the proponent to the Rural Municipality and may require a public open house meeting or similar forum in the project area.
- . 10 Proponents must be aware that the definition of “development” under *The Environmental Assessment Act* is not as all-encompassing as that under *The Planning and Development Act, 2007*, this Plan and the accompanying Zoning Bylaw.
- . 11 Any exploration and development proposals in environmentally sensitive areas of the Municipality will be subject to prior review through the review process of Saskatchewan Ministry of the Environment. Any



proposal which satisfies any of the criteria of a development as defined under *The Environmental Assessment Act* will be required to obtain Ministerial Approval to proceed.

- . 12 Consideration shall be given to the ability of natural landscapes to sustainably support reclamation efforts.
- . 13 Development activities should minimize habitat loss and avoid areas of key wildlife habitat for priority species during high-sensitivity periods. (e.g. raptor nesting sites, burrowing owl burrows, piping plover nesting areas, critical winter habitat for ungulates and sharp-tailed grouse dancing grounds).

### **Pipeline Policies**

- . 14 New Pipelines should be preferentially routed through areas causing the least environmental impact either paralleling through existing disturbed lands, on right-of-ways, or in areas of tame pasture or cultivation.
- . 15 Access and pipeline right-of-ways should follow the existing trail network whenever possible and should use a common right-of-way. New right-of-ways should be used only where existing routes are not available and where the use of existing trails would increase overall environmental impact.
- . 16 Pipeline right-of-ways may be identified as passive open space that could be used for pathways, subject to all easement rights and other conditions that would maintain the safety and integrity of the pipeline facilities.
- . 17 The National Energy Board (NEB) process addresses pipeline development and is the final approval authority. The Municipality will ensure that any municipal development standards are consistent with Federal and Provincial requirements.
- . 18 Any exploration and development proposals in environmentally sensitive areas of the Municipality will be subject to prior review through the review process of Saskatchewan Environment. Any proposal which satisfies any of the criteria of a development as defined under *The Environmental Assessment Act* will be required to obtain Ministerial Approval to proceed.

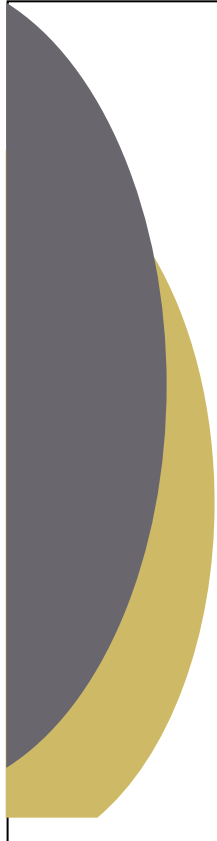


- . 19 Where Saskatchewan Environment determines that an Environmental Protection Plan is required, the Rural Municipality will await its preparation and approval prior to providing its recommendations or approvals for any proposed development.
- . 20 Petroleum and gas developers will co-operate with the Rural Municipality and other land users in preparing fire prevention and control plans.
- . 21 Provisions for development agreements and bonds are provided for under the implementing bylaws and will be applied in a consistent and equitable manner to ensure environmentally-safe and orderly development and mitigation.

## Section 6: Economic (Business) Development

### 6.1 Objectives

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- To support existing businesses and uses and welcome new commercial development to the community including home-based businesses.
- To cooperate with senior levels of government and the City of Swift Current and Economic Development agencies to expand industrial and related service activities in the Municipality.
- To provide greater services for the travelling public including commercial, tourism or local businesses.
- To ensure there is sufficient commercial land available for a variety of highway commercial development.
- To improve the profile of the highway commercial areas for appropriate commercial use and to recognize and market the strategic opportunities for development that the highway connections provide for the district/region.
- To expand and build upon the Rural Municipality's experiences with industrial, agricultural and oil resource based activity.
- To identify areas for future industrial development and ensure there is sufficient industrial land available for primary, secondary and service industries in appropriate locations in the region..
- To provide a sufficient supply and variety of parcel sizes and servicing levels to attract a diverse range of industry.
- To encourage compatible development in and around the Swift Current Regional Airport.

### 6.2 Economic Development Policies

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- . 1 The Rural Municipality shall promote economic development and competitiveness by providing for an appropriate mix and range of employment opportunities including agricultural, commercial and industrial uses to meet long-term needs by ensuring the necessary infrastructure is provided to support current and projected needs.
- . 2 The Rural Municipality shall continue to participate with the City of Swift Current and other business agencies to promote economic development opportunities that diversify the economic base, provide a range and choice of suitable sites and that support a wide range of economic activities and ancillary uses.
- . 3 The Rural Municipality shall promote its locational advantage when pursuing Industrial expansion in areas of agriculturally related activities, light industrial

manufacturing, material transportation, heavy equipment and oil-sector support service activities.

- . 4 A wide variety of commercial and industrial lot sizes shall be encouraged to ensure the availability of land for a broad range of commercial and industrial activities. Commercial and industrial development shall be located in easily accessed locations along the multiple Highway access points. In addition, the OCP will outline specific policies for commercial and industrial uses in an around the swift Current Regional Airport which promote sustainability and continued safety of the regional asset.
- . 5 The Rural Municipality encourages tourism-related developments such as bed-and-breakfast operations, vacation farms, campgrounds, other recreation uses and commercial services for the travelling public. The development standards and criteria will be provided in The Zoning Bylaw.
- . 6 Industrial and commercial areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner. Those industries requiring full servicing will be encouraged to develop in the City or the areas outlined on the Land Use Plan Maps as Future Growth Study Areas and Joint Management Areas for such uses. New development shall not be cost prohibitive for the Rural Municipality, or City of Swift Current.
- . 7 Industrial development requiring unserviced lands shall be encouraged to locate in rural areas and shall be responsible for their respective on-site servicing and development costs. A variety of servicing levels may be provided in certain locations, (e.g. near the existing Industrial areas).
- . 8 Industrial development shall be directed to lands readily accessible to existing transportation infrastructure to provide for efficient transportation and shipping operations. Industrial and associated commercial development shall be encouraged to cluster into nodes along established and future transportation interchanges.
- . 9 The designation of additional land for industrial use shall take into consideration the following criteria:
  - a) the site shall have direct and approved access to a major public road system;
  - b) the development will not generate additional traffic on municipal roads and/or streets;
  - c) the development shall not have adverse impacts on the natural environment, including groundwater resources; and



- d) the development shall not detract from the visual attractiveness of the area.
- . 10 Industrial uses which are likely to be unsightly due to the nature of the industrial operations, exterior storage or type of building or structures should generally be discouraged from locating along the highway approaches and entrance to the City of Swift Current and Hamlets located within the Rural Municipality. If such uses are proposed in these areas, special landscape buffer or other mitigation measures should be taken to screen these industrial uses from view.
- . 11 Care shall be taken in the siting of industrial uses that normally create very significant land use conflicts with regard to noise, vibration, smoke, dust, odour or potential environmental contamination. Such uses shall be encouraged to find a location that maximizes separation from residential and community areas and shall be visually screened or otherwise buffered to protect adjacent land uses.
- . 12 Industrial Park development proposals shall be guided by Concept Plans and should indicate:
  - a) future major roads;
  - b) drainage systems and improvements;
  - c) major open space (including unique physical) areas;
  - d) cultural and archaeological significant areas;
  - e) areas requiring protection through buffering or other means;
  - f) major hazards such as flooding, areas of high water table, and slope lands; and
  - g) phasing of development and future development of or expansion into adjacent land.
- . 13 Use-specific industries that exhibit a potential level of hazard or environmental impact which can only be mitigated through special separation shall be located according to the separation distances outlined by the appropriate Provincial agencies. All Industrial proposals with environmental concerns or issues shall be referred to The Swift Current Planning Commission for their review and recommendations.
- . 14 The Rural Municipality will accommodate uses in the Zoning Bylaw to allow for business development that does not conflict with primary agricultural uses or existing neighbouring uses, and which does not create significant environmental concerns.
- . 15 The Zoning Bylaw will make provision for on-farm accessory commercial developments that support the agricultural operations in the Municipality.
- . 16 Home-based businesses and occupations shall be encouraged in the Rural Municipality as valuable contributors to the district economy. Home-based



businesses will be accommodated provided that they are clearly secondary to the principal residential use of the dwelling.

### Hazardous Uses

- . 17 Facilities or developments which manufacture, handle, store or distribute hazardous materials will be governed by the following:
  - a) hazardous facilities shall not be located closer to dwellings than permitted or recommended by Saskatchewan Environment;
  - b) anhydrous ammonia facilities shall be located a minimum of 100.0 metres from provincial highways and municipal road ways; and
  - c) where new development or expansion of a potentially hazardous use is proposed, information may be required relating to the nature of any potential discharges into the air, soil or water, the nature of outside storage requirements, the compatibility of surrounding land uses, and plans for buffering such activities from adjacent uses.
- . 18 Industries considered hazardous due to the transport, handling, bulk storage or use of hazardous materials shall be discouraged from locating in the Rural Municipality.

### 6.3 City of Swift Current Regional Airport

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- . 1 The improvement of the City of Swift Current Regional Airport as a regional transportation link, and its potential economic benefits are supported by the Rural Municipality. .

- . 2 The City and Airport Authority commissioned the City of Swift Current Airport Development Plan which is referenced in this Official Community Plan and will be accommodated through this Policy Document and the Zoning Bylaw.
- . 3 The Plan outlines several policy directions to promote and preserve the Airport and the RM Council has endorsed the recommendations and that Plan will be used in conjunction with the OCP to manage this area.
- . 4 The approach to the Airport shall be protected from incompatible or potentially incompatible land uses that may adversely impact their operation and/or endanger public safety. The Rural Municipality will cooperate with the administration/flying club/ local airport authority to ensure a sufficient buffer zone to control noise sensitive development around the airstrip.
- . 5 The encroachment of incompatible, sensitive land uses near the airport/strip shall be prohibited in order to provide for long-term airport safety and noise mitigation.
- . 6 The Rural Municipality will strive to protect the City of Swift Current Regional Airport from uses that may generate excessive amounts of smoke or dust create electrical interference or may attract birds. These uses are not to be located within the take-off and approach zones of the airstrip.
- . 7 The Zoning Bylaw will establish a separate zoning district to regulate development in the area around the Airport based upon the Airport Development Plan recommendations.
- . 8 The Rural Municipality will refer any development proposals which may impact the operation and expansion of the Airport, and will not approve developments which may create height obstacles and limit the efficient operation of the Airport.
- . 9 The RM will refer any developments that are within 2 kilometres and also refer any development which would be in the approach, transitional area and glide slope of the existing and proposed extension area.



## Section 7: RESIDENTIAL DEVELOPMENT


### 7.1 Objectives

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### 7.2 Rural Residential Policies

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- . 1 To protect the dominant role of agriculture and encourage the retention of larger parcels for continued productive agricultural purposes, the subdivision of agricultural holdings for residential purposes shall be limited to the creation of two



- To provide for farm-related residential development in agricultural areas.
- To locate Residential acreage development in areas where the future or continued operation of the agriculture industry will be least affected or restricted.
- To provide an opportunity for residential acreage developments which do not require a full range of municipal services and which are suited to rural locations.
- To encourage Country Residential development on marginal quality agricultural land and areas which don't conflict with the City of Swift Current's growth plan.
- To reduce or eliminate land use conflicts between residential and other land uses.
- To support the municipality's Hamlets as an asset to the region as an alternative residential lifestyle option where capacities exist.
- To provide opportunity areas for non-residential development that serves the hamlet residents and the surrounding area.

(2) new non-farm building sites per quarter section (64.8 hectares).

- . 2 **A maximum of two (2) non-farm residential sites will be permitted in agricultural areas before requiring a comprehensive plan and rezoning to appropriate Country-Residential designations.**
- . 3 The subdivision of parcels of agricultural land which are physically isolated from the majority of the quarter section by a road, rail-line or watercourse will be allowed.

- . 4 **Multi-Parcel Country residential subdivisions will be encouraged to locate where they do not conflict with the City of Swift Current's growth needs or should be annexed to, the City of Swift Current if they require City level services.**
- . 5 **All Rural (Country or Farmyard) Residential subdivisions shall have access to an existing all-weather road and the proponent may be responsible to enter into an agreement with the Municipality to upgrade an existing road or develop a new road access to the municipal standard. The proponent shall be solely responsible for all of the costs of the new or upgraded roadway construction which will be addressed through a Development or Servicing Agreement. In addition, the proponent must confirm the waste disposal method and potable water source proposed, which must be acceptable to the Health Region or meet any relevant agency's requirements.**
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- . 6 Where an agricultural holding has been subdivided to its full potential under these policies, no further residential development shall be permitted on the balance of the agricultural holding. Where an existing residence or farmstead exists on the agricultural holding intended for subdivision, the residential subdivision shall include the existing residence within the proposed subdivision.
- . 7 Rural Residential subdivisions shall be planned and located in order that:
- a) services such as school bussing, snow removal, fire protection and like services can be provided with reasonable efficiency and without undue cost to the Rural Municipality; and
  - b) residential subdivisions shall be encouraged to locate on lands exhibiting "marginal" soil capability as defined by the Canada Land Inventory (CLI) Soil Class Rating System or where sufficient evidence is provided to show that the parcel is incapable of cultivation or the production of forage crops.
- . 8 Rural residential development along Provincial highways shall meet all requisite highway regulations pertaining to access and location of structures.
- . 9 Residential developments that propose on-site wastewater disposal systems must receive approval from Saskatchewan Health prior to installation. The location and size of building lots shall reflect the capability of local soils to adequately support an approved on-site wastewater management system.

- . 10 All Temporary Work Camp proposals shall be referred to the Intergovernmental Working Committee of the RM and City for their review and recommendations.
- . 11 Residential acreages and subdivisions shall not be permitted:
  - within 1.0 kilometre of a hazardous industry except in instances where transition and buffering can mitigate concerns;
  - within 1.0 kilometre of a rural industrial site except in instances where transition and buffering can mitigate concerns;
  - within 305 metres of a sewage lagoon site;
  - Within the required separation distances from intensive livestock operations as provided within the Zoning Bylaw; or
  - Within 457 metres of a solid waste disposal site.
- . 12 Garden Suites shall be encouraged throughout the Rural Municipality as an alternative, subordinate residential use to provide shelter for relatives or caregiver(s) in a separate dwelling unit. Garden suites shall be accommodated provided that they are clearly secondary to the principal residential use of the dwelling and are compatible with and do not change the character of the surrounding areas.
- . 13 Home-based businesses and occupations shall be encouraged in the Rural Municipality as valuable contributors to the district economy. Home based businesses will be accommodated provided that they are clearly secondary to the principal residential use of the dwelling.

#### **Multi-Parcel Residential Development**

- . 14 **Subdivision proposing to establish more than two (2) new non-farm, single parcel country residential site shall be subject to rezoning to a Country Residential District and compliance with all relevant area, frontage and setback requirements of that Zoning District. In addition, all Multi Parcel development will prepare an overall concept plan and detailed submission, in order that Council can make a well informed decision on the proposal. A format is provided in the Appendices. Resubdivision of existing Multi Parcel subdivisions will be considered provide that the proponent prepares a detailed concept plan and addresses all servicing issues, as well as obtains the support of existing residents in the subdivision development. This will allow further reconfiguration of these areas to meet changing market and demographics.**
- . 15 **All Multi-Parcel Country Residential proposals with environmental concerns or issues shall be referred to the City of Swift Current and Rural Municipality's Intergovernmental working Group for their review and recommendations.**

- . 16 Country Residential development shall be required to provide for such onsite services as is deemed necessary by the Municipality including, but not limited to, upgrading municipal roads to an all-weather standard as a condition of approval at the expense of the developer.



- . 17 Country Residential development shall not be permitted in areas subject to flooding, erosion, or bank instability, unless detailed analysis of the specific site, prepared by a qualified engineer, can prove the development to be safe from any of these hazards. Section 8 provides policies related to development where Natural Hazard Lands potentially exist.

## Hamlets

- . 18 All developments within the Hamlets shall be required to comply with the Hamlet and Multi-Parcel Country Residential policies where applicable as provided the OCP and Zoning Bylaw.in this Section. The Hamlets will have Concept Plans prepared in consultation with the resident's to address the long term sustainable development options for the area. In addition, the RM will work with the City of Swift Current on long term planning in and around the municipalities on the corridor connecting to the City of Swift Current.

- . 19 The Rural Municipality will encourage cancellation of vacant registered lots, and roads where appropriate.
- . 20 The infilling of vacant lots within the Hamlets shall be encouraged when servicing connections are available.



- . 21 Proposed developments shall take into account the health, safety and general welfare of the residents, and the viability and character of the settlement area. No land use or activity that is detrimental to the residents or the community shall be permitted.


- .23 Some of the hamlets of have limitations due to potential highway development and servicing requirements.



## Section 8: Environmental Management

### 8.1 Objectives

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- To acknowledge and protect natural environmental features and systems within the Rural Municipality particularly the Swift Current Creek and watersheds.
- To protect significant archaeological, historical, and other cultural sites from incompatible development.
- To restrict development in areas that is considered hazardous for development for reasons of ground instability, erosion, flooding, or other environmental hazards.
- To extend the responsibility for sound environmental management to property owners and developers.
- To ensure that all environmental information is provided when new developments and subdivisions are proposed.

### 8.2 Environmental and Conservation Policies

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- . 1 Environmentally sensitive lands in the Rural Municipality shall be protected from any development which would cause or be subject to erosion, flooding, slumping or destruction of unique natural, biological or heritage features.
- . 2 The Rural Municipality shall ensure conflict is minimized with neighbouring uses, and avoid or minimize significant environmental concerns with new uses in rural areas.
- . 3 The Rural Municipality will work with Provincial government agencies to protect any significant heritage resources or unique natural or biological features located on land proposed for development. Where significant potential for such has been found, Council may delay or refuse development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained.
- . 4 The Zoning Bylaw will specify the prohibited, discretionary or permitted uses and development standards which will be subject to special regulations in order to protect

environmentally sensitive land. Such land shall be identified on the Future Land Use Map and the Zoning Map as an Environmentally Sensitive Overlay District. The Maps outline the Swift current creek and Watershed as environmentally sensitive areas which require protection and the zoning bylaw outlines development restrictions on adjacent lands

- . 5 Developments shall be located and designed to conserve and compliment natural areas, contribute to a high quality built and natural environment, and provide welcome benefits to the region. Natural areas and sensitive environmental areas identified in this Plan shall be protected through the Zoning Bylaw where development may potentially impact natural areas.
- . 6 The Rural Municipality will work with Provincial Ministries and agencies to manage critical wildlife habitat and rare or endangered species, or wetlands and sensitive environment. Natural areas and habitats shall be protected from incompatible or potentially incompatible uses where:
  - a) rare or endangered flora and fauna have received Provincial designation and protection;
  - b) lands designated under the *Wildlife Habitat Protection Act*, and amendments;
  - c) private lands that have been voluntarily protected by landowners; or
  - d) lands which may be designated under a variety of other environmental protection legislation of policy.
- . 7 When reviewing any development proposal, an attempt shall be made to:
  - a) provide for minimum loss of habitat by retaining natural vegetation and watercourses;
  - b) provide continuous wildlife corridors;
  - c) conserve habitat for rare and endangered species; and
  - d) provide landscaping, naturalization or otherwise mitigating the loss of natural habitat where such habitat loss is necessary in the context of a desirable development.
- . 8 The Reference Maps in “Appendix C” and the Future Land Use Map shall be used by Council in making decisions on proposed new developments near environmentally sensitive land and on the uses and regulations outlined for such land in the Zoning Bylaw. In addition to the lands identified in the Overlay District, Environmentally Sensitive lands include:
  - a) all land within the Environmentally Sensitive Map which may be updated from time to time.



- b) all land within 150 metres of any known Burrowing Owl nesting sites shown in Appendix “C”;
- c) all land within 150 metres of any of the public, commercial or industrial wells;
- d) all land within 457 metres of any of the waste disposal sites; and
- e) all land within 457 metres of any of the municipal, commercial or industrial sewage lagoon or Earthen Manure Storage Facility.

### 8.3 Heritage Resource Policies


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- . 1 The identification of heritage resources shall be encouraged within the Rural Municipality. The Rural Municipality shall work with community stakeholders to identify and assess the importance of heritage sites. By the request of owners, and in accordance with *The Heritage Properties Act, 1980*, and amendments, significant historic sites and architectural features shall be designated and suitably recognized.
- . 2 Heritage resources shall be protected where:
  - a) buildings or landscapes have received or in the process of receiving municipal and/or Provincial heritage designation; and
  - b) buildings or landscapes have been developed and operate as heritage sites.
- . 3 Highly sensitive environment areas or sites with potential for significant heritage resources can be viewed on the provincial Heritage Resources website at: [www.tpcs.gov.sk.ca](http://www.tpcs.gov.sk.ca) and the useful **Developers Online Screening Tool** will ensure the protection of these resources when these lands may be affected by development.
- . 4 All reference Maps in Appendix “C” and those available from relevant agencies shall be used by Council in making decisions on proposed new developments near or on identified Heritage Resource lands and on the uses and regulations outlined for such land in the Zoning Bylaw.
- . 5 When development is proposed in these areas an assessment of the potential impact on natural and human heritage resources prepared by qualified environmental professionals shall be required as part of the development proposal.



## 8.4 Natural Hazard Lands

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- . 1 Development shall be directed away from areas of natural hazards where there is potential risk to public health or safety. Natural Hazard lands include the following:
  - a) lands subject to flooding including all lands which would be flooded by the 1:500 year flood event or in any flood prone area; or
  - b) lands subject to slope instability or erosion; or
  - c) lands in areas prone to drainage issues based upon historical information and specific site analysis rather than mapping.
- . 2 In areas where natural hazardous conditions may exist, this Plan ensures that the developer and/or property owner reasonably assess the hazards relative to the proposed development. The development of structures on hazard land may be authorized only in accordance with recommended preventative mitigation measures which eliminate the risk or reduce the risk to an acceptable level.
- . 3 **Developers will be required to provide** professional, certified environmental, geotechnical and/or hydrological reports to address development hazards and may require a preliminary analysis by a professional engineer or environmental scientist to identify which hazards may exist in the area of a proposed development. Council may refuse to authorize development of structures on such land or may authorize such developments only in accordance with recommended preventative mitigation measures which eliminate the risk or reduce the risk to an acceptable level and remedial measures.
 
- . 4 It may not be practical or desirable for economic or social reasons to restrict certain development in hazard areas. Developments shall, however, be carefully controlled and planned to ensure that they are compatible with the risks or that the hazard has been eliminated or protected against. In these instances, the following criteria shall be applied:
  - a) proposed developments shall not obstruct, increase or otherwise adversely alter water and flood flows and velocities;
  - b) there shall be no added risk to life, health or personal safety;
  - c) structures and services must be protected against flood damage and shall be fully functional during hazard conditions;

- d) activities which alter existing slopes and may accelerate or promote erosion or bank instability shall be prohibited unless appropriate mitigation measures are taken to minimize the potential of such erosion or bank instability; and
- e) existing tree and vegetation cover shall be preserved where appropriate to reduce erosion and maintain bank stability.

### **Unstable Slope Area Policies**

- . 5 No new development shall be permitted in any potential unstable slope area without undertaking erosion and/or slope stability investigations to address the interests of the Rural Municipality and to ensure that the developer and/or property owner reasonably assess the hazards relative to the proposed development.
- . 6 Developers and property owners shall commission sufficient professional engineering investigations to reasonably assess erosion and slope failure potential and to understand that they also share in and accept all residual risks and liabilities associated with development where hazard/unstable slopes exist.
- . 7 Erosion and slope stability investigations will be undertaken by qualified engineering disciplines to:
  - a) indicate whether the site is suitable for the proposed development, and
  - b) outline suitable mitigating measures and/or document residual hazard.
- . 8 The Rural Municipality, in addressing the hazards associated with erosion and slope instability shall ensure that future owners are informed, acknowledge the inherent risks, undertake reasonable investigations, and accept liability for development undertaken on land where slope instability is a concern.

### **Flood Hazard Lands**

- . 9 Development will be restricted in the flood plain to protect against the loss of life and to minimize property damage associated with flooding events. Flood prone lands will generally be limited to agricultural, park and open space recreational uses.
- . 10 The Saskatchewan Water Security Agency or other appropriate government or private sector consultants will be utilized as a source of technical advice regarding flood levels and flood proofing techniques. Development proposals in flood plain areas shall be referred to Saskatchewan Water Security Agency for review prior to approval. A site specific legal land survey including contour lines shall be provided



by the proponent at the time of proposed development.

### **Surface Water and Drainage**

- . 11 Adequate surface water drainage will be required throughout the Rural Municipality and on new development sites to avoid flooding, erosion and pollution. Consideration shall be given to the ecological, wildlife habitat and drainage effects of development.
- . 12 Where an area has been previously or exhibits potential for poor drainage (sloughs) due to snowmelt or prolonged rainfall events, proposed building sites shall be required to locate away from these areas whenever possible or the proponent shall provide a suitable amount of fill at the building site to provide a satisfactory level of protection for the buildings.
- . 13 Unauthorized drainage of surface water runoff from any land throughout the Rural Municipality shall be prohibited. Water courses shall not be filled or altered without the prior approval of the Saskatchewan Water Security Agency, the Saskatchewan Ministry of Environment and the Rural Municipality of Swift Current. New developments and subdivisions which are adjacent to water courses shall be developed to minimize erosion and to maximize water quality.


### **Groundwater Protection**

- . 14 The Rural Municipality recognizes the importance of protecting an adequate supply of surface and groundwater for the benefit of all residents and landowners. Areas which should not be developed due to potential pollution of water supplies, flooding or site instability includes lands near waste disposal sites, sewage lagoons, wetlands or gravel pits.
- . 15 Development will not pollute or unduly deplete ground or surface water resources within the Rural Municipality. Council may require applicants to monitor or investigate the impact of their development on water resources and may, with the assistance of relevant provincial or other agencies, prepare and incorporate development standards in the Zoning Bylaw to maximize aquifer protection and supply.

## Section 9: Municipal Services and Facilities

### 9.1 Objectives

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- To ensure that new and existing development is serviced to a sufficient standard for its density without excessive cost or environmental damage.
- To ensure that municipal interests are addressed in the planning of transportation, utility and pipeline easements and facilities.
- To establish safe, efficient and convenient transportation facilities and service for all users.
- To provide a network of municipal roads to accommodate anticipated traffic movements within the Rural Municipalities and provide an effective linkage to the Provincial highway system.
- To protect existing public and private utilities from land uses which may adversely affect their operation.
- To ensure the appropriate levels of utilities are provided for the health and well-being of the residents, businesses and industries in the Rural Municipality.
- To continue to cooperate with other agencies and Municipalities in the planning of utility facilities in the district, such as the Ministry of Highways Transportation Planning Committee.

### 9.2 Transportation Policies

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- . 1 All new developments (commercial, industrial, intensive agricultural and residential) shall have access to an existing all-weather road unless the proponent enters into an agreement with the Rural Municipality to upgrade an existing road or develop new road access to a standard agreed upon by the Rural Municipality. The proponent shall be responsible for all of the costs of the new or upgraded roadway construction.
- . 2 Land uses which generate significant amounts of regional vehicular traffic and/or significant truck traffic shall be encouraged to locate in proximity to major municipal roadways, provincial roads and provincial highways.
- . 3 Where there are existing or anticipated high volumes of truck traffic, the Municipality may designate certain roadways as truck routes in order to limit deterioration of the local road system and to minimize safety problems and nuisance factors with adjacent communities.

- . 4 Commercial or industrial developments that require large land area or are hazardous in nature may be located adjacent to provincial roads or highways subject to all policies in this Section. Strip development, where each relies on direct access, shall have consolidated access at major points of intersection of highway and municipal roadways.
- . 5 Building setback standards shall be applied to new development along municipal roads in order to provide a measure of safety for the travelling public, to provide a measure of buffering of buildings from roadway nuisances, such as noise and dust, and to reduce snow drift accumulation along rural roads.
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- . 6 Municipal road allowances shall be maintained for public access. Any proposals for clearing, cultivation or cropping of unimproved road allowances shall be subject to review and approval by the Rural Municipality.
- . 7 **Road Crossings:** The Rural Municipality may apply special standards in the Zoning Bylaw or as outlined in *The Municipalities Act*, to protect the municipal interest when transportation, utility and pipeline facilities cross municipal roads or when seismic activity is proposed on roads or road allowances.
- . 8 **Heavy Haul Roads:** The Rural Municipality may use *The Municipalities Act* to ensure that any trucks pay for the cost of road repair caused by their usage of a Rural Municipal road.
- . 9 Where an area of development is bordered on one side by a major transportation corridor, such as a highway or rail line, new development should, where appropriate, be directed to the same side to avoid the need for local traffic to cross the corridor.
- . 10 Proposed developments which may be adversely affected by noise, dust and fumes from roadways and railways should be encouraged to locate where there is adequate separation from these corridors and/or to incorporate sound barriers or landscaped buffers to mitigate these impacts.
- . 11 Development along Provincial highways shall:
- a) be encouraged to consolidate access at major points in order to provide a high standard of safety;
  - b) require access permits from the Saskatchewan Ministry of Highways and Infrastructure;
  - c) provide road systems where possible which integrate with existing road networks and which satisfy current and future needs; and

- d) not be permitted where strip development is created with frontage less than 150 metres per lot and with individual direct access to the highway. Exceptions will be considered where adjacent development has already occurred.
- . 12 All proposals which create new building sites and any development of a structure or access that is to occur within the control areas of provincial highways under provincial authority will be subject to review approval by the Saskatchewan Ministry of Highways and Infrastructure prior to the issuance of an access or a development permit.

### 9.3 Railway Policies

- . 1 The Rural Municipality, through this Plan, shall provide for efficient and effective land use and transportation planning. This includes consultation with neighbouring property owners, including the Railways, in order to reduce the potential for future land use conflicts and provide adequate protection for rail infrastructure. The primary situations include:
  - a) new land development or redevelopment in proximity to existing rail operations,
  - b) new or significantly expanded rail facilities in proximity to existing residential uses; and
  - c) road/rail crossing issues.
- . 2 The Municipality will support integrated transportation planning involving provincial, municipal and multiple railways in order to balance rail capacity upgrades, minimize community impacts and ensure that economic benefits occur.
- . 3 The Rural Municipality shall be pro-active in identifying, planning and protecting rail corridors and yards for their optimal use together with the Railways. The Municipality shall coordinate development approvals with the Railways that also require rail regulatory approvals to increase awareness regarding the railway legislation, regulatory and operating environment.
- . 4 Consultation with the Railways shall be required when a potential development or redevelopment is proposed:
  - a) in proximity to rail facilities or for proposals for rail-serviced industrial parks;
  - b) for road and utility infrastructure works which may affect a rail facility;
  - c) for transportation plans that incorporate freight transportation issues; and
  - d) for all new, expanded or modified rail facilities.






- . 5 Sensitive land uses proposed adjacent to railway corridors shall be buffered and/or separated through setbacks, fencing, site grading, berms and landscaping to prevent adverse effects from noise, vibration, odour, fumes and to promote safety. Building setbacks and berms are intended to provide protective buffers and barriers to reduce the risks from a train derailment or other incidents and also to provide some noise and vibration reduction.
- . 6 The Rural Municipality, together with the Railways, shall strive to improve information-sharing regarding existing and future planning effort through early consultations in advance of proposed land use or transportation changes, projects or works.
- . 7 The Rural Municipality should consult with the Railways regarding proposed land development and/or infrastructure projects which may have impacts on existing drainage patterns. Similarly, the Railways should consult with the Rural Municipality where facility expansions or changes may impact drainage patterns to adjacent uses.

#### 9.4 Public and Private Utilities and Facilities

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- . 1 Cooperation will be encouraged with SaskPower, SaskEnergy and SaskTel and other similar utilities to ensure the provision of their services in the most economical and efficient manner possible.
- . 2 Essential activities of government, public and private utilities including alternate energy generating systems, such as wind energy generating systems, shall be accommodated in any land use designation subject to requirements in the Zoning Bylaw. Such uses shall be located and developed in a manner which is sensitive to and will minimize any incompatibility with neighbouring land uses.
- . 3 Prior to the installation of major utility systems, such as electrical transmission lines, wind energy systems and communication lines or towers, the utility companies are encouraged to consult with the Municipal Council and the community at large on matters such as route selection and potential impact on local road networks.
- . 4 Pipelines shall be preferentially routed through areas causing the least environmental impact either paralleling through existing disturbed lands, on right-of-ways or in areas of tame pasture or cultivation.
- . 5 Separation distances from existing or planned public works facilities shall conform to Provincial regulations.



- . 6 Any planned future expansion shall minimize the encroachment of incompatible lands near landfills, waste management facilities, airport, airstrips, transportation corridors, rail yards and industrial activities.
- . 7 The use of existing municipal infrastructure shall be optimized wherever feasible before consideration is given to developing new infrastructure and public service facilities. Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs by integrating servicing and land use considerations at all stages of the planning process.
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- . 8 The Rural Municipality shall continue to work with other Municipalities in the district to:
- a) pursue a comprehensive waste management plan for solid waste management;
  - b) adopt consistent waste water disposal requirements; and/or
  - c) collectively approach and plan for future water utility provisioning.
- . 9 The physical and economic ability to extend urban services to specific areas within the district should be logical, reasonable and cost effective. When the City and the Rural Municipality enter into an agreement to service land, the agreement shall address annexation.
- . 10 Land located in the area but outside of the urban municipal boundaries is intended to be unserviced when located outside cost-effective servicing networks. While this does not preclude servicing more distant areas, the costs to do so may prove prohibitive for all but the most intensive servicing users, such as processing activities.
- . 11 Servicing agreements shall be required at the subdivision approval stage to ensure that new subdivisions are developed to the standards of the Rural Municipality and to address other concerns specific to the proposed subdivision. Subdivision Fees or Development levies that recover the costs of extending/upgrading services to the new developments shall be required in accordance with *The Planning and Development Act, 2007*.

## 9.5 Municipal and Environmental Reserve

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- . 1 Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in *The Planning and Development Act, 2007*.
- . 2 When dedication of municipal reserve is required for subdivision, the Rural Municipality will accept cash-in-lieu of dedication unless there is a specific need for parkland in the vicinity. The Rural Municipality has a Municipal Reserve Policy in place, in which all cash in lieu monies are allocated toward the yearly recreational grant to the City of Swift Current for parks and recreation use which benefits the region.
- . 3 Subdivision applicants will be required to dedicate, as environmental reserve, all lands in an area to be subdivided that can be defined as Environmental Reserve in accordance with the provisions of *The Planning and Development Act, 2007*. In some instances the approving authority may consider conservation easements in place of environmental reserves.
- . 4 Where development is proposed adjacent to a watercourse, the Rural Municipality will request the subdivision approving authority to dedicate Municipal or Environmental reserve as appropriate to protect sensitive areas and ensure continued public access to these areas.

## Section 10: Implementation and Action Plans

Plans are only as good as their implementation. These Action Plans provide guidance and a framework for ongoing dedication through municipal influence and community engagement to fulfill this Plan's objectives. The Action Plans for the RM of Swift Current are provided in Appendix "D."

### 10.1 Making Things Happen

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Successful implementation of this Plan depends to a large degree on whether its policies can guide local development and action in a variety of contexts over the next fifteen years. This Section contains policies to ensure that planning is sensitive to local conditions in specific



locations of the Municipality, while at the same time advancing the Plan's core principles and building on its broad objectives.

To achieve the goals set out in this Official Community Plan, a clear plan of action or implementation strategy is required. The following tables have been included to provide a checklist of the key action items that will need to be completed to help the Municipality achieve its goals outlined in the Plan. The action items should be reviewed regularly to monitor progress and to determine if changes are required.

### 10.2 The Plan Guides Action

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As a statutory document for guiding development and land use in the Rural Municipality, the Plan gives direction to Council on their day-do-day decision making. The Plan's land use policy areas, illustrated on the Future Land Use Map in "Appendix A," provide geographic references for the Municipality's policies. If the Municipality is to move closer to the future envisioned by the Plan, the Plan must guide other related decisions of Council. *The Planning and Development Act, 2007* requires that:

- Municipal Bylaws and public works will conform to this Plan;
- The decisions and actions of Council and staff, including public investment in services, service delivery and infrastructure, will be guided by this Plan; and
- Implementation plans, strategies, priorities and actions shall be consistent with Plan policies to adopted to advance the vision, goals and objectives of this Community Plan.

## Section 11: Inter-Jurisdictional Cooperation

The Rural Municipality of Swift Current will continue to liaise with the City of Swift Current and promote a renewed Planning District, and other adjacent Municipalities with regards to matters of Land Use Planning and Development.

### 11.1 Inter-Municipal Cooperation

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- . 1 Inter-Municipal agreements shall be pursued to ensure that local and regional growth issues are addressed proactively. A coordinated, integrated and comprehensive approach shall be used when dealing with planning matters within the Municipality, or which cross municipal boundaries, including:

- managing and/or promoting growth and development;
- managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;
- infrastructure, public service facilities and water and waste management systems;
- ecosystem, shoreline and watershed related issues;
- natural and human-made hazards; and
- population, housing and employment projections based on regional market areas.



- . 2 Consultation is a key component of the Inter-Municipal cooperation policies and it is expected that all jurisdictions will incorporate realistic growth and land use requirements in their respective Official Community Plans (OCPs) and that they be reviewed with input from all jurisdictions.

- . 3 The Rural Municipality will cooperate to ensure that development and land use patterns which are adjacent or in proximity to the City of Swift Current that may hinder their expansion will be discouraged or mitigated. This does not apply to such effects that arise in the course of normal, non-intensive farm operations.

- . 4 Inter-Municipal cooperation and public/private sector initiatives that focus on a cooperative approach to providing cost efficient services that optimize each Municipality's financial and infrastructure resources shall be encouraged. The Capital Works program and public improvements are important implementation tools in each Municipality and may influence the location of future development and growth through the provision of municipal services to land.

## 11.2 Revenue Sharing

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- . 1 Inter-Municipal revenue sharing and other agreements to equitably share costs and benefits of future development in the region shall be encouraged.
- . 2 Revenue sharing shall be explored where there are significant opportunities to promote and enhance development and growth within the region by working together in a cooperative manner when any “regional type” business or development is considering this region that will provide benefit to a number of individual Municipalities. All tax-sharing arrangements will be negotiated on fair and equitable basis with respect to: recovery of capital investment, land use development standards and negotiating compatible servicing agreements.

## 11.3 Annexation

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- . 1 The periodic need for urban expansion through the annexation process should be logical and consistent with the policies of this Plan and the annexing Municipality. Annexation shall be undertaken in a positive, orderly, timely and agreed-upon process where there is a clear and present need and development is expected to occur within a five (5) year period. Municipalities should avoid a large and complex annexation in favour of annexations involving smaller amounts of land occurring on an as-needed basis.
- . 2 Where it is necessary to expand the boundaries of an existing urban Municipality, community expansion should occur on a logical and planned basis and should be well-integrated with the existing community structure and directed away from large acreages of prime farmland and livestock operations. The Joint Management Areas and Future Growth Study areas are to be clearly articulated on the maps attached to this Plan as well as in any future overarching District Plan which may be adopted. These identified areas will be the areas where development and potential boundary alteration will most likely occur. These areas will be reviewed through the Intergovernmental committee of the RM and City on a regular basis to reflect dynamic land use needs
- . 3 The need for community expansion should address the timely conversion of rural land for urban expansion in areas adjacent to urban municipalities in order to protect existing rural land uses from premature conversion to urban forms of development where the timing of urban expansion is uncertain. Annexation shall follow legal

boundaries or natural features to avoid creating a fragmented pattern of land ownership.

- . 4 Development and land use patterns which are adjacent or in proximity to urban areas that would hinder the expansion of these areas, or which may have negative effects on future urban design and/ or densities, will be discouraged. The Rural Municipality will ensure that areas around the City will be designated for complementary development and it is expected that all municipalities will consult with each other prior to any annexation.
- . 5 In the event of annexation where land is not currently serviced, the City may enter into an agreement to compensate the Rural Municipality for the existing municipal portion of property taxes on a descending scale. The annexation should not dramatically alter the taxes collected from agricultural lands in the annexation area simply because of annexation. Where annexation involves existing developments such industrial or commercial tax-loss compensation will be determined based on negotiations between the two jurisdictions.

#### 11.4 First Nations Engagement, Treaty Land Entitlements and Specific Claims

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- . 1 The Municipality will encourage First Nations engagement on all activities which may affect traditional land uses.
- . 2 Where land within the Rural Municipality has been purchased by a First Nations Band and it is pursuing “reserve” status through either the Treaty Land Entitlement process or the Specific Claims process, the Rural Municipality shall encourage compatible development. Council will offer to meet with the Band Council of the First Nation proposing the reserve to discuss, and if possible, negotiate shared services, compatible bylaws and other matter of mutual interest.
- . 3 Council shall encourage the Band Council to enter into an agreement (Memorandum of Understanding) with the Municipality to achieve complementary Band Bylaws by adopting a Land Use Code or other land use Bylaws similar to the provisions of the RM’s Official Community Plan and Zoning Bylaw, as well as to achieve continuity or the sharing of public services.

## Section 12: Administration

### 12.1 Planning Tools

*This Section outlines the variety of traditional tools the Municipality has available to make things happen. The Planning and Development Act, 2007 provides the authority that governs plans of subdivision, zoning bylaws, servicing agreement, development levies and review processes to ensure that the Plan is effective over the long term.*



### 12.2 Definitions

The definitions contained in the RM of Swift Current Zoning Bylaw No. X-2014 shall apply to this Official Community Plan.

### 12.3 Adoption of the Official Community Plan

Adoption of this Official Community Plan by the Rural Municipality will give it the force of law. Once adopted, no development or land use change may be carried out within the area affected by the Official Community Plan that is inconsistent or at variance with the proposals or policies set out in the Official Community Plan.



By setting out goals, objectives and policies, the Official Community Plan will provide guidance for the Rural Municipality in making decisions regarding land use, zoning, servicing extension, subdivisions and development in general. These decisions must be made in conformity with the stated objectives and policies to ensure that the goals for the future development of the Municipality will be achieved.

The application of the Official Community Plan policies is illustrated in the Future Land Use Map provided in "Appendix A." This map is intended to illustrate the locations of the major land use designations within the Rural Municipality of Swift Current. This "Map" should not be interpreted in isolation without consideration of the balance of the Official Community Plan. The land use designations have been determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and man-made features.

The Official Community Plan will be implemented, in part by the development-related decisions that will be made in the future; however, the two most important tools available for guiding the future development of the Municipality are the Zoning Bylaw and the subdivision process, including associated agreements.



## 12.4 Adoption of Municipal Zoning Bylaws

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Following the adoption of the Official Community Plan, the Rural Municipality of Swift Current is required to enact a Zoning Bylaw which will set out specific regulations for land use and development:

- The Zoning Bylaw must generally conform to the Official Community Plan and future land use and development shall be consistent with the goals and objectives of this Plan;
- Future development will avoid land uses conflict and meet minimum standards to maintain the amenity of the Municipality;
- Zoning Bylaws designate areas for certain types of development. Permitted and discretionary uses and development standards are prescribed for each zone.
- Development will be consistent with the physical opportunities of the land and of reasonable engineering solutions;
- Undue demand shall not be placed on the Municipality for services, such as roads, parking, water, sewers, waste disposal and open space; and
- The objectives and policies in the Official Community Plan provide guidance to Council when preparing the Zoning Bylaw or considering an amendment to the Zoning Bylaw.

*The Planning and Development Act, 2007*, requires the Municipality to adopt a Zoning Bylaw in conjunction with the Official Community Plan. The Zoning Bylaw will be used to implement the policies and achieve the objectives of this Plan by prescribing the uses of land, buildings or other improvements that will be allowed in the different zoning districts established in the Municipality. In addition, the Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet.

The Zoning Bylaw provides the Rural Municipality with actual control over land use and the types of development and uses allowed in each land use district. The associated supplementary requirements and development standards will be specified in the Zoning Bylaw respecting building setbacks, parking, loading, landscaping, signage, buffering and all other relevant standards prescribed by the Rural Municipality from time to time.

To ensure that these regulations work to help achieve the stated goals and objectives, the Bylaw itself must be consistent with the policies and the intent of this Plan. In considering a Zoning Bylaw or an amendment, the Municipality should refer to the policies contained in the Plan and the “Future Land Use Map” (Appendix A), to ensure that the development objectives of the Municipality are met.

## 12.5 Contract Zoning and Direct Control Districts

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For purposes of accommodating a rezoning for unique development situations, Council may consider entering into rezoning agreements, pursuant to provisions of *The Planning and Development Act, 2007*, for site specific development based on the following guidelines:

- The rezoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent zoning district;
- The rezoning will be used to allow a specific use or range of uses contained within the zoning district to which the land is being rezoned;
- The development or redevelopment of the site for the specific use will be of benefit to the immediate area and the Municipality as a whole; and
- The use of these zoning tools does not undermine the intent of the Plan or any affected legislation such as Condominium Act or Environment or Health regulations.

## 12.6 Concept Plans

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Concept plans are reference plans, not policy plans. They represent design layout concepts prepared at the request of the Municipal Council to provide direction for how new developments:



- ensure the efficient provision of infrastructure services;
- demonstrate how site development will be organized to ensure compatibility with adjoining land uses and transportation systems; and
- provide design features for special purposes such as landscaping, buffers, open space, pedestrian and vehicular access.

## 12.7 Comprehensive Development Reviews

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A comprehensive development review shall be completed by any person proposing to rezone, subdivide, or re-subdivide land for multi-parcel country residential, commercial or industrial purposes. The purpose of this review is to appropriately identify and address social, environmental, health and economic issues and to encourage the development of high quality residential, commercial and industrial developments. This review proposes to address the following topics:

- proposed land use(s) for various parts of the area;
- the effect on adjacent land uses and integration of the natural landscape regarding the planning and design of the area;

- the location of and access to major transportation routes and utility corridors;
- the provision of services respecting the planning for future infrastructure within the Municipality;
- sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas; and
- appropriate information specific to the particular land use (residential, commercial or industrial).

Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required including traffic studies to determine impacts upon the Municipality's road and highway system, assessments of lands affected by flooding or slope hazards, endangered species, heritage resources, potential for ground and surface water pollution, and general risk to health and the environment.

## 12.8 Existing and Non-Conforming Uses

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Where land use is designated in the Plan which differs from its existing use, the existing use will be allowed to continue as a non-conforming use. However, any redevelopment of the parcel of land or expansion of the non-conforming use will be required to comply with the land use designated in the Plan, unless otherwise approved by Council under the provisions for non-conforming uses in the Zoning Bylaw.

## 12.9 Development Levies and Agreements

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Council may provide for a Development Levy Bylaw as specified in Sections 137 to 170 of *The Planning and Development Act, 2007*. Where a development is proposed that is of a greater density and requires the capital upgrading of services beyond those originally provided for in the subdivision of the land, Council may, by Bylaw, provide for the recovery of those capital costs.

Council may adopt a Bylaw that specifies the circumstances when these direct or indirect levies will apply to the development based on the additional capital costs for services created by that development. The Bylaw will contain a schedule of the unit costs to be applied. Before adopting the Bylaw, Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of development levy charges in relation to the subdivision fees.

## 12.10 Servicing Agreements

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Council may establish fees for the collection of subdivision servicing charges that would be applied in a servicing agreement at the time of subdivision in accordance with Section 172 of *The Planning and Development Act, 2007*, at the time of subdivision approval to ensure that new subdivisions are developed to the standards of the Municipality and to address other concerns specific to the proposed subdivision.

Where Council requires a Servicing Agreement, the Agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and his/her customers. A Servicing Agreement will be required by all subdivision proponents. The requirements, conditions and fees may vary depending upon service needs.

As an example: “Where a subdivision of land requires the installation or improvement of municipal services such as sewer lines, streets or sidewalks within the subdivision, the developer will be required to enter into a Servicing Agreement with the Rural Municipality to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.”

## 12.11 Subdivision Process

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The Director of Community Planning for the Ministry of Government Relations is currently the approving authority for subdivisions in this Municipality. The Rural Municipality:

- provides comments on all subdivision applications within the Municipality;
- has an impact on the subdivision process through the Zoning Bylaw, since no subdivision can be approved that does not conform to the Zoning Bylaw. In the Zoning Bylaw, the Municipality can establish the minimum area, width or depth of lots and other spatial and land use standards. Zoning is intended to implement the Rural Municipality’s development policies, and to ensure that subdivisions contribute to achieve the long term goals of the Municipality.

In order for the subdivision to be completed in a timely manner, it is advisable to consult with the Rural Municipality before submitting a subdivision proposal to Municipal Affairs.

## 12.12 Monitoring Performance

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### Review



This Official Community Plan is a document intended to guide decision making over the long term and is not a static document that commits the Rural Municipality to an inflexible development policy. As new issues and concerns arise or old ones change, the Plan shall be revised to meet these changes. The "Plan" shall be reviewed after five years and before ten years from the date of its adoption by Council to evaluate the stated goals, objectives and policies as to their relevancies.

The Official Community Plan must be kept up to date to ensure that the document will deal with the real development issues facing the Rural Municipality and the greater community. New implementation initiatives will be needed and priorities will require adjustment in response to the varied and changing conditions in the Municipality.

### Amendment

On occasion, land uses or developments may be proposed that do not conform to the Official Community Plan. The Plan can be amended in accordance with *The Planning and Development Act, 2007*, to allow the new development to proceed. However, before any amendment is made, the impact of the proposed change on the rest of the Plan and the future development of the Municipality shall be examined. Any changes to the Plan or the Zoning Bylaw shall be in the interest of the future development of the community as a whole. Through periodical review and amendment, the Plan should serve as an effective guide for the Council to make decisions on the future development of the Municipality.

## Section 13: Repeal and Effective Date of Bylaw

### REPEAL

Bylaw No. 5-2010 and all previous Land Use Bylaws as amended shall be repealed upon Bylaw No. 6-2015 the Official Community Plan, coming into force and effect.

### MINISTERIAL APPROVAL

This Bylaw is adopted pursuant to *The Planning and Development Act, 2007*, and shall come into force on the date of final approval by the Minister of Government Relations.

### COUNCIL READINGS AND ADOPTION

Read a first time this	_____	day of	_____	2015
Read a second time this	_____	day of	_____	2015
Read a third time this	_____	day of	_____	2015
Adoption of Bylaw this	_____	day of	_____	2015

\_\_\_\_\_  
REEVE

\_\_\_\_\_  
ADMINISTRATOR

\_\_\_\_\_  
Tim Cheesman, MCIP, P.Ag

## Appendix “A” Future Land Use Map



## Appendix “B”: Sample Development Proposal “Berlin Developments”

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### **BERLIN DEVELOPMENTS LTD.**

**Proposes**

### **HEIDELBERG ESTATES**

### **MULTI-PARCEL DEVELOPMENT**

**A Complementary Phase of Hamburg Estates Phase IV**

## HEIDELBERG ESTATES MULTI-PARCEL DEVELOPMENT

### **INTRODUCTION**

This report is intended to express our client's interest in developing a quality high-density country- residential development within the Rural Municipality of Swift Current No. 137. This development would consist of the Development of Lot 1 of Block 2 of the NW XX-XX-XX-W2nd, to provide a total of 44-45 new residential sites within a planned unit development under condominium ownership on a 20 acre parcel.

In 1994 Berlin Developments Ltd. initiated a country residential proposal known as Hamburg Estates. That initiative was proposed in response to a perceived need in the market place for high-end country living. To date this development is over 80% sold.

Throughout the development process of the country-residential acreages, many clients expressed strong interest in a rural adult oriented residential condominium project which would complement the rural acreage development by Berlin Developments Ltd.

### **PROPOSAL SUMMARY**

This initiative proposes to develop subdivided Lot 1 of Block 2 which is 20 acres into 44-45 single residential dwelling units in a planned unit development under condominium ownership. The market targeted would be adult oriented, with housing in the neighbourhood of \$300,000 - \$400,000 per unit. However, marketing will not be limited to this cross-section of the market as the need for even more affordable quality homes is recognized by Berlin Developments Ltd. Development control guidelines would be in place to address construction deadlines, minimum square footage, fencing, architectural controls, and other measures as deemed appropriate as in all Berlin Developments Ltd. A full provision of services is proposed, including surfaced internal roads, utilities and other amenities as required by this market. This would involve the provision of full water service, along with off-site waste management, a landscaping and drainage plan, lighting, common grounds, facility development, garbage removal, and all other amenities common to similar development in adjacent urban centres.

With the exception of an increase in traffic on XXXX Avenue, little demand will be added to municipal services. Impacts of development are minimized by the following:


- Water connection would be to the existing RM of Longlaketon Low Pressure water line (subject to RM approval);

- Development of a sewage lagoon and sewage removal system would be undertaken and maintained by the developer;
- Power, gas and telephone lines exist in close proximity to the proposed sites;
- Internal roads would be surfaced, built to municipal standard; and
- The proposed subdivisions are on the existing garbage collection and haul route and convenient for similar solid waste removal weekly as in the adjacent urban centres.

Development of the residences and site would be undertaken by Berlin Developments Ltd.

### **MARKET ASSESSMENT**

Within the White Butte region there exists a sizeable upper income 55+ age group. Within this group there demand for country living experience. However, this to forego the conveniences of urban amenities and level of service than the rural acreage resident. The individuals who have expressed interest in this type of those who either feel that a rural acreage home requires are dissatisfied with high density urban condominium



*Target Market:*  
*Upper Income 55+ Age Group*

population of the exists considerable group is not willing expects a higher large numbers of development are too much work or developments.

Developments catering to this market must combine a atmosphere with the high level of amenities required. These amenities include quality potable water and sewage handling, good local roads, a sense of community, local natural amenities and space, while at the same time in close proximity to the City, all amenities presently provided for in Hamburg Estates.

country residential

The minimum 50' x 110' individual parcel size has been selected primarily in response to market demand and experience with urban developments. Second only to the level of services offered, the lot size is the second most important consideration for those interested in country residential living. The response by this age group has created a demand for a large enough lot to provide a

minimum 1,200 square foot bungalow with garages for vehicle R.V. parking area while retaining a manageable individual yard for landscape and patio amenities.

Another aspect of this market is a strong preference for a '**sense of community**', which is even stronger than in the previous Hamburg Estates Developments. Subdivisions that project a sense of community tend to sell quicker, experience a significantly slower turnover rate, and are generally better maintained properties.

Given these market characteristics and continued rural housing demand, it is important to note that this location has proven to be extremely attractive. No other rural residential developments exist that offers such an appealing location close to the City, adjacent to urban centres, golf courses, medical facilities, recreation and shopping, etc.

### ***PROPOSED IMPROVEMENTS***

The following development controls and improvements are proposed for this development:

- Potable water will be provided through a connection to Municipal water;
- Sewage will be handled by an internal collection system with an off-site lagoon to be maintained by the developer and located the appropriate distance as per Saskatchewan Health and Sask Environment regulations;
- Internal roads will be Surfaced or Double chip sealed and built to municipal standard and will include individual access;
- Each individual building parcel will be serviced by power, natural gas, telephone, and cable;
- Architecturally controlled fencing will be installed required around the property;
- Landscaping and common recreation and amenity space will be done by Berlin Developments Ltd. which will accentuate the rural feeling and also provide a common recreation centre and games area;
- Surfaced R.V. parking; and
- Minimum dwelling size shall be as follows:

**TABLE C2A: MINIMUM DWELLING SIZE**

HOUSE TYPE	PHASE"
Bungalow	1,200 Ft <sup>2</sup>
Bi-Level	1,200 Ft <sup>2</sup>
Split	1,200 Ft <sup>2</sup>
Two-Storey	1,600 Ft <sup>2</sup>

- All housing will be single detached dwellings, architecturally controlled;
- All dwellings will feature a minimum two car attached garage;
- Vinyl siding or stucco will be a minimum requirement; and
- Accessory buildings will require Developer approval.

## PROJECT PHASING

**TABLE C2B: PROPOSED DEVELOPMENTS**

(Subject to Official Community Plan and Zoning Bylaw Review and Amendments)

DEVELOPMENT PHASE	PROPOSED DATE
Development Approval	Summer 2010
Lot Sales	Post Approval
Road Grading / Street Surfacing	Summer 2010
Power, Natural Gas (to each lot)	Summer 2010
Water Connections	Summer 2010
Sewage Lagoon and System Construction	Summer 2010

The cost of tying each residence into power and natural gas, water and sewer and cable and telephone will be included in the

purchase price.

### ***IMPACT ASSESSMENT***

It is anticipated that given the location, proximity to amenities, and services, impact to the Rural Municipality of Longlaketon No 158 and adjacent land owners will be positive, as the hard surface road development on XXXX Avenue has mitigated concerns over dust and improved adverse weather road conditions.

The parcel of land involved is Class 4 land. This land has severe limitations that restrict the range of crops that can be grown. This is primarily due to the sandy structure of the soil. Much of the land proposed is covered with poplar and aspen bluffs, which are ideally suited to country residential development and in fact will be incorporated in the design.

In addition, Berlin Developments has recognized the need to utilize land efficiently and the negative impact of consuming large tracts of rural land. Therefore, it was felt that this concept would utilize part of an existing developed area. We also recognize the innovative concept will require a review of the existing Official Community Plan and Zoning Bylaw provisions. In addition, we recognize the need to participate in public consultation with all affected stakeholders and the adoption of a structure and / or concept plan for the area.

The proximity to major amenities for this market niche is excellent, as several golf courses are located nearby - along with proposed on-site recreational amenities in a country setting, and convenient surface access to Highway No. 1 and Hwy 46 and the City.

It is anticipated that XXXX Avenue will carry the vast majority of traffic from the residential development. The convenience of using XXXX Avenue to Heidelberg Estates households is anticipated to be high, given the short travel distances involved and the route's superior road design and snow removal services.

The developers will be building the residences to ensure quality and compatible development. Development would occur within one year, thus ensuring an orderly and timely rate of development.

Any required municipal servicing and development agreements will be entered into in order to clearly define areas of

responsibility.

Any municipal reserve requirements will be addressed to the Rural Municipality. In addressing the Official Community Plan requirements, the following separation distances and uses have been respected, including separation from:

- Intensive livestock operations;
- Hazardous industry;
- Rural industrial zone;
- Sewage lagoon sites; and Solid waste disposal sites.

No development will be allowed on lands with:

- High aggregate potential;
- Designated as conservation areas;
- Significant wildlife habitat;
- Cultural or historic significance;
- On environmentally sensitive areas;
- High agricultural capability; and
- Natural Hazard conditions.



## **MARKETING STRATEGY**

Berlin Developments Ltd. will use its proven marketing strategy which consists of:

- A prominent sign on the corner of the development;
- A sales office will be open adjacent to Berlin Developments' principal residence. The sales office/show room will be staffed from 1 p.m. to 5 p.m., seven days per week during peak seasons;
- A visual rendering in the show home will outline the proposed development in its fully developed stage;
- Brochures and advertising as in all Berlin Developments;
- Individual signs will be erected on site indicating relevant information;
- Financing for individual purchasers will be made available;
- A broad promotion campaign involving television, radio and print media will continue;
- Sales would be open to members of the area Real Estate Board's multiple listing service; and
- Refunds will be provided if construction is not initiated within one year.

## **LAND USE POLICY AND ZONING IMPLICATIONS**

It is recognized that this development scenario is new to the RM of Longlaketon; however, similar developments have been undertaken around the Cities of Saskatoon, Winnipeg and Calgary. This particular development would require amendments to the policy plan; however, the basic intent of accommodating multi-parcel residential uses would seem compatible. The issue of densities and site sizes would require change. This development would be ideally suited to the use of 'Direct Control District' or 'Contract Zoning' provisions. As in other developments, a suitable contract zoning, servicing, and development agreement could be developed to protect all parties.

The condominium ownership issue should not affect land use considerations, however, would serve to enhance the option for an 'organized hamlet' process for the Hamburg Estates area. The concept of providing higher density and high recreational amenity development, while at the same time retaining a rural emphasis, is not inconsistent with the multi-parcel higher density provisions of the Official Community Plan.

In addition, by incorporating this proposal into an existing development, it would not be inconsistent with separation distance provisions.

### **SERVICING COSTS**

Servicing costs have been prepared and illustrated below in both summary and detailed formats. The cost estimate was based on the assumption that the water supply system would entail the construction of a distribution system connected to the Municipal water service on XXXX Avenue presently ending at the Hamburg Estates, and the construction of an entirely independent sanitary sewer system with the acquisition of land for a sewage lagoon, north of the development.

The servicing costs reflect the expected level of service for such a development. Landscaping plans and costs have not been included in the proposal at this time as the layout will be modified to address the natural environment.

Table C2C: Summary Cost Estimate	
WATER DISTRIBUTION	\$70,760.00
SANITARY SEWER	\$62,320.00
SANITARY FORCEMAIN & LIFT STATION	\$94,240.00
BUILDING SERVICES	\$40,370.00

WATER SUPPLY LINE	\$95,000.00
SEWAGE LAGOON	\$230,000.00
ROUGHGRADING	\$14,700.00
ROAD CONSTRUCTION	\$148,830.00
UTILITIES (TELEPHONE, ELECTRIC, GAS)	\$99,000.00
STREET LIGHTS	<u>\$22,400.00</u>
SUB-TOTAL SERVICING	\$877,620.00
ENGINEERING AND CONTINGENCY (15%)	<u>\$131,380.00</u>
TOTAL DEVELOPMENT COST	<b>\$909,000.00</b>

Note: Does not include cost of access road to lagoon.

TABLE C2D: DETAILED COST  
ESTIMATE

Water Distribution System			
	150 dia Water main	835 x \$56.00	\$46,760.00
	Fitting, Bends and Valves	L.S.	\$5,000.00

Sanitary Sewer System (Based on 3.5 - 4 metre depth)	Hydrant c/w Tees, Leads and Thrust Blocks	6 each x \$2,500.00	\$15,000.00
	Tie in to Proposed Water Supply Line	L.S	\$1,000.00
	Pressure Test		<u>\$3,000.00</u>
	<b>Sub- Total Water Distribution System</b>		<b>\$70,760.00</b>
	200 dia PVC	760 L.M. x \$57.00	\$43,320.00
	Manholes (complete with bases, barrels, frames and covers)	8 x \$2,000.00	\$16,000.00
	Television Inspection	L.S.	<u>\$3,000.00</u>
	<b>Sub- Total Sanitary Collection System</b>		<b>\$62,320.00</b>

Sanitary_Force Main System	Sewage Pumping Station	L.S	\$65,000.00
	Tie in to Pumping Station		\$1,000.00
	100 mm Sewage Forcemain	765 L.M. x \$26.00	\$19,890.00
	Pressure Test	L.S.	\$3,000.00
	Fittings	L.S.	\$300.00
	Air Release Valve	1 Each	\$500.00
	Roadway Crossing (by Coring Method)	25 L.M. x \$130.00	\$3,250.00
	Chain Link Fencing for Pumping Station	L.S.	<u>\$1,300.00</u>
	<b>Sub- Total Sewage Forcemain System</b>		<b>\$94,240.00</b>
Building Services			
	19 mm Copper	440 L.M. x	\$6,160.00

	\$14.00	
Fitting (main stop, curb stop, curb box and rod and marker)	44 Each x \$160.00	\$7,040.00
Sanitary Services 150 mm PVC	435 L.M. x \$40.00	\$1,750.00
Sewer Fitting (saddle & plugs)	Saddle 44 Each x \$40.00	\$660.00
Trenching and Compaction	440 L.M. x \$40.00	\$17,600.00
<u>Services to Recreation Centre</u>		
Water (50 mm PE) Service	40 L.M. x \$5.00	
Fitting (main stop, curb stop etc)	L.S.	
Sanitary (150 PVC) Service	40 L.M. x \$10.00	
Sewer Fittings (saddle & plugs)	Saddle - 1 Each	\$35.00
	Plug - 1 Each	\$15.00
Trenching and Compaction	40 L.M. x \$40.00	<u>\$1,600.00</u>
<b>Sub- Total Building Services</b>		<b>\$40,370.00</b>

Water Supply Line	(150 HDPE) (1,900 Metres Length)		
		1,900 L.M. x \$50/m	<u>\$95,000.00</u>
	<b>Sub-Total Water Supply Line</b>		<b>\$95,000.00</b>
Sewage Lagoon Construction			
	1 L.S.		<u>\$230,000.00</u>
	<b>Sub- Total Sewage Lagoon Construction</b>		<b>\$230,000.00</b>
Rough Grading	44 Homes x \$300.00/lot		\$13,200.00
	1 Centre x \$1,500.00		<u>\$1,500.00</u>
	<b>Sub- Total Rough grading</b>		<b>\$14,700.00</b>



Road Construction			
Topsoil Stripping	13,500 m x \$0.60		\$8,100.00
300 dia C.S.P. Culverts Installation	40 L.M. x \$80.00		\$3,200.00
Common Excavation	10,000 m <sup>3</sup> x \$2.50		\$25,000.00
Sub grade Preparation	7,500 m <sup>2</sup> x \$0.50		\$3,750.00
150 mm Sub base	7,400 m <sup>2</sup> x \$2.80		\$20,720.00
150 mm Base	7,000 m <sup>2</sup> x \$5.00		\$35,000.00
Asphalt Primer	6,500 m <sup>2</sup> x \$0.50		\$3,250.00
50 mm Hot Mix Asphalt	6,500 m <sup>2</sup> x \$6.00		\$39,000.00
Manhole Adjustment c/w Slurry Mix Backfill	8 Each x \$450.00		\$3,600.00
Valve Adjustment c/w Slurry Mix Backfill	7 Each x \$250.00		\$1,750.00
Finish Grading of Topsoil Seeding	6,400 m <sup>2</sup> x \$0.65		<u>\$5,460.00</u>
<b>Sub- Total Road Construction</b>			<b>\$148,830.00</b>

Utility Servicing to 45 Units	SaskTel (400ILot), SaskPower (1,300 Lot), SaskEnergy (500ILot) L.S.	<u>\$99,000.00</u>
	<b>Sub- Total Utility Servicing</b>	<b>\$99,000.00</b>
Street Lights		
	16 x \$1,400.00	<u>\$22,400.00</u>
	<b>Sub- Total Street Lights</b>	<b>\$22,400.00</b>

## Appendix “C” Action Plans

### Inter-Jurisdictional Cooperation

Action Item	Participants	Timeline
Standardize Development Levies & Servicing Agreements and Update Subdivision Bylaws	RM, Swift Current Planning District Planner	Short Term
Prepare an Annexation Policy	RM Swift Current Planning District Planner	Short Term
Work towards consistent municipal zoning requirements and bylaw enforcement with neighbouring municipalities	RM, Swift Current Planning District, Planner	Short Term

### Economic Development

Action Item	Participants	Timeline
Work with the adjacent municipalities to promote regional economic development opportunities	Swift Current Planning District	Short Term
Take a Lead role in the Swift Current Planning District	Reeve, Council and Administrator	Short Term

### Emergency Response Planning

Action Item	Participants	Timeline
Create a GIS map base(Road System info) for Emergency Medical, Police and Fire Services	RM, Sask EMO, Sask Emergency Planners Assn., Protection and Emergency Services Swift Current Fire Departments	Long Term

## Environmental Management

Action Item	Participants	Timeline
Identify Watershed Protection Areas	RM of Swift Current, Saskatchewan Water Security Agency, Saskatchewan Environment, Swift Current Planning District	Short Term
Complete a Sand and Gravel Resources Study	RM, Contractors, Gravel Pit Owners	Medium Term
Develop a Regional Waste Management action plan	RM, Saskatchewan Environment Swift Current Planning District	Medium-Long Term
Develop a Signage Program for Active and Passive Recreation Use Areas	RM, Swift Current Recreation Board Swift Current Planning District	Medium Term

## Transportation Planning

Action Item	Participants	Timeline
Prepare a future Highway Access Plan in cooperation with the Swift Current Planning District and surrounding municipalities	Swift Current Planning District	Medium Term
Complete Identified Transportation Network Upgrades	Swift Current Planning District	Medium Term
Facilitate a GIS road maintenance and road equipment data base	RM	Long Term



## Appendix “D” Reference Maps