



RURAL MUNICIPALITY OF LUMSDEN No. 189

OFFICIAL COMMUNITY PLAN



AUGUST 2012

RURAL MUNICIPALITY OF LUMSDEN NO. 189
OFFICIAL COMMUNITY PLAN

Prepared For:

THE RURAL MUNICIPALITY OF LUMSDEN NO. 189

Prepared By:

CROSBY HANNA & ASSOCIATES
LANDSCAPE ARCHITECTURE AND PLANNING
Saskatoon, SK

AND

JOHN WOLFENBERG
PROFESSIONAL COMMUNITY PLANNING SERVICES LTD.

August 2012

The Rural Municipality of Lumsden No. 189

Bylaw No. 6-2012

A Bylaw of the Rural Municipality of Lumsden No. 189 to adopt the Official Community Plan.

The Council of the Rural Municipality of Lumsden No. 189, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

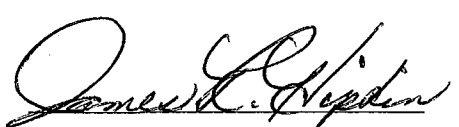
- (1) Pursuant to Section 29 and 32 of *The Planning and Development Act, 2007* the Council of the Rural Municipality of Lumsden No. 189 hereby adopts the Rural Municipality of Lumsden No. 189 Official Community Plan, as identified as Schedule "A" to this Bylaw.
- (2) The Reeve and Chief Administrative Officer are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this Bylaw.
- (3) Bylaw No. 1-2000, the Basic Planning Statement, and all amendments thereto, are hereby repealed.
- (4) This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.


Read a First Time the 16th day of August, 2012

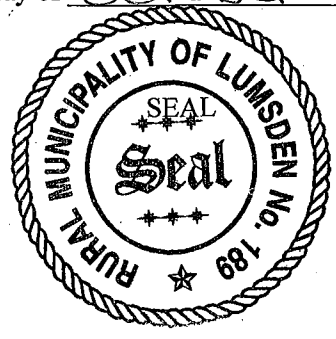
Read a Second Time the 11 day of October 2012

Read a Third Time the 11 day of October 2012

Adoption of this Bylaw this 11 day of October 2012


 (Reeve)


 (Chief Administrative Officer)



Certified a true copy of the Bylaw adopted by Resolution of Council

On the 11 day of October, of the year 2012

(signature) Darvie Cooper (date) Oct. 15, 2012

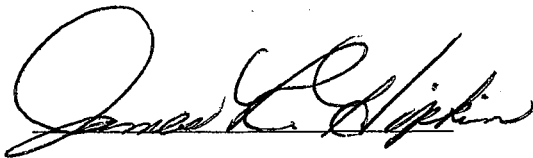
A Commissioner for Oaths in the Province of Saskatchewan

My appointment expires May 31, 2014

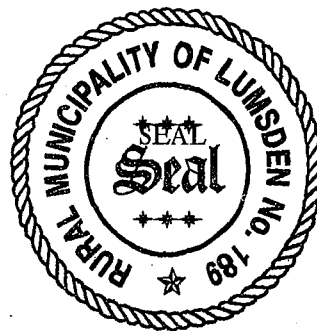
The Rural Municipality of Lumsden No. 189

Official Community Plan

Being Schedule "A" to Bylaw No. 6-2012
of the Rural Municipality of Lumsden No. 189



(Reeve)



(Chief Administrative Officer)



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1.0 COMMUNITY VISION FOR THE R.M. OF LUMSDEN NO. 189

The following Vision Statement for the R.M. of Lumsden No. 189 was created and recommended by the Planning Advisory Committee (PAC), which assisted Council in preparation of this Official Community Plan. This Vision Statement has been adopted by Council as an integral part of the OCP. Council intends to use this statement as the basis for the Goals, Objectives and Policies of the Plan.

“The Vision for the R.M. of Lumsden No. 189 is to encourage sustainable residential and non-residential development that is compatible with its vibrant agricultural base and critical ecological areas.”

2.0 GOALS

2.1 NATURAL AND HERITAGE RESOURCE BASE

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

2.2 PHYSICAL AND ECONOMIC DEVELOPMENT

- (1) To strive for sustainable physical development that reflects both market conditions and public needs, and is compatible with municipal financial capabilities and the need for resource conservation.
- (2) To respond to demand for high-quality, country residential development in the broader region.
- (3) To strengthen the economic base of the Municipality by creating a positive environment for business development.
- (4) To ensure a high quality of life for residents.

2.3 INTERGOVERNMENTAL INTERESTS AND INVOLVEMENT

- (1) To obtain the support and assistance of senior governments in the realization of the goals and objectives of this plan.
- (2) To support and complement the Statements of Provincial Interest.
- (3) To engage with neighbouring communities to identify issues and common interests in planning, municipal servicing and growth opportunities.
- (4) To participate in district and regional planning initiatives, where beneficial to the Municipality.

3.0 OBJECTIVES AND POLICIES

3.1 NATURAL AND HERITAGE RESOURCES

3.1.1 Findings

- (1) Heritage resources within the R.M. of Lumsden may include:
 - Archaeological objects;
 - Paleontological objects;
 - Any property that is of interest for its architectural, historical, cultural, environmental, archaeological, paleontological, aesthetic or scientific value;
 - Any site where any object or property mentioned above is or may reasonably be expected to be found;
 - Designated Municipal Heritage Property; and
 - Designated Provincial Heritage Property.
- (2) Business stakeholders and resident stakeholders agree that areas of undisturbed prairie and native bush are valuable recreational and environmental resources and are important to the identity of the area.
- (3) Policy is required to help ensure that development is consistent with the protection of natural resources in the Municipality for both human enjoyment and for the maintenance of natural features and locations.
- (4) The Lumsden Valley Community Association has prepared a report entitled “A Conservation Strategy for the Qu’Appelle Valley System in the Rural Municipality of Lumsden” that proposes the completion of a Conservation Strategy as a mandatory prerequisite for adoption of this OCP. Council has not accepted this suggestion; however, aspects of the Association’s submission will be useful in contributing to the elements of Map 2 – Potential Environmentally Sensitive Areas. In particular, Council agrees in principle with the following:
 - (a) The Association’s proposal to use a system of allowing certain densities of development (especially for residential proposals) only near specific landscape and vegetation units in and adjoining the Valley. (i.e. Section B 2(3) Impact on the Development Pattern).
 - (b) As contained in pages 14-21 of Appendix 5 of “A Conservation Strategy for the Qu’Appelle Valley System in the Rural Municipality of Lumsden”, the proposal is based on avoiding (as much as possible) three combinations of: landforms, vegetation and environmentally valuable areas, in order to conserve and, where possible, protect these areas.
 - (c) The Association identified and described four potential protected areas as follows:

- (i) “Large Patches of Vegetation” – All areas within the R.M. of Lumsden with high quality natural vegetation and limited development, especially if they have unique features and some degree of protection from development are included. These have been translated onto Map 2 – Potentially Environmentally Sensitive Areas.
 - (ii) “Natural Corridors” – Two types of natural corridors exist within the Valley. Riparian Corridors are strips of vegetation, preferably native, bordering water courses, wetlands and water bodies. Their essential functions are principally erosion control, nutrient and pathogen removal, pesticide retention, and maintaining fish quality habitat. Upland corridors are strips of vegetation outside the riparian areas, with their main ecological function being providing connectivity between patches of habitat. These have been translated onto Map 2 – Potentially Environmentally Sensitive Areas.
 - (iii) “Stepping Stones” – Generally consisting of small patches of native vegetation scattered throughout either urban or intensively cultivated farmland. There are many “stepping stones” in the Valley due to the varied terrain which includes many unbuildable and non-arable fragments.
 - (iv) “Special Sites” - Landscape features of historic, scenic or other interest, which are generally not essential for the preservation of ecological integrity but can contribute to society’s enjoyment of the valley. Included in this category would be the valley rims of the Qu’Appelle Valley, the Kennell Church and the patch of Ostrich Ferns.
- (5) Based on the search of the provincial archaeological database, there are currently 158 archaeological sites recorded in the R.M. of Lumsden. Consideration should be given to the development of land use policies to avoid and mitigate potential conflicts with these areas.
 - (6) There are currently seven Designated Municipal Heritage Properties located within the R.M. of Lumsden. An additional three Designated Municipal Heritage Properties and one Provincial Heritage Property are located within the Town of Lumsden.
 - (7) Community survey respondents identified “sustainable environmental quality” as one of the Top 5 most important criteria contributing to the quality of life in the Municipality.

3.1.2 Objectives

- (1) To encourage the preservation and protection of natural wildlife habitat areas and other significant areas of natural vegetation in the Municipality such as Critical Wildlife Habitat Areas, Nature Conservancy of Canada and other conservation easements, and environmentally sensitive areas defined as Large Patches of Vegetation, Natural Corridors, Stepping Stones and Special Sites.

- (2) To protect historic, archaeological and other features, resources or sites of cultural heritage significance from incompatible development and, where such protection cannot be achieved, to ensure appropriate mitigation of potential impacts.
- (3) To conserve and protect environmentally-sensitive land and heritage-sensitive land, as shown on the Future Land Use Map 2 – Potential Environmentally Sensitive Areas and Map 7 – Development Constraints, from potential negative effects of development which could lead to the destruction of significant natural areas (e.g. soils which are sensitive to wind or water erosion), unique biological lands or waters (e.g. areas with sensitive plants or animal/fish habitat), or significant heritage features (e.g. land with archaeological or historical artifacts or features).
- (4) To consider the visual impact of all proposed subdivisions and developments which include more than one site and are located on the slopes or at the rim of the slopes of the Qu'Appelle River Valley and its major tributaries valleys.
- (5) To encourage the use of conservation design principles in subdivision and development of land in the Municipality in an environmentally sustainable manner.
- (6) To encourage the continued use of Crown agricultural land for a broad range of traditional and contemporary activities and development. Traditional resource uses on Crown land include animal grazing, hunting, fishing, trapping, firewood harvesting and berry picking. More contemporary uses include potash, oil and gas exploration and development, sand and gravel extraction, ecotourism and outfitting.

3.1.3 Policies

- (1) Development shall avoid depleting or polluting ground water in the Municipality.
- (2) Applications for proposed uses which require large amounts of groundwater or which may impact the current groundwater supply of adjoining uses may be required by Council to provide a study to verify that the groundwater resource is adequate for both existing users and the proposed use.
- (3) Developments which ensure that water bodies, waterways, shore lands, groundwater and riparian systems are protected and sustained will be encouraged.
- (4) Council may employ site-specific planning programs, either alone or in cooperation with other agencies, organisations or governments, to protect water bodies, waterways and shore lands. Council may limit, restrict, delay or prohibit development in these areas until site-specific planning has been completed and/or until Council is satisfied that specific development projects will sustain these areas. Site-specific plans may result in limiting or prohibiting development in these areas.
- (5) Council may consider the preparation of a Qu'Appelle Valley Conservation Strategy in cooperation with adjoining Urban and Rural Municipalities and with the assistance, expertise and guidance of local and regional community groups, First Nations and Provincial and National agencies or departments, as resources permit.

- (6) Council will consider approval of proposed development in terms of the size and configuration of an adjoining waterway, water body or shore land, the capacity for public access, the potential impacts (social, economic and environmental) of development, general and site-specific environmental and ecosystem characteristics and economic potential for development in the area. The developer shall be responsible for all expenses associated with the preparation of studies and relevant information to be undertaken by qualified professionals. The studies shall provide recommendations to protect and conserve natural features and heritage resources.
- (7) Council will work with agencies of the provincial government to protect any significant environmentally sensitive areas, heritage resources, critical wildlife habitat, fish habitat, and/or rare or endangered species as well as any wetland areas along a lake, slough or creek. These resources will be protected and, where appropriate integrated with recreational use and development (by the addition of appropriate structures such as: walkways, pedestrian bridges, boardwalks, and interpretive media). Where significant potential for the occurrence of such features or resources has been identified to Council, Council may delay development until such time as the requirements of the relevant provincial agencies to protect such resources (such as the undertaking mitigative measures) have been obtained. The developer may be required to contract a qualified professional to assess potential impact(s) to the development area. Any costs associated with meeting such requirements will be the responsibility of the applicant.
- (8) Council shall work in partnership with the Saskatchewan Watershed Authority to maintain and conserve the Qu'Appelle River Watershed and its source water resources.
- (9) Agricultural practices, particularly with regard to manure management and chemical application, shall be encouraged to minimise risks to groundwater and surface water.
- (10) Chemicals and other products shall be stored, handled, manufactured, managed and used with methods which prevent and avoid contamination with aquifers and well heads.
- (11) Wetland areas along a lake, slough or creek will be protected and, where appropriate, integrated with recreational uses and development. Future development will not alter such wetland areas other than by the addition of appropriate structures such as: walkways, pedestrian bridges, boardwalks, and interpretive media.
- (12) Council may require that a developer undertake a Heritage Resource Impact Assessment (HRIA), as per *The Saskatchewan Heritage Property Act*, should development be proposed in areas considered to have archaeological significance. Areas considered heritage sensitive have been identified on Map 7 – Development Constraints.
- (13) Council may require an ecological impact assessment should development be proposed in areas that contain undisturbed land, native vegetation, in proximity to major water sources and coulees and areas identified on Map 2 – Potential Environmentally Sensitive Areas, as well as areas located adjacent to areas identified as Critical Wildlife Habitat on Map 7 – Development Constraints.

3.2 BIOPHYSICAL CONSTRAINTS ON DEVELOPMENT

3.2.1 Findings

- (1) In 1969, 1971, 1974 and 2011 the Qu'Appelle River flooded. The flooding caused tremendous damage, washing out bridges, culverts and roads.
- (2) Following the 1974 flood of record in the Qu'Appelle River System, the flood control channel and associated dyking through the Town of Lumsden were upgraded to accommodate the 1 in 500 year flood event (550 m³/s). The flood control channel extended 1.74 km upstream from the Highway No. 11 bridges to the western portion of the town. Flood control dykes were constructed along both sides of the flood channel and tie into the valley side slopes upstream and downstream of the town site. In 1999, the flood control channel was extended a further 525 m upstream given that erosion of the natural river channel was threatening the stability of the adjacent flood control dykes.
- (3) As per the agreement with the Town of Lumsden, the Saskatchewan Watershed Authority is wholly responsible for the maintenance and repair of the flood control channel, and also covers 50% of the cost to maintain and repair the flood control dykes and appurtenant structures.
- (4) The Craven Flood Control Project, encompassing the construction of 1.9 km of improved channel and associated dyking along Last Mountain Lake Creek, was undertaken in 1971. Pursuant to an agreement entered into between the Village and Sask Water in 1993 (predecessor organization to the Saskatchewan Watershed Authority), the Authority is fully responsible for the channel improvements. The Authority is also committed to sharing the costs of maintaining the flood control dykes in accordance with the Water Control Program in effect at the time of any future maintenance.
- (5) It is well known that areas within and near the Qu'Appelle River Valley are susceptible to erosion and slumping.
- (6) Due to the presence of waterbodies and wetlands in the R.M., certain areas may potentially be subject to periodic flooding. Policies are needed to address development on and near flood prone lands.

3.2.2 Objectives

- (1) To discourage development on hazardous land and ensure that appropriate development standards are met when development is feasible.
- (2) To ensure the R.M. is aware of and uses the most recent information on flood hazard areas within the Municipality as it relates to new subdivision applications and applications for a development permit.
- (3) To continue to work with the Saskatchewan Watershed Authority on flood protection.

3.2.3 Policies

- (1) Development should avoid land that is hazardous due to flooding, erosion, slumping or slope instability, unless suitable mitigation measures are to be implemented. Council will use Future Land Use Map 3 – Hazard Lands as one of the tools to help determine areas that are unacceptable for development, or require mitigation measures, due to hazard lands.
- (2) Council may require subdivision and development permit applicants to consult with the Saskatchewan Watershed Authority to assess the potential hazard due to flooding. The flood hazard area shall be defined as the 1:100 year flood elevation plus wave and wind run-up or the 1:500 year flood elevation, whichever is greater.
- (3) Where a subdivision is proposed for land that is identified as being potentially hazardous, the applicant shall submit a report prepared by a qualified professional that assesses the risk associated with the proposed development (e.g. geotechnical suitability of the site, susceptibility to flooding or other environmental hazards, including potential site contamination, etc.) and identifies any necessary mitigation measures.
- (4) Council may refuse to support the subdivision of land or authorize the development of structures on land determined to be hazard land or may permit development only in accordance with specified mitigation measures. The costs of any required flood hazard or slope hazard report to identify the risk of proceeding with a proposed development on potentially hazardous land or recommending specified measures to mitigate the risk of development of hazardous land will be the responsibility of the proponent of the proposed development.
- (5) The Zoning Bylaw will contain development standards for development on or near hazard lands.

3.3 RESIDENTIAL LAND USE AND DEVELOPMENT

3.3.1 Findings

- (1) Pressure from developers and other business interests to develop country residential subdivisions in the Municipality has been growing in recent years. The Municipality is interested in exploring alternative approaches to managing country residential development. Policies are required to deal with future applications for country residential subdivision and development, including locational guidelines and other conditions under which development may be permitted.
- (2) Several members of the Planning Advisory Committee (PAC) were opposed to the continuation of allowing residential “first parcels out” to be subdivided out of any quarter-section. This opposition was partly based on the potential fragmentation of farm areas, but also on the belief that smaller subdivision sizes should be allowed (either singly or in small clusters), but closer to good gravel or paved roads.
- (3) Council favours changing the existing policy of relying solely on the Soil Type as the primary means of site selection for country residential subdivisions.
- (4) Some members of the PAC suggested that more specific locational policies should be adopted to restrict the apparent indiscriminate opportunity for such single parcel country residential sites to be rezoned and subdivided virtually anywhere in the poor quality agricultural (mostly valley) areas of the Municipality.
- (5) Land use policy is required to manage costs and maximize net benefits to the Municipality associated with new residential development in the Municipality and to ensure that it is undertaken in an orderly, well-planned manner.
- (6) Policies are required to clarify the level and types of services the Municipality is capable of delivering to new residential development(s).
- (7) The previous Official Community Plan allowed for dispersed residential subdivisions (single parcels generally allowed only in the Rural Development District (RDD) – the tableland outside the valley) and clustered residential subdivisions (currently allowed on “suitable” sites in the Valley Development District, or VDD).
- (8) Several discussions with PAC and Council members were centred on how Council could better balance the diversity of interests (rural, urban, agricultural and residential) in the Municipality. The general consensus by Council and PAC members was that there is no benefit in using the RDD and VDD designations from the existing development plan any longer in land use planning and that more specific criteria and policy is needed to accommodate single parcel and multiple parcel residential development.

3.3.2 Objectives

- (1) To ensure that country residential land uses, including buildings and lots, minimize conflict with agricultural, environmental, recreational, natural resource activities, and other surrounding land uses.
- (2) To identify potential areas suitable for residential development to provide a growth stimulus to the community and choice of lifestyles for residents.
- (3) To manage and maximize the net benefits of residential development to the Municipality.
- (4) To encourage and accommodate innovative country residential subdivision and development which addresses current broad societal issues respecting energy conservation and production, climate change, food security / self-sufficiency and health and safety for communities.
- (5) To maximize the benefits and minimize the impacts on the landscape and costs to the residents of the Municipality which may result from residential activities.
- (6) To minimize the disturbance to fisheries habitat, critical wildlife habitat, hazard lands and other environmentally sensitive areas in the development of new residential areas.

3.3.3 Policies

- (1) All buildings must be constructed according to *The National Building Code of Canada* and the *National Fire Code of Canada*.
- (2) Residential building construction shall be regulated by the Municipality's Building Bylaw.
- (3) The Zoning Bylaw will provide for single parcel residential development, as well as clustered low, medium and high density residential zoning districts to accommodate the range of existing legally established residential uses, forms and densities.
- (4) The Zoning Bylaw will provide for other forms of development, facilities and recreational uses in residential districts that are consistent with and complementary to the overall residential and recreational uses of the district.
- (5) The Zoning Bylaw will regulate the distances of residential buildings or structures from the property line, the minimum space to be allowed between buildings.
- (6) The Zoning Bylaw will require the submission of a site grading plan for development of sites in residential development districts to ensure that there is adequate drainage from a site and that neighbouring properties and municipal infrastructure will not be adversely affected by potential runoff from the development.
- (7) Subject to all other policies in this document, Council will consider bare-land condominium development as an alternative to conventional subdivision, to achieve the goals and residential objectives set out in this document.

(8) Single Parcel Country Residential Policies:

(a) *Locational Policies:*

- (i) A maximum of two residential sites will be allowed to be subdivided per quarter section on a discretionary basis in the **A – Agriculture District**. Additional residential subdivision(s) may be allowed to be subdivided from a quarter section for:
 1. Any site fragmented from the balance of a quarter section by either natural (river, creek, coulee, etc) or man-made (developed road, railway, etc.) barriers;
 2. A previously developed, but now unoccupied farmyard; or
 3. A maximum of one surplus dwelling from an existing farmyard, where the dwelling existed as of August 1, 2012.
- (ii) It is Council's view that public works in the form of solid and liquid waste management or disposal facilities have the potential to negatively affect the general welfare of nearby residents and the quality of recreation opportunity, relating to such factors as odours, blowing debris, decreased land values and perceived hazards. Therefore, in order to minimize conflict between such public works and other development, Council will consider the approval of solid and liquid waste management or disposal facilities in accordance with separation distances between public works as listed in Section 6, Table 6-1.
- (iii) In consideration of a subdivision Council may direct the location of such subdivision to take advantage of existing infrastructure.

(b) *Services:*

- (i) Single parcel residential subdivision and development must accommodate a private, on-site supply of water and a sewage system (both of which must meet Provincial standards), have frontage on a currently developed Municipal Road that is not seasonal in nature.
- (ii) Single parcel country residential subdivision and development will be permitted only where direct all-weather public road access has been provided to the satisfaction of Council or the development of a direct all-weather public road is undertaken to the satisfaction of Council.

(c) *Development Standards:*

- (i) The Zoning Bylaw will prescribe maximum and minimum site sizes and other appropriate development standards for single parcel country residential development, with the aim of limiting the amount of productive agricultural land taken out of production and ensuring that such

development does not result in increased road hazards related to obstruction of sight lines, etc.

- (ii) Council may permit a larger or smaller site size than what is outlined in the Zoning Bylaw to:
 1. Accommodate development along the valley that will include natural areas and valley slopes;
 2. Minimize prime agricultural land to be taken out of production;
 3. Accommodate existing developed farm yard sites; or
 4. Accommodate sites fragmented from the balance of the quarter section by either natural (river, creek, coulee etc.) or man-made (developed road, railway, etc.) barriers.

(9) Multiple Lot Residential Development Policies:

- (a) The Zoning Bylaw will contain a series of residential zoning districts to accommodate multiple-lot country residential subdivisions at various densities (Table 3-1). These will include:
 - (i) Low Density Country Residential Subdivisions (**CR1**) with site sizes ranging from 4.01 ha (10.01 acres) to 8.01 ha (20 acres). The intent of this district will be to accommodate low density residential multiple lot country residential development together with compatible uses. This density of development is sufficiently low to be approved subject to the provision of on-site source water and sewage disposal systems.
 - (ii) Medium Density Country Residential Subdivisions (**CR2**) with site sizes ranging from 1.01 ha (2.49 acres) to 4.0 ha (9.89 acres). The intent of this district will be to accommodate medium density residential multiple lot residential development together with compatible uses. Development at this density may be approved subject to the provision of communal water and sewage disposal systems.
 - (iii) High Density Country Residential Subdivisions (**CR3**) with site sizes ranging from 0.4 ha (0.99 acres) to 1.0 ha (2.47 acres). The intent of this district will be to accommodate high density residential multiple lot residential development together with compatible uses. Development at this density may be approved subject to the provision of communal water and sewage disposal systems. Council will not permit the re-subdivision of sites in High Density Country Residential district where it would result in a net increase in the number of residential sites in a development.
 - (iv) High Density Mixed Use Residential Subdivisions (**HDMU**) with site sizes for single detached dwellings as low as 255 m², or as defined by a zoning agreement. The intent of this district will be to provide for a mix

of comprehensively planned high and low density residential uses and compatible commercial and community service uses. The **HDMU** – High Density Mixed Use Residential District shall be applied only to accommodate approval by agreement (under section 69 of The Planning and Development Act, 2007) of a specific development proposal that Council considers suitable under the policy and guidelines established for the High Density Mixed Use Residential District. This density of development will only be approved subject to the provision of on-site source water and sewage disposal systems.

- (v) Planned Valley Residential District (R3) - By Agreement and Medium Density Valley Residential District (R2) to accommodate an existing mixed use residential / recreational subdivision and development known as the Deer Valley Development (DVD). The DVD area was zoned to Planned Valley Residential District – R3 under the former Zoning Bylaw No. 2 -2000, subject to a negotiated Contract Zoning Agreement dated November 14, 2000. The applicable development standards for the DVD were provided pursuant to the regulations of the R3 District (which defer to the regulations of the R2 - Medium Density Valley Residential District) and the Contract Zoning Agreement. The Zoning Bylaw shall continue to apply these provisions to the DVD. The DVD development area shall be zoned R3 District so that the development standards contained in the R2 District together with the development standards of the Contract Zoning Agreement (as amended) shall apply. It is not the intent of the Council to apply the provisions of the R2 and R3 Districts to any development other than the DVD.
- (b) Subdivision for non-farm residential development at a density greater than two residential sites per quarter section will be considered for multiple-lot developments, on the basis of project merits relative to the policies in this section. Such subdivisions shall be implemented in association with a rezoning to appropriate residential zoning districts.

**Table 3-1
RESIDENTIAL ZONING DISTRICTS**

Subdivision Type	Rezoning Required	Min. Parcel Size (ha)	Max. Parcel Size (ha)	Max. Land Area (ha)	Water	Sewer	Roads
Single Parcel	No - Disc. Use	2.01*	4.0*	n/a	Private	Private	Gravel
Low Density (CR1)	Yes	4.01	8.01	64/phase	Private	Private	Gravel
Medium Density (CR2)	Yes	1.01	4.0	64/phase	Communal/ Private	Communal/ Private	Gravel/ Paved
High Density (CR3)	Yes	0.4	1.0	64/phase	Communal	Communal	Paved
High Density Mixed Use (HDMU)	Yes – By Contract Only	255 m ² for single detached dwellings	n/a	64/phase	Communal	Communal	Paved

*Note: A larger or smaller site size may be approved by Council subject to Section 3.3.3(8)(c)(ii) of this Official Community Plan.

(c) *Locational Guidelines for Multiple Lot Country Residential Development:*

In order to provide for effective and efficient municipal and other services, and to protect prime agricultural land and important ecological habitat in the municipality, multiple-lot country residential subdivisions should be located:

- (i) Near a school of sufficient capacity to handle the increase in enrolment or an existing school bus route.
- (ii) Near power, natural gas and telephone lines of sufficient capacity to handle such development.
- (iii) So that adequate police and fire protection can be conveniently provided.
- (iv) In order to protect or enhance existing treed areas and/or critical wildlife habitat.
- (v) Only where direct all-weather public road access has been provided to the satisfaction of Council.
- (vi) On land with a lower CLI Rating of Class 3 to 7, or on land that has other crop production limitations.

- (d) *Locational Requirements for Multiple Lot Country Residential Development:*
- (i) In order to minimize conflict between multiple lot country residential subdivisions and other development, Council shall observe the separation distances as set out in Section 6; Table 6-1 of this document.
 - (ii) Council may approve a lesser separation than set out in Section 6, Table 6-1 where the proposed development will not conflict with the future long term development of an adjoining urban municipality as demonstrated by the urban Council or where the applicant submits a copy of an agreement between the applicant and the owner(s) of another affected development agreeing to such lesser separation. Such agreements between an applicant and an owner (owners) of the other development(s) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Planning and Development Act, 2007* to register an interest to the title(s) of the affected lands.
 - (iii) Council will utilize the Future Land Use Maps 1-7 to assess the development constraints, benefits and acceptability of a proposed multiple lot country residential subdivision. Multiple lot country residential subdivisions shall not be located:
 - 1. Where direct all-weather public road access has not been developed, except where arrangements have been made, to the satisfaction of Council, for the development of such access.
 - 2. On land subject to flooding, or land where there is a high water table or potential for soil slumping or subsidence unless it can be demonstrated, that the land is safe for development or that recommended mitigation measures will assure the necessary level of safety.
 - 3. In a linear fashion stretched along municipal roads.

(e) *Development and Design*

(i) Phasing

A maximum of three medium to high density multiple lot country residential subdivisions in developmental stages will be allowed at any point in time. Multiple-lot country residential subdivisions with less than 75% of building lots with completed residential construction will be considered to be in a developmental stage. However, if 75% of available lots in one or more of those three subdivisions are vacant but it appears that development is lagging because the developer/land owner is holding land vacant or is encountering difficulty with financing the development then that subdivision will be deemed to not be in a developmental stage. Council may consider additional subdivision proposals on a case by case basis where the developer can demonstrate that housing demand, market conditions, and/or innovative proposals are beneficial to the Municipality.

(ii) New Subdivision Selection Process

Council will keep a list of prospective developers of multiple lot country residential proposals. When deemed appropriate, Council will ask prospective developers to submit a proposal outlining the intent of their development along with key design elements. Prospective developers must also fill out and submit with their proposal a copy of the Rural Municipality of Lumsden No. 189 Country Residential Development Proposal Workbook, contained in Section 7. Council will select proposals for more formal consideration based on the information submitted in the Workbook, as well as compatibility with the Future Land Use Maps contained in Section 4. In some cases, Council may also require a market study to demonstrate the demand for additional residential subdivisions in the Rural Municipality.

(iii) Scale and Density

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

(iv) Concept Plan

Council will require, in the interests of ensuring a comprehensive and planned approach to development, the preparation of a concept plan for the entire area that will ultimately be developed and submission of supporting documentation, where appropriate, as follows:

1. Reports, prepared by professionals certified to assess relevant factors to assess the geotechnical stability of the site, susceptibility to flooding or other environmental hazards, together with any required mitigation measures. These measures may be attached as a condition for a subdivision or development permit approval.

2. Engineering reports to address concerns such as availability of water supply, surface water drainage, and sewage treatment and disposal.
3. The initial concept plan shall provide an integrated layout for the total country residential subdivision development envisioned, showing road layout and access to external public road, phasing of development, and dedicated lands. Once the initial concept plan has been accepted by Council, and subdivision and development commences, no subsequent subdivision that is inconsistent with the approved concept plan and all policies in this document will be permitted without acceptance of a revised concept plan by Council

(iv) Services

The provision of water and sewer services in new country residential subdivisions shall be in accordance with Table 3-1 and subject to the recommendations of engineering reports as per Section (iii) above:

Water:

1. Each site in the proposed development area shall have its own independent water system or,
2. Each site in the proposed water development area will be connected to a Regional Water Distribution system; or,
3. Each site in the proposed development area will be serviced with an independent communal water supply system approved pursuant to either *The Public Health Act, 1994* and associated regulations as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.

Sewer:

1. Each site in the proposed development area shall have its own independent sewage disposal system approved by the Regional Health Authority; or,
2. Each site in the proposed development area will be serviced with an independent communal sewage collection, treatment and disposal system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.

Solid Waste:

1. Council will approve new development subject to the availability of facilities for the disposal of solid waste by future residents in a licensed solid waste management facility.

(f) *Development Standards*

The Zoning Bylaw will prescribe maximum and minimum lot sizes and other appropriate development standards for multiple lot country residential development, with the aim of preserving productive agricultural land and ensuring that such development does not result in increased road hazards related to obstruction of sight lines, etc.

3.4 AGRICULTURAL LAND USE AND DEVELOPMENT

3.4.1 Findings

- (1) Members of the PAC and Council indicated that the loss of farmland as a result of non-agricultural development should be a consideration in development decisions.
- (2) The PAC and Council have indicated that the Zoning Bylaw should not use the Canada Land Inventory (CLI) as the sole means of determining farm land suitability in assessing applications for non-agricultural development. Council prefers to use other methods to support intensive and extensive types of agriculture, while avoiding or minimizing land use conflict. Council recognizes that it must identify clear and concise development criteria in this OCP to guide its future decision making respecting the approval of agricultural land use and non-agricultural development.
- (3) Agricultural activity in the R.M. of Lumsden is dominated by the dryland production of grains and oilseeds, followed by operations for the raising of cattle and hogs.
- (4) Council has provided direction to the formulation of the Objectives and Policies for Agricultural Land Use and Development in this OCP to allow for more flexibility concerning different land uses, specifically in agricultural areas with minimal land use conflicts. It is Council's intention to allow for industrial and commercial development in agricultural areas at locations which would avoid undue land use conflict or require expensive services to be supplied by the Municipality.
- (5) A total of seven (7) ILOs are located within the R.M. boundaries.
- (6) The subdivision of farm land as a result of the realities of farm debt settlement, farm debt consolidation, estate settlement and the existence of natural and human-created barriers and obstructions are key factors that warrant attention by the Municipality when considering future development.
- (7) Consideration should be given to the orderly development of both farm-based and home-based businesses (e.g. seed cleaning).
- (8) *The Agricultural Operations Act* provides a regulatory framework for the approval of new intensive livestock development and to address complaints of agricultural nuisance. The two regulatory sections of the Act are the nuisance provisions and the intensive livestock provisions which provides a permit process for new Intensive Livestock Operations (ILO's). The permitting process considers whether ground and surface water supplies are adequate to serve new ILOs, and whether these resources can be protected from contamination by the increased manure produced in the proposed facilities. The ILO regulatory provisions of the Act do not deal with problems caused by ILOs with respect to odour or nuisance although the nuisance provisions of the Act protects neighbours from odour, noise, dust, flies and other disturbances caused by inappropriate farming practices. Also, since municipalities are responsible for land use planning they can establish required setbacks between ILOs and surrounding development to address these concerns. Consideration should be made towards the development of land use policy to minimize these conflicts.

- (9) Divergent public views were expressed to Council respecting the acceptability of new livestock development in the Municipality. Two meetings pertaining to livestock development were held with livestock producers and the general public. Written comments objecting to the proposed prohibition of new ILOs were received by one poultry producer and five Producer Associations (Egg Producers, Chicken Farmers, the Turkey Marketing Board, the Milk Marketing Board and the Stock Growers Association). Staff from the Ministry of Agriculture also held a meeting with Council to discuss their concerns regarding the proposed prohibition of new ILOs within the Municipality.
- (10) To maximize the benefits and minimize the impacts on the landscape and costs to the residents of the Municipality which may result from agricultural activities.
- (11) To minimize the disturbance to fisheries habitat, critical wildlife habitat, hazard lands and other environmentally sensitive areas in the development of new agricultural activities.

3.4.2 Objectives

- (1) To support normally-accepted agricultural practices and to favour those types of current and proposed agricultural activities provided that they do not, in Council's opinion, harm the quality of life of R.M. residents or degrade the environment while respecting development standards.
- (2) To ensure that agricultural remains an important land use in the Municipality.
- (3) To promote and encourage agricultural land use practices and development that enhance soil conservation and good stewardship practices.
- (4) To encourage agricultural and natural resource development that will improve the economic health of the Municipality.
- (5) To encourage, and provide opportunity for, further development and land uses that will result in increased economic diversification, agricultural innovation and agriculture-related value-added activity in the Municipality.
- (6) To provide opportunities for farm-based businesses.
- (7) To accommodate farm residential needs.
- (8) To mitigate or minimize conflict between agricultural land use and the negative impacts of both new and existing non-agricultural land use and development.
- (9) To assist in the retention of existing market gardens & greenhouse operations and to support the expansion of such uses while having regard to the water needs of other landowners in the Municipality.

3.4.3 Policies

- (1) Council will use the Canada Land Inventory (CLI) Future Land Use Map 4 – Soil Capability for Agriculture, contained in Section 4, Land Use Maps, as one of the tools to help determine where quality agricultural land (for crop purposes) should be protected.

- (2) The Zoning Bylaw shall provide for protection of primary agricultural uses from land use conflict.
- (3) Farm Based Businesses:
 - (a) It is recognized that farm based businesses and on-farm employment opportunities, including but not limited to: bed and breakfast homes and vacation farms, can provide a valuable contribution to the diversified economic base of the municipality. Farm based businesses shall be listed as discretionary uses in the Zoning Bylaw. Approvals will be based on the evaluation of individual operations relative to specific Zoning Bylaw criteria to ensure that agricultural character or land value in the area is not diminished.
 - (b) Farm based businesses that include the provision of commercial accommodation, including but not limited to bed and breakfast homes and vacation farms, shall maintain minimum separation distances from existing industrial and hazardous industrial uses as shown in Section 6, Table 6-1.
 - (c) Farm based businesses shall be restricted to a maximum of five (5) on-site, non-seasonal employees. Any business with more than five (5) on-site, non-seasonal employees shall be required to seek commercial or industrial zoning designation.
- (4) Farm Dwellings:
 - (a) One farm dwelling will be permitted for farm operations. Additional farm dwellings may be permitted, if accessory to a legitimate agricultural operation and if it is intended to accommodate farm workers. The granting of a development permit for such additional farm dwellings shall not be construed, in any way, as consent or approval for future subdivision.
- (5) Intensive Agriculture Uses:
 - (a) Intensive Livestock Operations (ILO's)
 - (i) It is Council's view that development of ILO's is appropriate provided that unacceptable land use conflicts are not created as a result of such development. In general, Council will support the development of intensive agricultural and livestock operations (ILO's) unless specific locational conflicts would be created. Council will use Future Land Use Map 5 – Separation Distances Required for a Potential Intensive Livestock Operation as one of the tools to help determine the acceptable locations for ILO's.
 - (ii) A livestock operation involving 300 or more animal units will be considered to be an intensive livestock operation (ILO) and will be classified in the Zoning Bylaw as a discretionary use. The approval of new ILO's will be subject to the discretion of Council in accordance with the specific policies contained herein. An expansion of an operation to provide for a greater number of animal units than the maximum number

specified in the initial discretionary use approval, or any change in an operation which alters the species of animal reared, confined or fed in the operation, shall require a new discretionary use approval.

- (iii) The Zoning Bylaw may provide for the temporary confinement of cattle on a farm operation during winter months as part of a permitted use.
- (iv) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice advertisement of a proposal that will result in development of an intensive livestock operation, or in the expansion or alteration of an intensive livestock operation requiring a new discretionary use approval, and shall hold a public hearing on the proposal.
- (v) Council shall require an applicant for a discretionary use approval to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.
- (vi) Council may require an applicant to utilize manure management practices or other technology than conventional stockpiling and spreading.
- (vii) As a condition of approval, Council may impose standards to reduce the potential for conflict with neighbouring uses which specify:
 1. the location of holding areas, buildings or manure storage facilities on the site.
 2. manure management practices of the operation.
 3. use of synthetic or other covers for liquid manure storage lagoons or earthen manure storage facilities.
 4. use of ventilation measures in buildings to control odours.
 5. requirements for monitoring wells for water quality and quantity purposes
 6. annual confirmation of the availability of sufficient suitable lands for the disposal of manure.
- (viii) For applications for wild boar operations, Council shall require that a containment plan be submitted, setting out in detail the techniques and methods to be used to keep the wild boars contained.

(b) Locational Policies

- (i) In order to minimize conflicts between intensive livestock operations and other development, policies for minimum separation between land uses are set out in Section 6; Table 6-1. These minimum separation distance

policies shall apply both to development, alteration or expansion of intensive livestock operations and to other development proposed in the vicinity of existing intensive livestock operations. Council may impose a lesser separation for a proposed intensive livestock operation, where the applicant establishes that the development will minimize the potential for conflict with adjoining uses in accordance with the provisions of Section 5 (a) (vii).

- (ii) Council may approve a lesser separation than set out in (i) above where the applicant submits a copy of an agreement between the operator of the ILO and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an operator and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Planning and Development Act, 2007* to register an interest to the title(s) of the affected lands.
 - (iii) Council may require a separation that is up to twenty per cent (20%) greater than set out in (i) above where a significant land use conflict would result with existing development (e.g.: in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).
 - (iv) Council may require a greater separation from any liquid manure storage lagoon or earthen manure storage facility involved in the operation, to residential and other developments. A separation distance to the lagoon or storage facility from a residence of 1.5 times the distance required as per (i) above may be considered adequate.
- (c) Other Intensive Agricultural Uses
- (i) Intensive agricultural uses, such as nurseries, market gardens and other forms of intensive agriculture aimed at diversification of the farm economy, will be encouraged and permitted subject to the discretion of Council. Council may require the proponents of such developments to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation, as a basis for approval.
 - (ii) The Zoning Bylaw will contain minimum site size standards for intensive agricultural uses. Smaller sites will be permitted for intensive agricultural uses, excluding intensive livestock operations, to facilitate their development.

- (iii) New intensive agriculture development in the form of market gardens shall maintain minimum separation distances from existing industrial and hazardous industrial uses as shown in Section 6; Table 6-1.
- (6) The nuisance provisions of *The Agricultural Operations Act* provides right to farm measures through the protection of normal farm practice from unreasonable court action. The Act establishes a process for reviewing and mediating disputes between farmers and neighbours through the Agricultural Operations Review Board. The Zoning Bylaw will clearly identify the types of conventional agricultural activities classified as Permitted Uses.
- (7) Agricultural Related Commercial and Industrial Uses:
 - (a) The *Zoning Bylaw* will list principal agricultural related commercial and industrial uses as discretionary uses.
 - (b) Approval for such commercial or industrial developments may be granted if their function is related to agriculture and only after a review by Council, to ensure that:
 - (i) incompatibility with other land uses will be avoided, including consideration of proximity to urban centres, hamlets and multiple-parcel country residential subdivisions.
 - (ii) policies for environmental quality control will not be jeopardized, including water and waste disposal servicing.
 - (iii) the design and development of the use will conform to high standards of safety, visual quality and convenience.
 - (iv) the development will be situated along an all-weather municipal road.
 - (v) all relevant approvals are obtained from government agencies for uses such as anhydrous ammonia fertilizer facilities.
- (8) Agricultural Subdivision Policy:
 - (a) *Agricultural Land*

Except as otherwise provided for intensive agricultural operations, the fragmentation of agricultural holdings is not encouraged. However, subdivision of land into parcels smaller than a quarter section for legitimate agricultural purposes will be permitted where:

 - (i) the severity of a financial crisis for a particular agricultural operation is demonstrated, in Council's opinion, to warrant the subdivision of a smaller site to assist debt restructuring or settlement.

- (ii) it is fragmented from the balance of the quarter section by either natural (river, creek, coulee, etc.) or manmade (roadway, railway, etc.) barriers.
- (iii) it is intended to be consolidated under one title with adjacent land, in accordance with *The Land Titles Act, 2000*, to create a more viable agricultural unit.
- (iv) the agricultural parcel created results from the subdivision of land for purposes consistent with the objectives and policies in this plan.
- (v) it is intended to accommodate estate planning or settlement.
- (vi) it will accommodate the purchase or lease of Crown land.

3.5 COMMERCIAL/INDUSTRIAL LAND USE AND DEVELOPMENT

3.5.1 Findings

- (1) Commercial and light industrial activity in the Municipality is limited. Direction for growth and development of industrial/commercial enterprises relating to agriculture and other enterprises should be given consideration by the Municipality, if and when the demand arises.
- (2) The majority of sand and gravel operations are located in the north portion of the Municipality.
- (3) It is the intention of the Municipality to avoid conflict between commercial and industrial land uses and other forms of agricultural and non-agricultural development by setting locational guidelines and conditions under which industrial and commercial development may be permitted.
- (4) Consideration should be given to the orderly development of both farm-based and home-based businesses (e.g. seed cleaning).
- (5) Council has determined that the undertaking of future commercial and industrial development in an orderly, well-planned manner can be achieved through the development of appropriate land use and municipal servicing policies that serve to minimize the costs of future commercial and industrial development within the Municipality.
- (6) The majority of survey respondents (59.6%) felt that the rate of commercial development was just right. However, a large proportion of respondents (25.9%) also felt that the rate of commercial development was too slow.
- (7) According to the SaskPower net wind capacity and wind energy resource maps, there may be potential for wind farm development in the R.M. of Lumsden.

3.5.2 Objectives

- (1) To ensure that buildings and lots are constructed and maintained to acceptable standards.
- (2) To facilitate new commercial and industrial development that will minimize land use conflicts.
- (3) To protect existing and future agricultural-oriented industrial land uses in the Municipality from incompatible forms of development.
- (4) To ensure that future agricultural-oriented industrial land uses do not unduly conflict with other land uses and development within the Municipality.
- (5) To encourage farm-based and home-based businesses in the Municipality.
- (6) To ensure that future commercial industrial development is consistent with the capacities of the Municipality's infrastructure to support it.

- (7) To manage and maximize the net benefits of future commercial and industrial development to the Municipality.
- (8) To continue to encourage new and existing mineral extraction in the Municipality.
- (9) To protect mineral resources and accommodate industries which utilize these resources.
- (10) To maximize the benefits and minimize the impacts on the landscape and costs to the residents of the Municipality which may result from commercial and industrial activities.
- (11) To minimize the disturbance to fisheries habitat, critical wildlife habitat, hazard lands and other environmentally sensitive areas in the development of new commercial and industrial activities.

3.5.3 Policies

- (1) The Zoning Bylaw will contain a commercial district that will accommodate existing legally established and future commercial development.
- (2) Before considering an industrial or commercial development, subdivision or rezoning application, Council may require that the development application contain information with respect to:
 - (a) the types of industry or commercial use to be contained on the site.
 - (b) the size and number of parcels proposed.
 - (c) the installation and construction of roads, services, and utilities.
 - (d) the potential impacts on adjacent land uses, and proposed measures to mitigate any negative impacts.
 - (e) the environmental suitability of the site and other potentially affected lands with particular consideration to the soils, topography, drainage and availability of services, proximity to public recreation and wildlife management areas and hazard land.
 - (f) the access, egress, and the potential impacts of the proposed development on the highway system and traffic safety.
 - (g) development standards or design criteria that include such aspects as parking for large trucks, landscaping, screening, storage, and signage.
 - (h) any other matters that Council considers necessary.
- (3) Council will utilize the Future Land Use Maps 1-7 to assess the development constraints, benefits and acceptability of a proposed multiple parcel industrial or commercial subdivision and development. Future commercial or industrial subdivisions or re-zoning for commercial or industrial development shall avoid conflict with existing land uses and development. Conflict with

existing land uses and development will be demonstrated by, but such demonstration will not necessarily be limited to, the following:

- (a) anticipated levels of noise, odour, smoke, fumes, dust, night lighting, glare, vibration or other emissions emanating from the operation will be sufficient to affect the residential character of existing residential areas; or
- (b) anticipated increased levels or types of vehicle traffic may create unsafe conditions or situations for vehicles, cyclists or pedestrians within or adjacent to existing residential areas.

(4) Multiple Parcel Commercial and Industrial Development Policies:

(a) Concept Plan

Council will require, in the interests of ensuring a comprehensive and planned approach to development, the preparation of a concept plan for the entire area that will ultimately be developed and submission of supporting documentation, where appropriate, as follows:

- (i) Reports, prepared by professionals certified to assess relevant factors to assess the geotechnical stability of the site, susceptibility to flooding or other environmental hazards, together with any required mitigation measures. These measures may be attached as a condition for a subdivision or development permit approval.
- (ii) Engineering reports to address concerns such as availability of water supply, surface water drainage, landscaping, screening, parking, signage, and sewage treatment and disposal.
- (iii) The initial concept plan shall provide an integrated layout for the total development area envisioned, showing road layout, access to external public road, and phasing of development. Once the initial concept plan has been accepted by Council, and subdivision and development commences, no subsequent subdivision that is inconsistent with the approved concept plan and all policies in this document will be permitted without acceptance of a revised concept plan by Council.

- (5)** Principal light industrial uses will be accommodated as permitted uses within an industrial zoning district.
- (6)** Principal heavy industrial uses will be accommodated as discretionary uses within the industrial zoning district.
- (7)** Commercial and industrial building construction will be regulated by the Municipality's Building Bylaw.
- (8)** The Zoning Bylaw will contain provisions for landscaping and outdoor storage in commercial and industrial zoning districts.

- (9) In association with an application for a development permit, Council shall require submission of a site grading plan demonstrating that there is adequate drainage from a site and that neighbouring properties and municipal infrastructure will not be adversely affected by potential runoff from the development.
- (10) Highway commercial uses should maintain the functional integrity of the highway, through the use of service road systems, or controlled highway access points, which are approved by Saskatchewan Highways and Transportation.
- (11) Industrial uses shall maintain a minimum separation distance from existing development as shown in Section 6, Table 6-1. Council may require a separation twenty per cent (20%) greater than that shown in Table 6-1, based on the specific nature of the proposed development and the potential for conflict with other uses.
- (a) Council may approve a lesser separation than set out in Table 6-1 where the applicant submits a copy of an agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an applicant and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Planning and Development Act, 2007* to register an interest to the title(s) of the affected lands.
- (12) Where a residential use is specifically provided for as a discretionary accessory use to industrial or commercial operations, a single dwelling unit shall be permitted only if it is intended to accommodate the owner, caretaker or operator of a use for which a permit has been issued, subject to the relevant standards contained within the Zoning Bylaw.
- (13) Commercial and industrial development is encouraged to locate along existing primary transportation corridors.
- (14) Where Council is of the belief that a proposed commercial or industrial development may require large volumes of water, Council may require the applicant to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.
- (15) Hazardous Industries

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

- (a) It is Council's view that hazardous industries have the potential to negatively affect the general welfare of nearby residents and farm operations, relating to such factors as decreased land values and perceived hazards. Therefore, in order to minimize conflict between hazardous industrial uses and other development, policies for minimum separation distances between hazardous industrial uses and other principal land uses are listed in Section 6, Table 6-1. These minimum separation distance

- policies shall apply both to development, alteration or expansion of hazardous industries and to other development proposed in the vicinity of existing hazardous industries.
- (b) Council may approve a lesser separation than set out in (a) above where the applicant submits a copy of an agreement between the operator of the hazardous industry and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an operator and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Planning and Development Act, 2007* to register an interest to the title(s) of the affected lands.
 - (c) Council may require a separation twenty per cent (20%) greater than set out in (a) above where an unacceptable land use conflict would result with existing developments. (e.g. in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).
 - (d) Separation from permanent surface water bodies or water courses of at least 1.6 km (1 mile) shall be required.
 - (e) Buildings or yards used for the storage, handling or processing of hazardous materials shall be located at least 75 m (250 feet) from any road or railway right-of-way.
 - (f) The development, expansion or alteration of a hazardous industrial use shall be classed as a discretionary use in the Zoning Bylaw. Council will consider approval of developments in accordance with the discretionary use procedure of the Bylaw.
- (16)** Any Contractor or person wishing to use a municipal road for the purpose of transporting quantities of goods and materials that are significant in volume is required to enter into a road maintenance agreement.
- (17)** The Zoning Bylaw will contain provisions for stand- alone wind energy facilities and wind farms.
- (18)** Aggregate Resource Extraction
- (a) Lands identified as having commercial aggregate resource extraction potential shall be protected from development that would preclude or constrain future utilization of that resource;
 - (b) Any development involving the establishment of an aggregate resource extraction industry shall be subject to the approval of Council as a discretionary use. Any approval shall be for a maximum period of two years and may be renewed at the discretion of Council;

- (c) In reviewing applications for aggregate resource extraction industries, Council shall consider the following matters:
 - (i) the effect on adjacent lands and uses thereon and municipal roads;
 - (ii) the manner in which the pit or quarry is to be operated;
 - (iii) the environmental implications of the operation including plans for restoration and reclamation of the site.
- (d) Aggregate resource extraction industries shall not be located within:
 - (i) 305 m (1,000 ft) of multiple parcel country residential or intensive recreational developments;
 - (ii) 150 m (492 ft) of any single parcel country residence or residential site.
- (e) Aggregate resource extraction industries should be located on sites that:
 - (i) do not have high agricultural capability;
 - (ii) do not have unique historical or archaeological significance;
 - (iii) do not have significant wildlife habitat;
 - (iv) are not high quality recreational land;
 - (v) do not lead to land use conflicts with adjacent lands.
- (f) Any aggregate resource extraction industry proposed to be located within 100 m (328 ft) of any municipal road or provincial highway or the Qu'Appelle River shall:
 - (i) be permitted only where it would not:
 - 1. adversely impact upon the environment; or
 - 2. materially interfere with or affect adjacent lands;
 - (ii) complete extraction and reclamation of the site within two years of the granting of the approval.
- (19)** Potash and petroleum exploration will be encouraged in the Municipality.
- (20)** Extraction and processing operations for such minerals as potash and petroleum resource operations shall be protected from incompatible and potentially incompatible development and activities that would restrict their operation, hinder their expansion or continued use, or which would be incompatible for reasons of public health, public safety or environmental impact.
- (21)** Disturbance, as a result of potash and petroleum resource operations, 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. Consideration shall be given to the ability of natural landscapes to sustainably support reclamation efforts.

- (22)** Future Land Use Map 6 – Potential Mining Areas identifies lands within the Municipality that are subject to mining leases. If a major development is proposed within one of these areas, including but not limited to a manufacturing plant, refinery, or communal water and sewer system, Council may require the proponent of such development to consult with local mining companies and the Ministry of Energy and Resources to identify potential subsidence risks. If subsidence risks are identified, the developer will be required to consult with a professional engineer to identify appropriate mitigation measures. The costs associated with identifying the risk of proceeding with a proposed development on land that potentially could be affected by subsidence or recommending specified measures to mitigate the risk of development on such land will be the responsibility of the proponent of the proposed development.

3.6 MUNICIPAL INFRASTRUCTURE AND SERVICES

3.6.1 Findings

- (1) The R.M. is responsible for the maintenance of approximately 16.5 km of all season paved roads, 216.5 km of all season gravel roads and 95.5 km of seasonal gravel roads.
- (2) The Town of Lumsden operates a raw water filling station which is open to R.M. residents for their use.
- (3) The R.M. does not operate any water systems.
- (4) Deer Valley Golf and Estates owns and operates a water treatment facility for its residents.
- (5) There are three private airstrips located within the NE-1-20-21 W2M, the NE-3-21-22 W2M, and in the SE-30-22-19 W2M.
- (6) The railway known as Last Mountain Railway was partially purchased and partially leased by CN in 2009 to the company known as Last Mountain Railway. One hundred and eight km of track was purchased between Davidson and Lumsden from CN. Last Mountain Railway leases the remaining 27 km from Lumsden to Regina with a future option to buy from CN.
- (7) R.M. Council has had much discussion over the years concerning road priorities at R.M. connector roads that meet Provincial Highways and Primary Grid Roads. The higher volumes and changing access needs of a greater number of commuters and higher truck traffic passing through the R.M. demonstrate the need for the development of appropriate transportation and road policies.

3.6.2 Objectives

- (1) To ensure that any new development can reasonably be accommodated by existing municipal services.
- (2) To ensure that the road maintenance obligations created by any future residential development can be fulfilled.
- (3) To ensure that the road maintenance obligations created by any future mineral extraction or oil and gas development can be fulfilled.
- (4) To ensure that development does not create any traffic safety issues.
- (5) To ensure that future development does not exceed capacities of local solid waste management and sewage disposal facilities.
- (6) To ensure the future management and disposal of solid waste and sewage generated by new development be accommodated by existing or proposed infrastructure.
- (7) To establish a hierarchy of rural roads and important streets that will maintain an efficient flow of vehicular traffic.

3.6.3 Policies

- (1) All developments shall provide for:
 - (a) individual on-site water supply appropriate to the proposed use; or,
 - (b) water supply from a regional water distribution system; or,
 - (c) an independent communal water supply system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.
- (2) All developments shall provide for:
 - (a) on-site liquid waste treatment and disposal approved pursuant to *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority; or,
 - (b) an independent communal sewage collection, treatment and disposal system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.
- (3) The R.M. will not be responsible for the capital costs associated with the provision of municipal services to new subdivisions, except for developments owned by the Municipality. Where a private development requires municipal services, the proponent will be responsible for all costs associated with providing the services. Council may require a proponent of a development to undertake an engineering study that clearly articulates the on and off-site infrastructure required to support the development. On-site and off-site infrastructure to support new development proposals may:
 - (a) already exist and have the capacity to support the development, subject to the payment of applicable levies or fees; or
 - (b) be proposed to be constructed by the developer as an integral component of the development itself.
- (4) Council will consider partnering with local urban and rural municipalities, such as the Town of Lumsden, to construct and manage infrastructure that will support future development in the R.M., including but not limited to sewage treatment and disposal systems, water treatment and distribution systems and solid waste management facilities.
- (5) Council will encourage the clustering of development to facilitate and make feasible the use of communal water and sewer distribution and treatment systems.
- (6) Council will not approve new development or subdivision applications unless infrastructure and utility systems and services have adequate capacity.

- (7) Council will consider proposed developments on the basis that a licenced solid waste management facility is available for use by the new development.
- (8) Council will approve all new developments containing communal water and sewer systems on the basis that the users of these systems will be responsible for the costs of their construction, management and operation through the auspices of a public body such as the Board of an Organized Hamlet, a resident association, or a private utility arrangement in the form of a cooperative or non-profit corporation.
- (9) When reviewing development proposals, Council may request utility companies to indicate their existing and future services in and around the area of the development proposal. The availability of such services will be a consideration in Council's position with respect to development proposals.
- (10) Where a subdivision of land will require the installation or improvement of municipal services such as roads or streets, utilities, water supply systems, sewage disposal facilities, and fire protection facilities the developer will be required to enter into a servicing agreement with the Municipality to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of services that directly or indirectly serve the proposed subdivision. These charges may differ from one proposed subdivision to another based on the particular needs of each development. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.
- (11) Public works in the form of solid and liquid waste management or disposal facilities will be allowed at the discretion of Council subject to locational and development standards as specified in the Zoning Bylaw and subject to the following locational policies:
 - (a) It is Council's view that public works in the form of solid and liquid waste management or disposal facilities have the potential to negatively affect the general welfare of nearby residents and the quality of recreation opportunity, relating to such factors as odours, blowing debris, decreased land values and perceived hazards. Therefore, in order to minimize conflict between such public works and other development, policies for separation between public works in the form of solid and liquid waste management or disposal facilities and other principal land uses are listed in Section 6; Table 6-1.
 - (b) Council may approve a lesser separation than set out in (a) above where the applicant submits a copy of an agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an applicant and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Planning and Development Act, 2007* to register an interest to the title(s) of the affected lands.

- (c) Council may require a separation 20% greater than set out in (a) above. This would only apply where an unacceptable land use conflict would result with existing developments. (e.g. in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).
 - (d) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice of a proposal for the development, expansion or alteration of a solid or liquid waste management or disposal facility and shall hold a public hearing on the proposal.
- (12)** Council may establish, by separate bylaw, policies respecting garbage pickup and solid waste disposal in country residential subdivisions and other areas of the Rural Municipality.
- (13)** Council may, subject to a request by the majority of residents of a multi parcel country residential area, agree to the provision of an extended service such as dust control or greater than normal snow clearing service. The financing of such service will be arranged through enactment of a special tax bylaw pursuant to the provisions of Section 312 of *The Municipalities Act, 2005*.
- (14)** Transportation Policies
- (a) The Municipality will cooperate with the Ministry of Municipal Affairs, the Ministry of Highways and Transportation, adjacent municipalities and other adjacent jurisdictions in long-term planning that addresses its transportation needs.
 - (b) Council will endeavour to upgrade the major access roads in the Municipality, within the Municipality's ability to pay for such upgrades, and with the support of senior government funding wherever possible.
 - (c) Development shall not create any potentially unsafe traffic conditions. Council will ensure that appropriate road designs, speed limits and traffic control devices are used to help ensure traffic and road safety.
 - (d) Development along provincial highways shall be consistent with the safety standards and access policies established by the Ministry of Highways and Transportation.
 - (e) The Municipality will not be responsible for the paving of roads in country residential subdivisions.
 - (f) Subdivision applications requiring a permanent street or road closure, intended to correct encroachments by development on municipal road right-of-ways, will only be supported after a review by Council, to ensure that:

- (i) It is determined that the permanent street or road closure would not restrict or compromise access to other sites / areas in the Municipality; and
 - (ii) It is determined that the street closure would not have an adverse affect on the Municipality's ability to maintain or repair municipal streets and roads.
- (15)** Future Land Use Map 1 – Preferred Transportation Corridors identifies key transportation corridors that could potentially support future development with the least amount of new road infrastructure. Development in these corridors is subject to all other policies in this plan including the ability for on and off-site infrastructure to support the development.
- (16)** Recycling facilities shall be located in areas that are accessible by community members, when possible.
- (17)** Council shall enter into a road maintenance agreement where development involving heavy truck traffic has the potential to negatively impact municipal roads.

3.7 INTERMUNICIPAL AND JURISDICTIONAL COOPERATION

3.7.1 Findings

- (1) The Town of Lumsden, the Town of Regina Beach, the Village of Craven, the Village of Buena Vista, and the Village of Disley are situated within the R.M. of Lumsden.
- (2) Last Mountain Lake Indian Reserve #80A is located within the R.M. of Lumsden.
- (3) The R.M. of Lumsden increased in population from 2006 to 2011, increasing from 1,523 to 1,631 residents. Rapid growth was also experienced between 1991 and 2001. If migration rates remain similar to what has been seen in the past five years, it is calculated that the population will increase at a rate of 1.4% annually, bringing the population to 2,141 over the next twenty years.
- (4) Population in the Town of Regina Beach, Village of Craven, Village of Buena Vista and Village of Disley is expected to increase, based on the ten year trends. Current data suggests that the population in the Town of Lumsden will increase, if it follows the five year trend of 1.4%.
- (5) The Rural Urban Fringe Area and Urban Future Growth Areas for the respective adjoining urban municipalities are identified on Future Land Use Map 7 – Development Constraints.
- (6) The R.M. of Lumsden has an interest in collaborating with the R.M. of McKillop No. 220, the R.M. of Longlaketon No. 219, the R.M. of Dufferin No. 190, the R.M. of Sherwood No. 159, the R.M. of Pense No. 160 and the R.M. of Edenwold No. 158 in infrastructure projects and planning as well as management of shared natural resources.

3.7.2 Objectives

- (1) To facilitate inter-municipal / jurisdictional cooperation in providing municipal services that are more cost-effective and efficiently delivered on a regional basis.
- (2) To pursue agreements, with neighbouring urban municipalities, that will address future growth directions and joint delivery of services, based on the planning needs of the overall community.
- (3) To participate in regional studies that address topics of mutual interest including but not limited to: general resource conservation, the management development on Last Mountain Lake and the management of development in the Qu'Appelle Valley.

3.7.3 Policies

- (1) Council will pursue inter-municipal cooperation with neighbouring municipalities in the region for provision of municipal services with the interest of improving municipal services and providing them on a more cost-effective basis.
- (2) Council will facilitate cooperation with neighbouring urban municipalities with respect to the impact of existing and future urban development on those parties' services, facilities,

residents and / or natural resources including but not limited to: Last Mountain Lake and the Qu'Appelle Valley.

- (3) Lands within 1.6 kilometres (1 mile) of the corporate limits of an Urban Municipality shall be considered a Rural – Urban Fringe Area. Future Land Use Map 7 - Development Constraints may be amended in the future to designate a specific Future Urban Growth area, subject to the Urban Municipality undertaking a planning program which identifies its spatial growth aspirations.
- (4) In the interests of strengthening regional planning Council will participate in joint planning studies and initiatives, ideally with support of senior government funding.
- (5) In all cases when subdivision or Zoning Bylaw map amendments are proposed within a Rural-Urban Fringe Area, Council shall notify the relevant Urban Municipality.
- (6) Council will work with all urban municipalities in designating a future Urban Growth Area and these areas may be shown on the Future Land Use Map.
- (7) Council will evaluate annexation proposals by all urban municipalities with consideration of its impact:
 - (a) on adjacent rural land uses;
 - (b) on the agricultural productivity of the area;
 - (c) on the relationship of annexed lands to the particular community's growth strategy as defined within its Official Community Plan; and,
 - (d) on the financial implications of the annexation to the Municipality.
- (8) Council will favourably consider boundary alteration proposals where the boundary alteration proposal is intended to accommodate community growth and development sufficient to accommodate up to twenty (20) year's projected growth providing that this growth / need is demonstrated to the satisfaction of Council.

3.8 RECREATION, PUBLIC OPEN SPACE AND AESTHETICS

3.8.1 Findings

- (1) No major lakeshore areas have been identified in the R.M. and the potential slope and flood problems inherent along the banks of the Qu'Appelle River and its tributaries limits the opportunity for seasonal cottage development in the Municipality. These same areas may be ideal for other types of passive and active recreational uses.
- (2) The recreation industry in the R.M. of Lumsden is varied. Current recreational facilities include the Deer Valley Golf Course; Lumsden Beach Camp; St. Michael's Retreat; Beaver Creek Ranch and Horse Centre; and the Craven World Campground.
- (3) The Craven Valley Country Jamboree is held annually over a period of four days in July. The Jamboree is the longest running multi-day music festival in Canada. It has been on the same site for over a quarter century.
- (4) There is an increased interest in, and demand for, walking trails in and near the Qu'Appelle River Valley.

3.8.2 Objectives

- (1) To ensure that the recreation resources in the R.M. can be sustained through environmental protection of the Qu'Appelle Valley and its tributaries and associated wetlands.
- (2) To maximize the benefits and minimize the impacts on the landscape and costs to the residents of the Municipality which may result from recreation activities.
- (3) To minimize the disturbance to fisheries habitat, critical wildlife habitat, hazard lands and other environmentally sensitive areas in the development of new recreational spaces.
- (4) To utilize, wherever possible, the potential for the "Large Patches of Vegetation", "Natural Corridors" and "Stepping Stones" as detailed on the Future Land Use Map 2 – Potential Environmentally Sensitive Areas as geographic linkages to preserve and enhance the passive recreation opportunities and scenic vistas for this area of the Qu'Appelle River Valley.
- (5) To consider the impact of development on scenic vistas, landscape patterns and valley ridges within the municipality.
- (6) To lessen pollution by electronic light sources within the municipality.

3.8.3 Policies

- (1) Where appropriate, Council will permit the development of publicly-owned or privately-owned recreation facilities.

- (2) Recreation activities may occur in environmentally sensitive areas, heritage sensitive areas and hazard lands only to the extent that these lands are not detrimentally affected by recreational users.
- (3) Major recreation facilities, potential pedestrian trails or linear greenway connections in and along the Qu'Appelle Valley will be facilitated by Council where feasible in terms of appropriate public access points with respect to the rights of private landowners without endangering heritage-sensitive or environmentally-sensitive areas.
- (4) Applicants for new subdivision and development applications within the Qu'Appelle Valley may be required to demonstrate to Council how scenic vistas and views of valley ridgelines will be impacted.
- (5) Council encourages that site and other outdoor light fixtures for new residential development be Dark Sky Friendly or approved by the International Dark Sky Association.
- (6) Council may require that site and other outdoor light fixtures for new commercial and industrial development be Dark Sky Friendly or approved by the International Dark Sky Association.

4.0 FUTURE LAND USE MAPS

4.1 USE AND INTERPRETATION

4.1.1 Intent

The Future Land Use Maps contained in this Section are intended to guide land use decisions within the municipality by identifying opportunities and constraints on future land use and development. Council will consider new subdivision and development proposals in the context of the information contained on the Future Land Use Maps, which form part of this Plan.

The Future Land Use Maps are as follows:

Map 1: Preferred Transportation Corridors - identifies key transportation corridors that could potentially support future development with the least amount of new road infrastructure.

Map 2: Potential Environmentally Sensitive Areas - identifies land with potential sensitivity to development due to the natural environment.

Map 3: Hazard Lands - identifies constraints to development due to flood and slope conditions.



Map 4: Soil Capability for Agriculture - identifies the capability of land for dry land crop production.






Map 5: Separation Distances Required for a Potential ILO - identifies existing development and the buffer distances required for an ILO from this existing development.

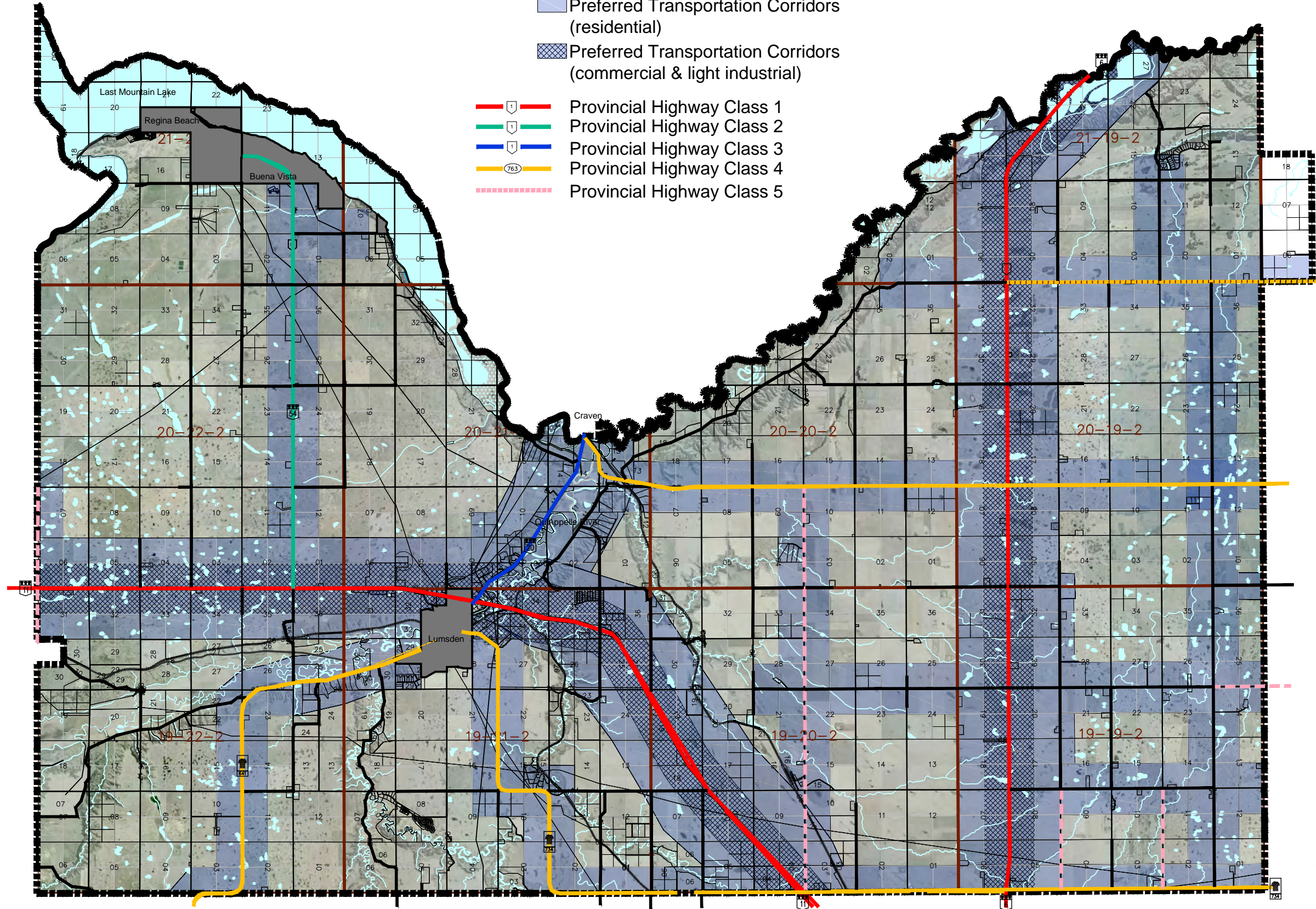
Map 6: Potential Mining Areas - identifies land subject to current mining leases.

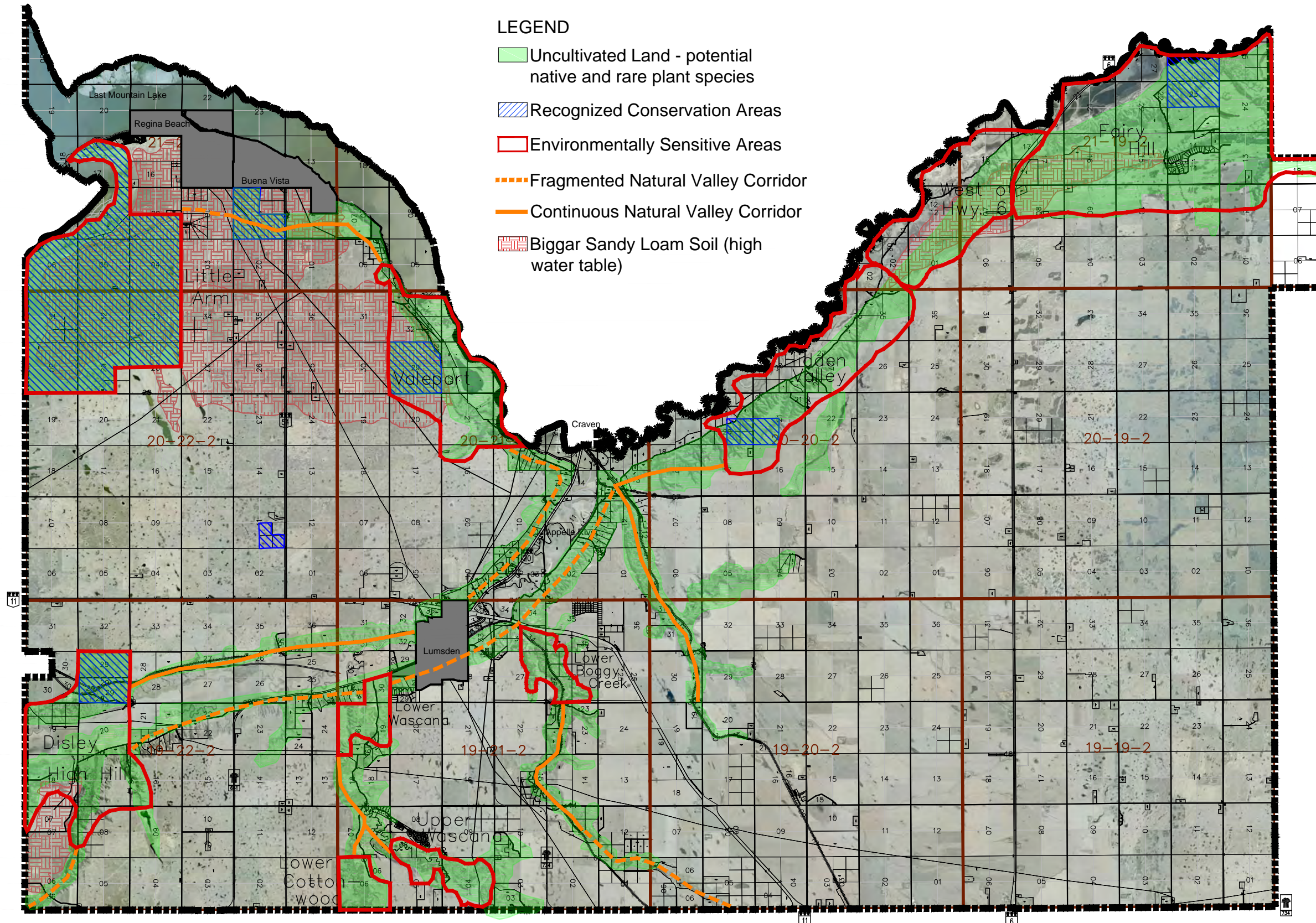
Map 7: Development Constraints - identifies development constraints such as potential heritage sensitivity, waterbodies and wetlands, existing ILO's, potential critical wildlife habitat areas, the urban-rural fringe, conservation easements, etc.

LEGEND

-  Preferred Transportation Corridors (residential)
-  Preferred Transportation Corridors (commercial & light industrial)

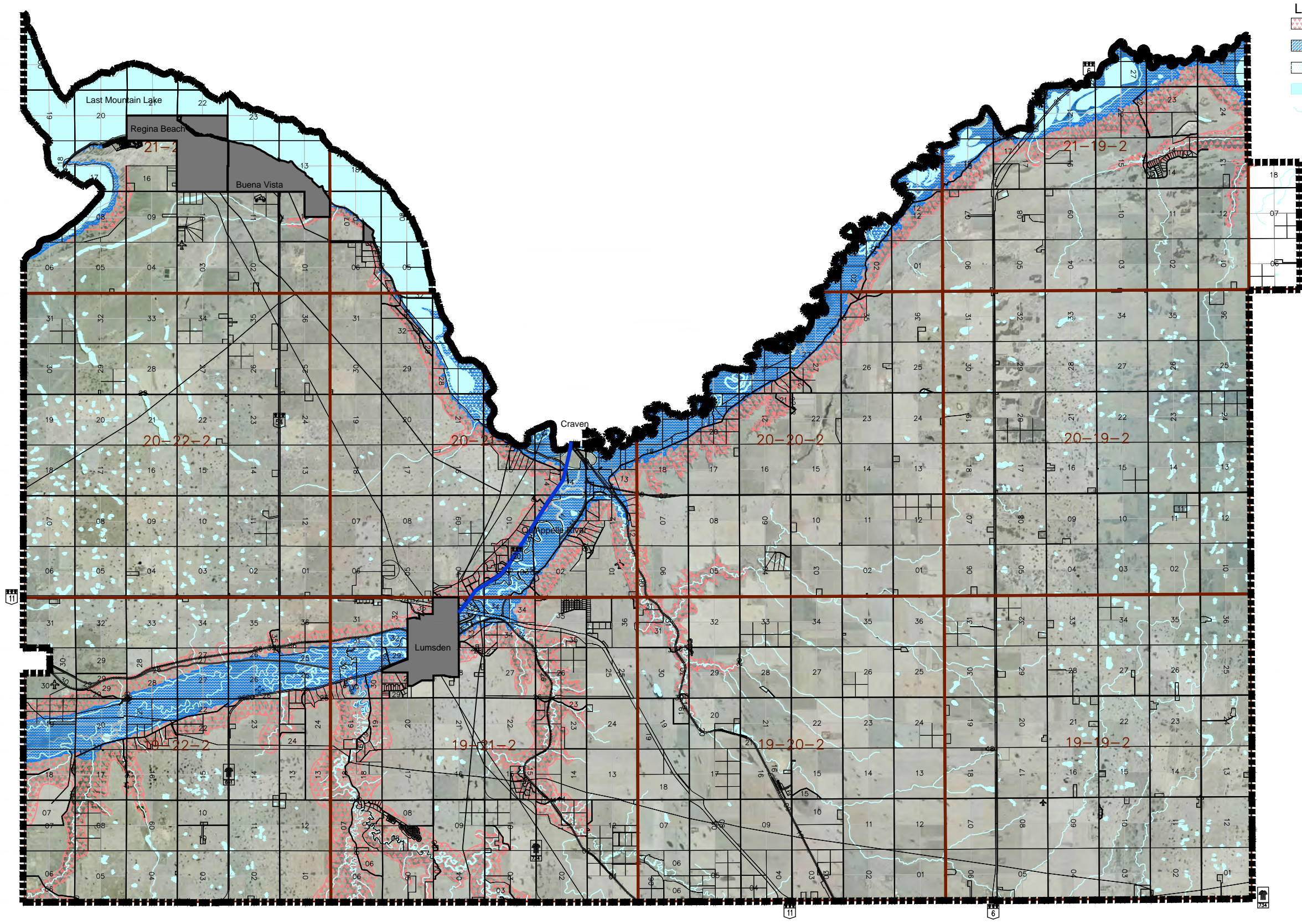
-  Provincial Highway Class 1
-  Provincial Highway Class 2
-  Provincial Highway Class 3
-  Provincial Highway Class 4
-  Provincial Highway Class 5





R.M. of Lumsden No. 189
 Future Land Use Map 2 - Potential Environmentally Sensitive Areas
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- LEGEND**
- Potential Unstable Slopes
 - Potential Flood Plain
 - Wetland
 - Waterbody
 - Watercourse

R.M. of Lumsden No. 189

Future Land Use Map 3 - Hazard Lands

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R.M. OF LUMSDEN No. 189

CANADA LAND INVENTORY RATINGS

AGRICULTURE LAND CAPABILITY CLASSIFICATIONS

R.M. OF McKILLOP No. 220

R.M. OF LONGLAKETON No. 219

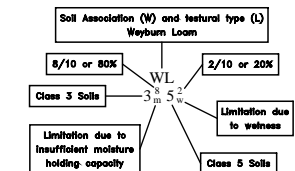
LEGEND

SYMBOL	SOIL ASSOCIATION & TEXTURES TYPE
AFL-SL	ASQUITH FINE SANDY LOAM SANDY LOAM
Av	ALLUVIUM
BgSL	BIGGAR SANDY LOAM
ECL	ELSTOW CLAY LOAM
Er	ERODED
OL-WL	OXBOW LOAM WEYBURN LOAM
RHvC	REGINA HEAVY CLAY
TuC	TUXFORD CLAY
TuCL	TUXFORD CLAY LOAM
TuC-CL	TUXFORD CLAY LOAM CLAY LOAM
TuC-RHvC-ECL	TUXFORD CLAY REGINA HEAVY CLAY ELSTOW CLAY LOAM
WL	WEYBURN LOAM
WL-BgL-SL	WEYBURN LOAM BIGGAR LOAM SANDY LOAM
WL-CL	WEYBURN LOAM CLAY LOAM
WLL-BgSL	WEYBURN LIGHT LOAM BIGGAR SANDY LOAM
WL-OCL	WEYBURN LIGHT LOAM BIGGAR SANDY LOAM

60% OR MORE OF CLASS 4 SOILS.
60% OR MORE OF CLASS 5 AND 6 SOILS.

MAP SYMBOL

The map symbol is composed of a top line and a bottom line as illustrated in the following diagram.



- Class 1** - Soils in this class have no significant limitations that restrict their use for crops. They are moderately high to high in productivity for a wide range of field crops.
- Class 2** - Soils in this class have moderate limitations that reduce the choice of crops, or require moderate conservation practices. They are moderately high to high in productivity for a fairly wide range of crops.
- Class 3** - Soils in this class have moderately severe limitations that reduce the choice of crops or require special conservation practices. They are medium to moderately high in productivity for a moderate range of field crops.
- Class 4** - Soils in this class have severe limitations that restrict the choice of crops or require special conservation practices or both. They are low to medium in productivity for a narrow range of field crops, but may have higher productivity for a special crop.
- Class 5** - Soils in this class are unsuited to the production of common field crops and are capable only of producing perennial forage crops. Improvement practices are feasible.
- Class 6** - Soils in this class are capable only of producing native perennial forage crops. Improvement practices ARE NOT feasible.
- Class 7** - Soils in this class have no capability for stable agriculture or permanent pasture.

SOIL LIMITATIONS

- SUBCLASS m** - insufficient soil moisture holding capacity.
- SUBCLASS s** - poor structure and/or permeability.
- SUBCLASS f** - low soil fertility.
- SUBCLASS n** - excessive soil salinity.
- SUBCLASS u** - unfavorable soil characteristics. This subclass is used in a collective sense in places of subclasses m, s, f, and n where more than two of them are present or where two of these limitations are present in addition to some other limitation.

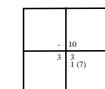
LANDSCAPE LIMITATIONS

- SUBCLASS w** - excess water - applies to soils where excess water, apart from that brought about by inundation is a limitation in their use for agriculture.
- SUBCLASS p** - excess salinities.
- SUBCLASS e** - erosion damage.
- SUBCLASS i** - inundation - applies to soils subjected to flooding due to overflows.
- SUBCLASS x** - moderate limitation due to accumulative minor adverse characteristics which singly are not serious enough to affect the class rating.

LAND USE

The number appearing in adjacent corners of each quarter section unit indicate the proportion of unutilized land within the quarter section expressed as a total of 10 as recorded in the year of assessment.

- NW quarter - less than 10% unutilized land (0 - 9 acres)
- NE quarter - 100% unutilized land (10 - 160 acres)
- SW quarter - 30% unutilized land (41 - 58 acres)
- SE quarter - 50% unutilized land (41 - 58 acres)
- 10% class 7 land



TWP. 21

Wald (S)

TWP. 20

TO SASKATOON

TWP. 19

R.M. OF PENSE No. 160

R.M. OF SHERWOOD No. 159

TO REGINA

Source: **UMA** Engineering Ltd.
Engineers, Planners & Surveyors
Saskatchewan

RGE. 22

RGE. 21

RGE. 20

RGE. 19

R.M. OF EDENWOLD No. 158

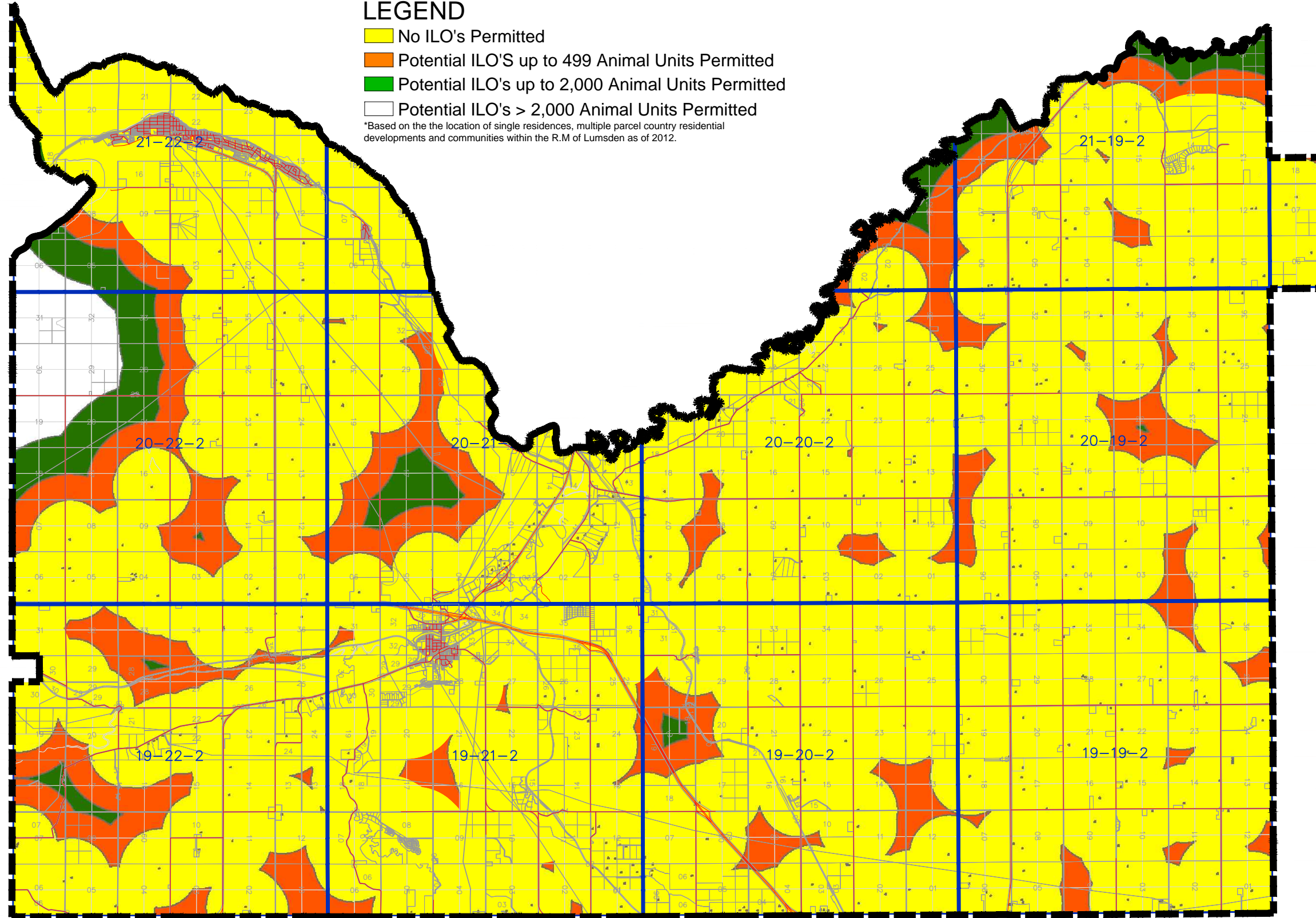
TWP. 19



LEGEND

- No ILO's Permitted
- Potential ILO'S up to 499 Animal Units Permitted
- Potential ILO's up to 2,000 Animal Units Permitted
- Potential ILO's > 2,000 Animal Units Permitted

*Based on the the location of single residences, multiple parcel country residential developments and communities within the R.M of Lumsden as of 2012.



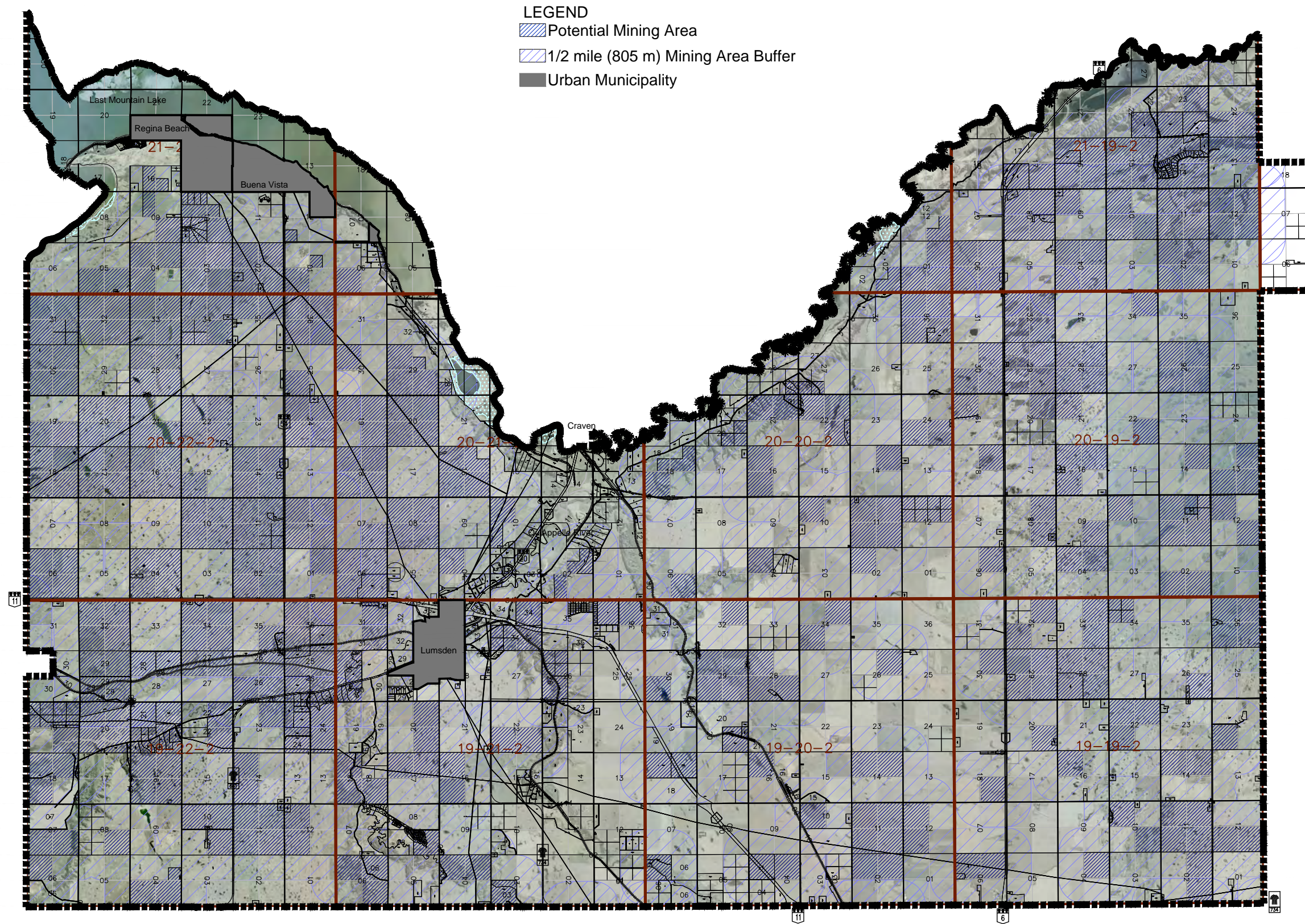
R.M. of Lumsden No. 189

Future Land Use Map 5 - Separation Distances Required for a Potential ILO

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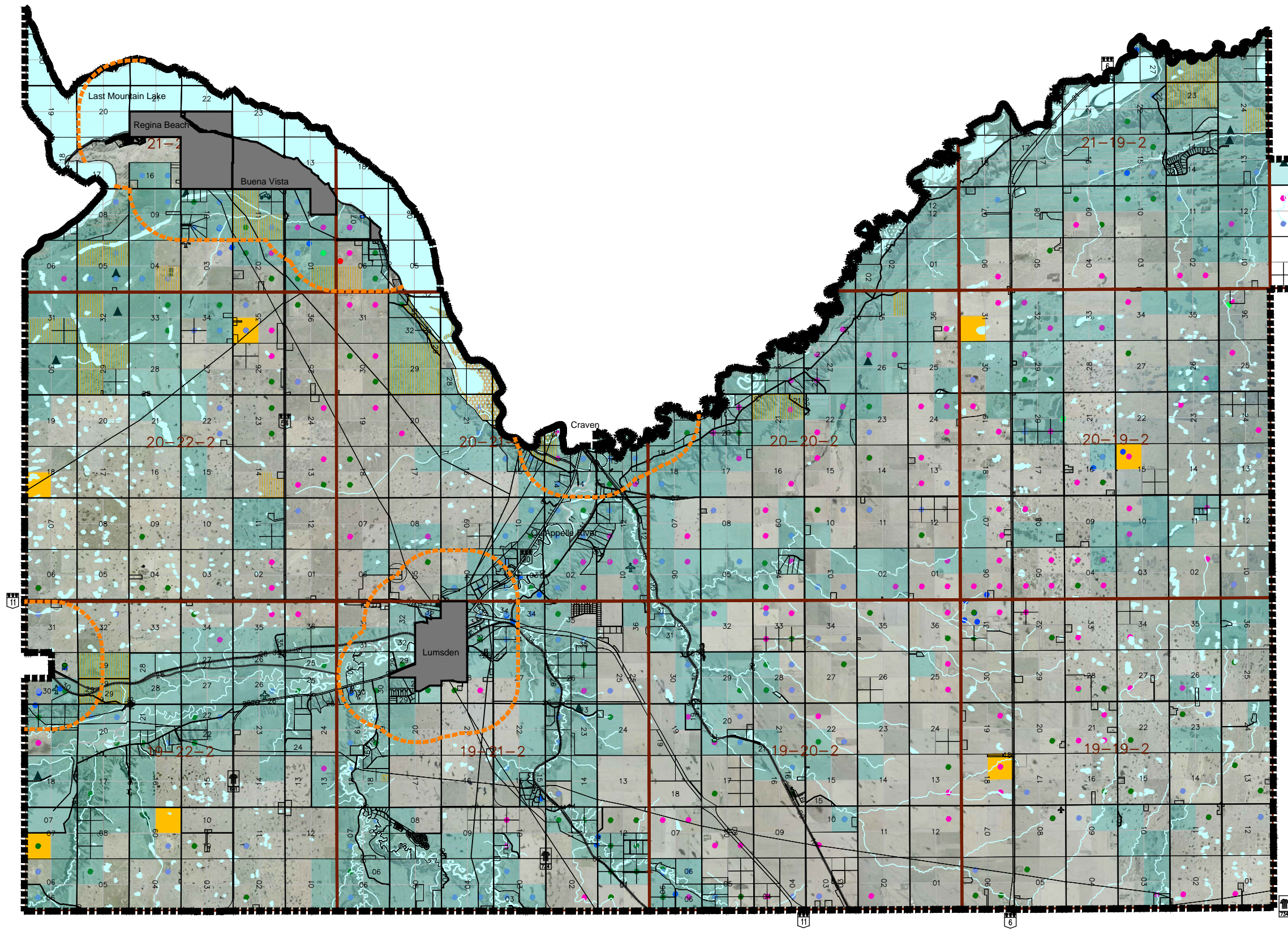


R.M. of Lumsden No. 189
 Future Land Use Map 6 - Potential Mining Areas

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12/07/06



- LEGEND**
- Urban Municipality
 - First Nations Reserve Land
 - Wetland
 - Waterbody
 - Watercourse
 - Intensive Livestock Operation
 - Potential Critical Wildlife Habitat
 - Potential Heritage Sensitivity - Requires Further Screening by Heritage Conservation Branch
 - Rural Municipality
 - Urban-Rural Fringe
 - Gravel Pits
 - Licensed Wells
 - 0 - 50 Feet (33)
 - 50 - 100 Feet (4)
 - 100 PLUS Feet (2)
 - Unlicensed Wells
 - 0 - 50 Feet (142)
 - 50 - 100 Feet (172)
 - 100 PLUS Feet (226)
 - Airstrips
 - Railroads
 - Waste Site

R.M. of Lumsden No. 189
 Future Land Use Map 7 - Development Constraints
 CROSBY HANNA & ASSOCIATES - LANDSCAPE ARCHITECTURE AND PLANNING -



12/07/06

5.0 IMPLEMENTATION

5.1 ZONING BYLAW

The Zoning Bylaw will be the principal method of implementing the objectives and policies contained in this Official Community Plan and will be adopted in conjunction herewith by the R.M. of Lumsden.

5.1.1 Purpose

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

5.1.2 Content and Objectives

The Zoning Bylaw will implement the land use policies contained in this Official Community Plan by prescribing and establishing zoning districts for residential uses, community service uses, retail commercial uses, highway commercial uses, industrial uses, future urban development lands and restricted development lands. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations, off-street parking, landscaping and so forth.

(1) **A** – AGRICULTURE DISTRICT

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

(2) **CR1** – LOW DENSITY COUNTRY RESIDENTIAL DISTRICT

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

(3) **CR2** – MEDIUM DENSITY COUNTRY RESIDENTIAL DISTRICT

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

(4) **CR3** – HIGH DENSITY COUNTRY RESIDENTIAL DISTRICT

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

(5) **HDMU – HIGH DENSITY MIXED USE RESIDENTIAL DISTRICT**

The objective of the **HDMU – High Density Mixed Use Residential District** The objective of the HDMU – High Density Mixed Use Residential District is to provide for a mix of comprehensively planned high and low density residential uses and compatible commercial and community service uses.

The **HDMU – High Density Mixed Use Residential District** shall be applied only to accommodate approval by agreement (under section 69 of The Planning and Development Act, 2007) of a specific development proposal that Council considers suitable under the policy and guidelines established for the High Density Mixed Use Residential District.

(6) **R1 – LOW DENSITY VALLEY RESIDENTIAL DISTRICT**

The objective of the R1 – Low Density Valley Residential Development District is to accommodate low density residential development that existed as of August 1, 2012. This district shall not be applied by Council after August 1, 2012.

(7) **R2 – MEDIUM DENSITY VALLEY RESIDENTIAL DISTRICT and R3 – PLANNED VALLEY RESIDENTIAL DISTRICT**

The objective of the R2 - Medium Density Valley Residential District and the R3 - Planned Valley Residential District is to accommodate the continued development and use of the integrated residential/recreational Deer Valley development according to established development standards.

(8) **C – GENERAL COMMERCIAL DISTRICT**

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

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

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

(10) **M – INDUSTRIAL DISTRICT**

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

(11) **M1 – INDUSTRIAL DISTRICT**

The objective of the M1 – Industrial District it to accommodate the continued development and use of the Webfam Developments Ltd., industrial development, located in part of the NE ¼ Section 18, Township 19, Range 20, West of the 2nd Meridian.

5.1.3 Amending the Zoning Bylaw

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

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

5.1.4 Zoning By Agreement

- (1) Where an application is made to Council to rezone land to permit the carrying out of a specified proposal, Council may, for the purpose of accommodating the request, enter into an Agreement with the Applicant pursuant to Section 69 of *The Planning and Development Act, 2007*.
- (2) Section 5.1.3 of this Official Community Plan shall apply in the review of applications for rezoning by agreement.
- (3) Council may enter into an agreement with the applicant setting out a description of the proposal and reasonable terms and conditions with respect to:
 - (a) the uses of the land and the buildings and the forms of development;
 - (b) the site layout and external design, including parking areas, landscaping and entry and exit ways; and,
 - (c) any other development standards considered necessary to implement the proposal, provided that the development standards shall be no less stringent than those set out in the requested underlying zoning district.
- (4) Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.
- (5) Council may consider rezoning by agreement to accommodate development or subdivision proposals when:
 - (a) limiting the uses within a zoning district will avoid land use conflict;
 - (b) it is necessary to ensure that appropriate services and infrastructure is provided;

- (c) a comprehensive master-planned community will require implementation of the **HDMU** – High Density Mixed Use Residential District.

5.1.5 Use of the Holding Symbol “H”

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

5.2 OTHER IMPLEMENTATION TOOLS

5.2.1 Subdivision Application Review

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

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

5.2.2 Dedicated Lands

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

5.2.3 Building Bylaw

Council will use its building bylaw to provide standards for the construction, repair and maintenance of buildings in the community as well as ensuring acceptable physical conditions. Provisions for occupancy permits and inspections can be included in the bylaw.

5.2.4 Development Levies and Servicing Fees

- (1) In accordance with Section 169 of *The Act*, Council may establish, by separate bylaw, development levies for the purpose of recovering all or part of the capital cost of providing altering, expanding or upgrading services and facilities associated with a proposed development with existing subdivided areas. Such bylaw must be based on studies to establish the cost of municipal servicing and recreational needs and on a consideration of future land use and development and the phasing of associated public works.
- (2) In accordance with Section 172 of *The Act*, Council may establish by resolution, a schedule of development specifications and servicing fees to be used by the Municipality as the basis for the negotiation of servicing agreements with proponents of a new subdivision development. Such servicing specifications will provide a consistent set of development standards for provision of direct services by developers in a new

subdivision development. The schedule of fees will be based on the identification of overall services and public works that the Municipality anticipates will be needed as a result of new subdivision development for a specified term. Offsite service fees for individual developments will be established based on a calculation of the servicing needs being created by that individual development as a part of the Municipality's overall servicing needs.

5.3 OTHER

5.3.1 Updating the Official Community Plan

Plans and projections for future development shall be monitored on an ongoing basis. Policies contained in this Official Community Plan, including the Future Land Use Maps, shall be reviewed and updated within five years of adoption.

5.3.2 Further Studies

As necessary, Council will undertake such studies or programs required to facilitate and encourage the growth and development of the Rural Municipality of Lumsden, No. 189.

5.3.3 Cooperation and Inter-Jurisdictional Consideration

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

5.3.4 Programs

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

5.3.5 Provincial Land Use Policies and Interests

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

5.3.6 Binding

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

5.3.7 Definitions

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

6.0 MINIMUM SEPARATION REQUIREMENTS

Table 6-1 Separation Distance Between Uses (in Metres) R.M. of Lumsden No. 189		Municipal Wells	Residential				Urban Municipality	Intensive Agriculture	Intensive Livestock Operations (number of animal units)			Airport / Airstrip	Commercial (Agriculture)	Gravel Pit	Waste Management		Anhydrous		Industrial	Hazard Industrial
			Single	MCR	HDMU	Tourist Accommodation			300 - 499	500 - 2,000	> 2,000				Solid	Liquid	Non-Refrigerated	Refrigerated		
Residential	Single ⁽¹⁾	--	--	--	--	--	1,600	--	1,200	2,000	3,200	--	200	200	457	600	300	600	300	1,600
	Multi-lot Country Residential ⁽²⁾	--	--	--	--	--	1,600	--	1,600	2,400	2,400	800	200	600	457	600	300	600	800	2,400
	Tourist Accommodation ⁽³⁾	--	--	--	--	--	--	--	--	1,200	2,000	3,200	--	200	200	457	600	300	600	800
Intensive Agriculture ⁽⁴⁾		--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	800	1,600
Intensive Livestock Operation ⁽⁵⁾	300 - 499	1,600	1,200	1,600	1,600	1,200	1,600	--	--	--	--	--	1,200	--	--	--	--	--	1,200	1,200
	500 - 2000	1,600	2,000	2,400	2,400	2,000	2,400	--	--	--	--	--	2,000	--	--	--	--	--	2,000	2,000
	> 2,000	1,600	3,200	3,200	3,200	3,200	3,200	--	--	--	--	--	3,200	--	--	--	--	--	3,200	3,200
Airport / Airstrip ⁽⁶⁾		--	--	800	800	--	800	--	--	--	--	--	--	--	--	--	--	--	--	--
Commercial (Agriculture) ⁽⁷⁾		--	300	800	800	800	1,600	800	1,200	2,400	3,200	--	--	--	457	300	--	--	--	--
Waste Management ⁽⁸⁾	Solid	1,600	457	457	457	457	457	457	--	--	--	--	457	--	--	--	--	--	457	--
	Liquid	1,600	600	600	600	600	600	300	--	--	--	--	300	--	--	--	--	--	300	--
Anhydrous ⁽⁹⁾	Non-Refrigerated	--	300	300	300	300	300	--	--	--	--	--	--	--	--	--	--	--	--	--
	Refrigerated	--	600	600	600	600	600	--	--	--	--	--	--	--	--	--	--	--	--	--
Industrial ⁽¹⁰⁾		800	300	800	800	800	1,600	800	1,200	2,000	3,200	--	--	--	457	300	--	--	--	--
Hazardous Industrial ⁽¹¹⁾		1,600	1,600	2,400	2,400	1,600	2,400	1,600	--	--	--	--	--	--	--	--	--	--	--	--

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

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

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

7.0 COUNTRY RESIDENTIAL DEVELOPMENT PROPOSAL
WORKBOOK

Rural Municipality of Lumsden No. 189 Country Residential Development Proposal Workbook

This workbook is intended to allow the R.M. of Lumsden No. 189 and Council to thoroughly evaluate the impact of new country residential subdivision proposals in the area. The workbook is intended to raise awareness of current development issues and identify best practices with respect to community design. Council will base decisions on moving forward with rezoning applications related to new country residential subdivision proposals on the responses provided by applicants to the questions contained within this workbook, subject to other relevant Bylaws and policies of the Municipalities.

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

1.4 Are there potential geotechnical hazards (steep slope, streamsides, shorelines)?

Early recognition of geotechnical hazards is an important step in reducing the incidence of expensive and potentially unsafe situations.

Yes/No

Describe

1.5 Is this a “brown-field” site or other potentially contaminated area (e.g. old farm yard, railway right-of-way)? If yes, is environmental site remediation to be part of the development process?

Brown-field sites or land that may have been used for potentially noxious industrial or commercial purposes (e.g. dry cleaning, farm sites, gas stations) that may have been contaminated by hazardous waste or pollution and need to be restored / decontaminated before development occurs. Brown-field sites are unsafe to redevelop before an environmental remediation takes place.

Yes/Not Applicable

If yes, briefly outline the nature of the potential contamination and the proposed (actual) remediation approach (including the standards that were adhered to):

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

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

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

Yes/No

Describe

1.7 What proportion (%) of the residential sites in the subdivision have a north-south orientation appropriate for taking maximum advantage of passive solar energy?

Passive Solar Energy makes use of a steady supply of energy by means of building design and orientation. It reduces fuel consumption, lowers energy bills and increases natural light. Appropriate solar orientation for residential sites shall be defined as sites oriented within 30 degrees of a north-south axis.

Proportion (%):

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

Yes/No

Describe

1.9 Will greenspace and trees be provided within the subdivision (includes retention of existing trees)? Are there unique greenspace provisions that will contribute to the sustainability of the development?

Provision of more than one type of green space contributes to the diversity of the community and satisfies the various functional aspects of open space (e.g. programmed, passive, natural drainage, mobility).

Yes/No

Describe

1.10 Are there any significant existing environmental or cultural features that will be maintained, enhanced or destroyed on the site (e.g., tree and/or shrub or other natural feature preservation, critical wildlife habitat, cultural / heritage resource preservation)?

Maintaining or enhancing environmental features and significant archaeological sites helps to create a sense of community, protects the natural environment, a community's past and creates unique and distinctive places for people to live and enjoy.

Yes/No

Describe

1.11 What is the length (in lane metres) of the streets (by type, including walkways) in the development?

The total amount of transportation infrastructure can be compared to the size of the subdivision and expected population of the subdivision at full build-out size. A lane metre is defined as 1 metre x 2.5 metres (2.5 m2).

Length of streets: _____

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

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

Yes/No

Describe

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

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

Describe

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

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

Describe

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

Yes/No

Describe

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

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

Describe

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

Yes/No

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

Describe

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

Yes/No

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

Describe

2. SOCIAL AND CULTURAL CONSIDERATIONS

Social and cultural considerations in reviewing development applications include features that enhance or maintain the social well being of the District's residents, while promoting the development of human potential and preserving cultural heritage. The importance of social and cultural aspects of a development include how it creates a high-quality of life for its residents without significantly detracting from the quality of life of surrounding residents / land users.

- 2.1** Does the subdivision enhance local identity (sense of place), character and culture (e.g., through architectural style, landscaping, colours, project name (e.g. Signage))?

Unique and interesting communities can be fostered by reflecting the values and cultures of their residents. By creating high quality communities through architectural style, landscaping and natural elements, it can be assured that the buildings (and the community) will retain their value and appeal over time.

Yes/No

Describe

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

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

Yes/No

Describe

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

Incorporating public gathering spaces and focal points promotes a sense of community and provides opportunities for social interaction. Community gardens provide focal points for communities and are food sources and sources of potential income. Public amenities, particularly those that are adaptable, also increase the marketability of the community.

Yes/No

Describe

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

Yes/No

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

Describe

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

Yes/No

Describe

2.6 If the Development is located within or adjacent to the Qu'Appelle Valley, does it have an impact on the large patches of natural vegetation, natural corridors, stepping stones, and / or special sites as outlined in the Conservation Strategy for the Qu'Appelle Valley System in the R.M. of Lumsden?

Yes/No

Describe

2.7 If the Development is located within or adjacent to the Qu'Appelle Valley, does it preserve the scenic vistas and valley ridgelines that are visible from the valley top?

Yes/No

Describe

3. ECONOMIC CONSIDERATIONS

The importance of economic considerations in the development review process relate to the integrity of our ecological and economic systems and helps to ensure long term prosperity through the responsible use of our resources. Economic sustainability enables the maintenance, service and support of communities without upward pressure on levies, property taxes and other development charges.

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

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

Yes/No

Describe (include approximate amount)

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

Yes/No

Describe

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

Yes/No

Describe
