

The Rural Municipality of Big River No. 555

Official Community Plan


Bylaw No. 23-01-01

A Bylaw of the Rural Municipality of Big River No. 555 to adopt an Official Community Plan.


The Council of the Rural Municipality of Big River No. 555 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 Big River No. 555 hereby adopts the Official Community Plan identified as Schedule "A" to this bylaw.
- (2) The Reeve and Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
- (3) Bylaw No. 1/16, the Official Community Plan, and all amendments thereto are hereby repealed.
- (4) This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the 9th day of January, 2023
Read a Second Time the 3rd day of March, 2023
Read a Third Time the 3rd day of March, 2023
Adoption of this Bylaw this 3rd day of March, 2023



(Reeve)



(Administrator)

**APPROVED
REGINA, SASK.
MAY 18 2023**


Minister of Government Relations



Certified a True Copy of the Bylaw adopted by Resolution of Council

On the 3rd day of March, of the year 2023



THE RURAL MUNICIPALITY OF BIG RIVER No. 555

OFFICIAL COMMUNITY PLAN

Being Schedule "A" to Bylaw No. 23-01-01
of the Rural Municipality of Big River No. 555



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(Reeve)

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(Administrator)

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1 INTRODUCTION

1.1 SCOPE AND PURPOSE

The policies in this Official Community Plan address the need for future land use planning in the Rural Municipality of Big River No. 555 (the RM, or the municipality) as well as other matters related to its physical, social and economic development.

The policies are intended to provide the municipality with direction and guidelines for establishing bylaws, programs and decision making on future land use and development proposals in the municipality.

All development within the incorporated area of the municipality shall conform to the objectives and policies contained in this Official Community Plan. Crown lands that lie within the municipality are governed by separate and / or additional provincial legislation to *The Planning and Development Act, 2007*.

1.2 AUTHORITY

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007 (The Act)*, the Council of the Rural Municipality of Big River No. 555 has prepared and adopted this Official Community Plan to provide the RM with goals, objectives and policies relating to approximately twenty years of future growth and development within the community.

Section 32 of *The Act* provides that the Official Community Plan is required to contain statements of policy with respect to:

- (1) sustainable current and future land use and development in the municipality;
- (2) current and future economic development;
- (3) the general provision of public work;
- (4) the management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
- (5) the management of environmentally sensitive lands;
- (6) source water protection; and,
- (7) the means of implementing the Official Community Plan.

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

In general the Statements of Provincial Interest Regulations address:

- (1) Agriculture and Value-Added Agribusiness
- (2) Biodiversity and Natural Ecosystems
- (3) First Nations and Métis Engagement
- (4) Heritage and Culture
- (5) Inter-municipal Cooperation
- (6) Mineral Resource Exploration and Development
- (7) Public Safety

- (8) Public Works
- (9) Recreation and Tourism
- (10) Residential Development
- (11) Sand and Gravel
- (12) Shore Lands and Water Bodies
- (13) Source Water Protection
- (14) Transportation

2 GOALS

2.1 NATURAL AND HERITAGE RESOURCE BASE

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

2.2 PHYSICAL AND ECONOMIC DEVELOPMENT

- (1) To ensure sustainable physical development which reflects both market conditions and public needs, and is compatible with municipal financial capabilities and the need for resource conservation.
- (2) To strengthen the economic base of the municipality by creating a positive environment for sustainable business development, especially as it relates to forestry, tourism and outdoor recreation.
- (3) 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 in land use planning and development, insofar as is practical.
- (3) To engage with neighbouring municipalities and First Nations 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 OBJECTIVES & POLICIES

3.1 NATURAL AND HERITAGE RESOURCES

3.1.1 FINDINGS

- The Rural Municipality of Big River straddles the Clarke Lake Plain and the Sturgeon River Plain of the Boreal Plain Ecozone. The Clarke Lake Plain is characterized by two major landscapes. About 60% of the area is a gently undulating glacial till plain, featuring stands of trembling aspen and white spruce, and the remaining 40% of the area is peatland. The Sturgeon River Plain is a moderately rolling glacial till plain forming an arc around the southwestern corner of the Waskesiu Hills. The northern part of the area drains northward into Cowan Lake and Delaronde Lake and further into the Churchill River system, and the south drains in the Saskatchewan River system. In the Sturgeon River Valley, external drainage is not well developed and groundwater tables are often high. Slightly less than half of the Sturgeon River Plain is cultivated, with cereals and oilseeds accounting for most of the cultivated area, with the remainder being trembling aspen forest or wetlands.
- A large portion of the municipality contains Provincial Forest lands, most of which is Crown Land. The primary uses of this land are natural resource harvesting, including forestry, wild plant harvesting, fish harvesting, wild game management and recreational hunting and angling. These activities are regulated by provincial legislation.
- The Soil Survey report for the RM of Big River indicates that a total of 3,236 ha (7,996 acres) is rated as “Prime Farmland” or better in terms of its capability for dryland agricultural production for common field crops. This represents just over 1.1% of the total land in the municipality. Roughly 13% is classified as “Moderate”. Due to the small amount of prime farmland located in the RM, protecting it from being unnecessarily taken out of production for non-agricultural use is an important consideration.
- Consideration should be made towards the development of land use policy to help ensure that land development is consistent with the protection of significant natural resources in the municipality.
- A total of approximately 9,600 ha (23,722 acres) of wetlands have been identified in the municipality (3.4% of total). 12,242 ha (30,249 acres) of poorly-drained soils have also been mapped in the RM (4.3% of total). In addition to providing often important wildlife habitat, wetlands are generally unsuitable for most forms of development and land use and may also present a flood hazard to many forms of development. Ensuring that land use and development in wetland areas exhibits a high degree of fit with the opportunities and constraints presented by wetland systems, is an important consideration in land use and development decisions.
- The RM contains a great number of small and large lakes and watercourses. Notable lakes within the municipality include Cowan Lake, Chitek Lake, and the majority of Delaronde Lake. The RM is bounded on the north by lands within the Northern Administration District, on the east by Prince Albert National Park, on the south by the RMs of Canwood and Spiritwood, and on the west by the RM of Meadow Lake.
- According to the Saskatchewan Archaeological Resource Management Database, at the Heritage Conservation Branch (HCB) a total of 41 archeological sites have been recorded within the RM of Big River as of April 2014. Many of these sites were identified during the execution of Heritage Resource Impact Assessments (HRIAs) as a response to forestry operations and the development of cottage subdivisions in the area. Additionally, four human burials and two sites with multiple human burials have been identified within the RM. These sites are classified as Sites of a Special Nature (SSN) and are afforded special protection under *The Saskatchewan Heritage Property Act*.
- Consideration must be given to the location and protection of heritage sites in the formulation of land use and development policies to ensure development proceeds in a responsible manner.

- According to the Ministry of Environment there are no Wildlife Management Units, Bird Sanctuaries, National Wildlife Areas or Wildlife Refuges located in the RM of Big River.
- The Statements of Provincial Interest Regulations provides the following statements (which are addressed in the objectives and policies that follow):
 - *The province has an interest in ensuring Saskatchewan's cultural and heritage resources are protected, conserved and responsibly used.*
 - *The province has an interest in the protection of water sources that provide safe drinking water.*
 - *The province has an interest in conserving Saskatchewan's biodiversity, unique landscapes and ecosystems for present and future generations.*
 - *The province has an interest in maintaining and encouraging the exploration for and development of mineral resources.*
 - *The province has an interest in environmental stewardship, responsible development and public access to provincial water bodies and shore lands.*
 - *The province has an interest ensuring that sand and gravel resources are accessible for development.*

3.1.2 OBJECTIVES AND POLICIES

Objective 3.1.2.1 Natural Features

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

- Policy (a)** Council will work with agencies of the provincial government to protect any significant heritage resources, critical wildlife habitat, or rare or endangered species located in the municipality. Where significant potential for the occurrence of such features or resources has been identified to Council, Council may delay development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained. Any costs associated with meeting such requirements will be the responsibility of the applicant.
- Policy (b)** Wetland areas along a lake, slough or creek will be protected and, where appropriate, integrated with recreational uses and development. Future development will not alter such wetland areas other than by the addition of appropriate structures such as walkways, pedestrian bridges, boardwalks, and interpretive media.
- Policy (c)** Development shall not damage or destroy fish habitat within the municipality, nor needlessly destroy unique flora or critical wildlife habitat.
- Policy (d)** Development shall avoid land that is environmentally sensitive.
- Policy (e)** Council may require the proponent of a development on previously undeveloped land situated within 1,000 metres of the shoreline of Cowan, Chitek, or Delaronde Lakes to submit an environmental study intended to assess the potential impacts of development on environmentally sensitive areas.
- (i) Council will only consider the approval of a proposed development in terms of the capacity of the adjoining waterbody or shoreline for public access, the potential impacts of development in social, physical and environmental terms, general and

site specific environmental and ecosystem characteristics and the economic potential for the development.

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

Objective 3.1.2.2 Water Resources

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

- Policy (a)** Development shall not deplete or pollute lake water or groundwater in the municipality.
- Policy (b)** Council shall be committed to the protection of lake, ground, and surface water, public health, property, and the environment through the use of water management programs that:
 - (i) maintain healthy ecosystems; and
 - (ii) ensure the provision of safe and reliable drinking water.
- Policy (c)** Developments shall not injuriously affect, and shall be strongly encouraged to protect, sustain, and safely incorporate water bodies, waterways, shore lands, groundwater, wetlands, and riparian areas.
- Policy (d)** Agricultural practices, particularly with regard to manure management and chemical application, shall minimize risks to groundwater and surface water to the greatest extent possible.
- Policy (e)** Chemicals and other products shall be stored, handled, manufactured, managed and used with methods which prevent and avoid contamination with aquifers and well heads.
- Policy (f)** The municipality shall work solely or in partnership with appropriate agencies to maintain the water level of Cowan Lake within its desirable operating range.
- Policy (g)** Proponents may be required to investigate subsurface soil and groundwater conditions prior to development work to demonstrate the natural or engineered containment will adequately protect groundwater resources. Such work must be carried out by a qualified professional engineer or geoscientist.

Objective 3.1.2.3 Forest Resources

To preserve the biodiversity and aesthetics of the forested areas of the municipality, and to ensure that forestry operations are conducted in a sustainable manner and do not conflict with other land uses and development within the municipality.

- Policy (a)** The Zoning Bylaw will contain provisions to regulate forestry operations on non-provincial forest land with the intent of ensuring that they do not create conflicts with existing land uses or with the purpose of certain zoning districts.

- Policy (b)** Forest management of non-provincial forest areas will be regulated to ensure that aesthetic and environmental considerations are met through the application of sound silvicultural practices and sustainable forest management objectives.
- Policy (c)** Subject to all other policies in this plan, Council may refuse to approve forestry operations on non-provincial forest land that are intended to reduce the risk of wildfires or to help sustain the ecological health of the forest unless they are proposed in accordance with a woodlot/forest management plan that has been prepared by a recognized professional.
- Policy (d)** Management of all forested Crown lands is the responsibility of the Ministry of Environment and is regulated by *The Forest Resources Management Act*. Buildings and dwellings proposed on Crown land that is managed by the Ministry of Environment, shall require the Ministry's authorization.

Objective 3.1.2.4 Historical and Heritage Resources

To protect historic, archaeological and other features, resources or sites of cultural heritage significance from incompatible development and, where such protection cannot be achieved, to ensure appropriate mitigation of impacts.

- Policy (a)** Development shall not damage, destroy, or otherwise negatively impact any building or site deemed to be of cultural, historical, or heritage significance.
- Policy (b)** Ensure that subdivision of land in potentially heritage sensitive parcels occurs in accordance with the guidelines and criteria identified by the Heritage Conservation Branch of Saskatchewan. The municipality may delay development until such time as the requirements of the relevant provincial agencies to protect such resources (such as the undertaking of mitigative measures) has been obtained. The developer may be required to contract a professional to assess potential impact(s) to the development area. Any costs associated with meeting such requirements will be the responsibility of the applicant.
- Policy (c)** Support the designation of provincial heritage and municipal heritage buildings and sites within the municipality.

Objective 3.1.2.5 Sustainable Development

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

- Policy (a)** Council may employ site-specific planning programs, either alone or in cooperation with other agencies, 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.
- Policy (b)** No development will begin until Council has considered the size and configuration of an adjoining waterway, water body or shore land, the capacity for public access, the potential impacts (social, economic and environmental) of development, general and site-specific environmental and ecosystem characteristics, and economic potential for development in the area. The developer is responsible for all expenses associated with these

recommendations. These studies shall be undertaken by qualified professionals at the expense of the developer.

Objective 3.1.2.6 Aggregate Resources

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

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

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

- (i) Council shall encourage the extraction of significant commercial mineral resources prior to development that would preclude or constrain future extraction of the resource.
- (ii) Aggregate resource industries shall be listed as discretionary uses in the Zoning Bylaw.
- (iii) Council shall consider discretionary use applications for aggregate resource industries subject to:
 - (a) reclamation and restoration of the land for an approved end use;
 - (b) the manner in which the pit or quarry is to be operated;
 - (c) limiting or avoiding land use conflict due to noise, vibration, smoke, dust, odour or potential environmental contamination;
 - (d) minimizing the effect of the operation on infrastructure and services including but not always limited to roadways; and
 - (e) ensuring road access is sufficiently located as to limit impact on existing residential dwelling units.
- (iv) Aggregate resource industries shall meet all municipal bylaws and provincial regulations respecting access to and from provincial highways and municipal roads and shall ensure that road access to the operation is located, as far as possible, from existing residential dwelling units.
- (v) Multi parcel country residential developments or intensive recreational developments shall not be located within 600 m of an aggregate resource deposit.
- (vi) Single parcel country residences or residential sites shall not be located within 305 m of an aggregate resource deposit.
- (vii) Aggregate resource extraction, processing, and storage industries shall establish a buffer area between the operation and surrounding land uses.
- (viii) Aggregate resource extraction, processing and storage industries shall ensure that operations within the municipality are screened, bermed or landscaped.

Policy (c) The municipality shall require that the appropriate Ministry forward approved gravel leases to the municipality.

Objective 3.1.2.7 Outfitters and Tourism Base Camps

To ensure that outfitting uses do not conflict with other land uses and development within the municipality.

Policy (a) The municipality shall require that the Ministry of Environment forward approved outfitter leases to the municipality.

Objective 3.1.2.8 Oil and Gas Development

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

Policy (a) Petroleum pipelines, oil and gas wells and related facilities shall be encouraged in the municipality, and shall be permitted uses in the A – Agriculture zoning district.

Policy (b) Dry and abandoned well sites, stratigraphic test wells, and associated facilities shall be assessed, decommissioned and reclaimed pursuant to Section 56 (1) of *The Oil and Gas Conservation Regulations* upon abandonment or decommissioning.

Policy (c) A Detailed Site Assessment (DSA) shall be submitted in conjunction with an application for Acknowledgement of Reclamation (AOR) to substantiate the satisfactory reclamation of the site to the Ministry of the Economy.

Policy (d) Oil and gas exploration, extraction and development within the municipality shall occur in accordance with *The Oil and Gas Conservation Regulations, 2012*.

Policy (e) Multi parcel country residential developments, single parcel country residences and residential sites shall not be located within 125 metres of an oil well, as per *The Subdivision Regulations*.

Policy (f) Multi parcel country residential developments, single parcel country residences and residential sites shall not be located within 500 metres of a sour gas well with H₂S concentrations over 100 ppm based on guidelines as recommended by the Ministry of Government Relations.

3.2 BIOPHYSICAL CONSTRAINTS ON DEVELOPMENT

3.2.1 FINDINGS

- The RM of Big River straddles the Clarke Lake Plain and the Sturgeon River Plain of the Boreal Plain Ecozone. The northern part of the area drains northward into Cowan Lake and Delaronde Lake and further into the Churchill River system, and the south drains into the Saskatchewan River system. Source waters in the Churchill River drain most of north-central Saskatchewan into Manitoba and on into Hudson Bay via the Nelson River. The Churchill Basin is estimated to be 20% covered by water – over double that of typical drainage basins in southern Saskatchewan.
- The RM is located within the Churchill River Watershed. There is currently no Source Water Protection Plan that has been developed for the Churchill River Watershed.
- The Council of the RM of Big River recognizes that it has a role and responsibility for stewardship of the environment.
- A total of approximately 9,600 ha (23,722 acres) of wetlands have been identified. Additionally, 12,242 ha (30,249 acres) of poorly drained soils have been mapped in the RM. In addition to providing important wildlife habitat, wetlands are generally unsuitable for most types of development and may also present a flood hazard. Ensuring that land use and development in wetland areas exhibits a high degree of fit with the opportunities and constraints presented by wetland systems is an important consideration in land use and development decisions.
- The RM's mapped Digital Elevation Model generally identifies areas potentially suitable for development.
- Consideration should be given to the development of policy to address development on or near land potentially susceptible to natural hazards such as flooding, slope instability, erosion and expansive clay soils.
- The Safe Building Elevation varies around Delaronde Lake. Subdivisions that have occurred around the lake have a Safe Building Elevation specific to the site, as recommended by the Water Security Agency. All future development in the municipality will need to continue to have regard for the appropriate Safe Buildings Elevations as recommended by the Water Security Agency.
- The Statements of Provincial Interest Regulations provides the following statement concerning biophysical constraints on development (which is addressed in the objectives and policies that follow):
 - *The province has an interest in ensuring the safety and security of individuals, communities and property from natural and human-induced threats.*

3.2.2 OBJECTIVES AND POLICIES

Objective 3.2.2.1 Development on Potentially Hazardous Land

To discourage development on potentially hazardous land and ensure that appropriate development standards are met when development is feasible.

- Policy (a)** Ensure the most recent information on potential flood hazard areas within the municipality as it relates to new subdivision applications and applications for development permits is used.
- Policy (b)** Development shall avoid land that is potentially hazardous due to flooding, erosion, slumping, or slope instability.

- Policy (c)** Where subdivision or development is proposed for what Council considers may be hazard land, or on land within +/- 0.5 metres of the Safe Building Elevation as established, the applicant shall submit a report, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other environmental hazards, together with any required mitigation measures. Council may refuse to authorize development on hazard land or may permit development only in accordance with specified mitigation measures. These measures may be attached as a condition for a development permit approval. The costs associated with undertaking specified mitigation measures, and with providing the required documentation related to any specified mitigation measures will be borne by the applicant or proponent of the proposed development.
- Policy (d)** Where there is subdivision of land, any areas that are determined to be hazard land, where mitigation of the identified hazard has been determined by the approving authority as not feasible or as undesirable, shall be designated as environmental reserve in accordance with *The Planning and Development Act, 2007*.
- Policy (e)** As per the Statements of Provincial Interest, insofar as is practical, the development of new buildings and additions to buildings in the flood way in the 1:500 year flood elevation of any watercourse or water body shall be prohibited.
- Policy (f)** As per the Statements of Provincial Interest, insofar as is practical, development of new buildings and additions to buildings to an elevation of 0.5 metres above the 1:500 year flood elevation of any watercourse or water body in the flood fringe shall be flood-proofed.
- Policy (g)** Establish development standards for development on or near hazard lands in the Zoning Bylaw.
- Policy (h)** Council shall require new development to provide adequate surface water drainage to maximize on site infiltration and minimize increased overland flow of water from the development to adjoining land and drainage infrastructure. The use of drainage techniques and material such as permeable pavement to facilitate on-site stormwater infiltration and storage that reduces the amount of runoff will be encouraged. Site design techniques that minimize paved areas and soil compaction and preserve natural open spaces including existing trees and natural drainage channels will be encouraged. Additionally, Council will require that new development provide an adequate degree of suitable landscaping to enhance the visual amenity of the site in keeping with the existing and preferred neighbourhood character.

3.3 MUNICIPAL INFRASTRUCTURE AND SERVICES

3.3.1 FINDINGS

- The municipality is currently responsible for the maintenance of approximately 238 km of grid roads. To ensure that future development does not place additional unnecessary pressure on existing road maintenance obligations of the municipality, consideration should be given to the development of municipal servicing policies.
- Certain areas of the RM may be expensive or difficult to be serviced by the municipality.
- There is a waste transfer / recycling station located in the RM, just east of the Town of Big River in the NW-17-56-07-W3M, that it is used by RM residents.
- There is a lagoon located partially within the Town of Big River and partially within the RM in the N½ -18-56-07-W3M.
- An old landfill site in the SE-36-56-08-W3M is now permitted by the Ministry of Environment for a transfer station and is used and operated jointly by the RM and the Town of Big River.
- The RM does not have a public raw water distribution system. The Organized Hamlet of Nesslin Lake operates their own water distribution system, as do community organizations at Pickerel Point, John Dunn Estates, and Michel's Beach subdivisions.
- Consideration should be given toward the development of policies to clarify the level and types of services the municipality is capable of delivering to country / lakeshore residential developments.
- As a condition of subdivision approval, the municipality currently requires that applicants enter into a servicing agreement, as provided in Section 172 of the *Planning and Development Act, 2007*.
- Section 169 of *The Act* provides Council the authority to establish development levies, by bylaw, intended to recover the capital costs of services and facilities that directly or indirectly serve land that is not subject to an application for subdivision. Providing Council has passed a Development Levy Bylaw subject to Sections 169 and 170 of *The Act*, Section 171 of *The Act* authorizes Council to enter into a development levy agreement with the applicant or owner to pay development levies.
- To ensure that future development in the municipality can be adequately serviced by municipal infrastructure systems, consideration should be made toward the development of appropriate policies, including with respect to the future management and disposal of solid waste and sewage.
- The municipality is currently in the process of initiating an Asset Management Planning program. This process will assist in developing a clearer picture of the current state of the municipality's infrastructure, including asset operations, maintenance and renewal.
- The Statements of Provincial Interest Regulations provides the following statements concerning public works and transportation (which are addressed in the objectives and policies that follow):
 - *The province has an interest in safe, healthy, reliable and cost effective public works to facilitate economic growth and community development.*
 - *The province has an interest in safe, cost effective transportation systems that meet existing and future needs for economic growth, community development and diversification.*

3.3.2 OBJECTIVES AND POLICIES

Objective 3.3.2.1 Servicing Thresholds

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

- Policy (a)** All developments shall provide for:
- (i) individual on-site water supply appropriate to the proposed use; or,
 - (ii) water supply from a regional water distribution system; or,
 - (iii) an independent communal water supply system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.

All developments shall provide for:

- (iv) on-site liquid waste treatment and disposal approved pursuant to *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority; or,
- (v) an independent communal sewage collection, treatment and disposal system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.

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

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

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

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

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

- Policy (f)** Council may, subject to a request by the majority of residents of a hamlet or multi-parcel country residential area, agree to the provision of an extended service such as dust control or greater than normal snow clearing service. The financing of such service will be arranged through enactment of a special tax bylaw pursuant to the provisions of Section 312 of *The Municipalities Act, 2005*.
- Policy (g)** Council may establish, by separate bylaw, policies respecting garbage pickup and solid waste disposal in country residential subdivisions and other areas of the municipality.
- Policy (h)** When reviewing development proposals, Council may request utility companies to indicate their existing and future services in and around the area of the development proposal. The availability of such services will be a consideration in Council's position with respect to development proposals.
- Policy (i)** Storm water management shall be designed by a professional engineer in accordance with appropriate engineering standards.
- Policy (j)** Where the development of new or upgraded sewage disposal facilities is proposed, consideration shall be given to the capacity of the facility to accept liquid domestic waste from regional sources including recreation areas, provided that the new facilities are regionally funded.
- Policy (k)** Where the development of new or upgraded liquid and solid waste disposal facilities is proposed, consideration shall be given to the regionalisation of such facilities, provided the projects are also being funded regionally.

Objective 3.3.2.2 Locational Criteria

- Policy (a)** Public works in the form of solid and liquid waste management or disposal facilities will be allowed at the discretion of Council subject to locational and development standards as specified in the Zoning Bylaw and subject to the following locational policies:
- (i) Public works in the form of solid and liquid waste management or disposal facilities have the potential to negatively affect the general welfare of nearby residents and the quality of recreation opportunity, relating to such factors as odours, blowing debris, decreased land values and perceived hazards. Therefore, in order to minimize conflict between such public works and other development, policies for separation between public works in the form of solid and liquid waste management or disposal facilities and other principal land uses are listed in Table 6-1.
 - (ii) Council may approve a lesser separation than set out in Table 6-1 where the applicant submits a copy of an agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an applicant and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Planning and Development Act, 2007* to register an interest to the title(s) of the affected lands.

- (iii) Council may require a greater separation than set out in Table 6-1. This would only apply where an unacceptable land use conflict would result with existing developments (e.g. in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).
- (iv) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice of a proposal for the development, expansion or alteration of a solid or liquid waste management or disposal facility and shall hold a public hearing on the proposal.

Objective 3.3.2.3 Servicing Agreements for New Subdivisions

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

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

Objective 3.3.2.4 Transportation

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

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

Policy (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.

Policy (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.

Policy (d) Development along provincial highways shall be consistent with the safety standards and access policies established by the Ministry of Highways and Transportation.

Policy (e) The municipality will not be responsible for the paving of roads in any subdivision unless a service agreement is formed between Council and the developer.

Policy (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 effect on the municipality's ability to maintain or repair municipal streets and roads.

Policy (g) 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.

Policy (h) The municipality will work towards partnerships to upgrade roads in the municipality in order to enhance economic development opportunities.

Objective 3.3.2.5 Asset Management

To ensure a clear picture of the current state of the RM's municipal infrastructure in order to manage it effectively over the long-term.

Policy (a) Continue to utilize and implement Asset Management Plans in order to sustainably provide an appropriate level of service to residents and visitors.

Policy (b) Ensure consistency between all long term planning documents going forward including this Official Community Plan, Asset Management Plans, Long Term Financial Plan, and others.

Policy (c) Ensure Asset Management Plans are kept up to date and used to support infrastructure investment decisions.

Policy (d) Use Asset Management Plans to support long term financial planning.

3.4 INTERMUNICIPAL AND INTERJURISDICTIONAL COOPERATION

3.4.1 FINDINGS

- The RM of Big River is bordered on the west by the RM of Meadow Lake, on the south by the RMs of Spiritwood and Canwood, on the east by Prince Albert National Park, and on the north by the Northern Administration District.
- The Town of Big River is situated entirely within the RM of Big River.
- Portions of Pelican Lake Reserve No. 191C and Chitek Lake Reserve No. 191 are also located within the RM.
- The population for the RM of Big River may increase substantially over the next projected twenty years. Projections indicate that the population, based on historical trends and current industrial and recreational development opportunities, could increase from 855 (2011 census count) to 945 or up to 1,043 by 2031 with respective growth rates of 0.5% and 1.0%.
- It is possible that an increasing popularity of the region as a whole, combined with a surge of immigration (particularly as it relates to country residential / lakeshore development) could drive this projected population increase even higher. The municipality should plan for this scenario appropriately.
- With respect to intermunicipal / interjurisdictional cooperation and the joint delivery of services, consideration should be given to the pursuit of inter-municipal agreements with the interest of improving municipal services and providing them on a more cost-effective basis with neighbouring municipalities and First Nations.
- The RM of Big River has an interest in collaborating with surrounding municipalities and other governmental agencies on infrastructure projects and planning as well as management of shared natural resources.
- The Statements of Provincial Interest Regulations provides the following statement concerning intermunicipal cooperation (which are addressed in the objectives and policies that follow):
 - *The province has an interest in promoting inter-municipal cooperation that facilitates strong partnerships, joint infrastructure and coordinated local development.*

3.4.2 OBJECTIVES AND POLICIES

Objective 3.4.2.1 Intermunicipal Service Provision

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

Policy (a) The RM of Big River will pursue intermunicipal cooperation, with neighbouring urban and rural municipalities, in the provision of municipal services with the interest of improving municipal services and providing them on a more cost-effective basis.

Objective 3.4.2.2 Intermunicipal Agreements and Cooperation

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

Policy (a) Council will facilitate cooperation with its municipal and First Nations neighbours with respect to the impact of development decisions on the neighbouring community's services,

facilities, residents and/or natural resources. Council may refer development or subdivision applications to neighbouring municipalities or First Nations for review and comment.

- Policy (b)** Lands within 1 km of the Town of Big River are designated on Map 4 – Development Constraints as a Rural-Urban Fringe Area. Within the Rural-Urban Fringe an Urban Future Growth Area has been identified to reflect the Town of Big River’s spatial growth aspirations as identified on their Future Land Use Concept. The RM of Big River will ensure that development within this identified Urban Future Growth Area will not impede the Town’s future growth.
- Policy (c)** Council will favourably consider boundary alteration proposals where the boundary alteration proposal is intended to accommodate community growth and development sufficient to accommodate up to twenty (20) years projected growth providing that this growth / need is demonstrated to the satisfaction of Council.
- Policy (d)** Proposed boundary alterations affecting the RM of Big River will be evaluated according to the RM of Big River No. 555 Boundary Alteration Policy (Res 356/08) and any future amendments or changes thereto.
- Policy (e)** Council will seek to jointly develop servicing plans with the Town of Big River in areas of mutual interest.
- Policy (f)** Council will consult and cooperate with the Ministry of Environment and resource users in the management of the fish resources of lakes in the municipality.
- Policy (g)** Council will maintain lines of communication with the Ministry of Environment to provide municipal input into decisions on crown land deposition and development.
- Policy (h)** Council may reduce the prescribed separation distances contained in Table 6-1 where:
- (i) the land use being separated is located in another RM;
 - (ii) the Council of the other affected RM is consulted prior to approval of the proposed development; and
 - (iii) appropriate fencing, screening, berming, building and site orientation, road upgrading or other similar measures are provided to mitigate potential land use conflicts.

Objective 3.4.2.3 Crown Land

To ensure that Crown Land that is proposed to be sold within the municipality can be adequately serviced.

- Policy (a)** The sale of Crown Land by government agencies and ministries to a private landowner shall require a referral to the Community Planning Branch – Ministry of Government Relations and to the RM of Big River to ensure zoning compliance and that appropriate legal and physical access requirements are met based on the proposed future land use of the parcel.

3.5 AGRICULTURAL LAND USE AND DEVELOPMENT

3.5.1 FINDINGS

- Agricultural activity in the municipality is geographically concentrated roughly in the southeastern quadrant of the RM. Activity is dominated by the dryland cultivation of grains and oilseeds, followed by the cattle industry.
- The Soil Survey report for the RM of Big River indicates that a total of 3,236 ha (7,996 acres) is rated as “prime farmland” in terms of its capability for dryland agricultural production of common field crops (less than 1.2% of the total area of the municipality). Due to the relatively small amount of prime farmland located in the municipality, protecting it from being unnecessarily taken out of production for non-agricultural use is an important consideration.
- Protection of agricultural activities and resources is a priority for the municipality. Council encourages the retention of high quality agricultural land in larger parcels where appropriate to avoid the fragmentation of productive land for speculative purposes. However, flexibility in terms of site size for agricultural development should be considered in order to accommodate development of intensive agriculture, small-scale farms, farm diversification, and agricultural innovation.
- Consideration should be given toward the development of policies to provide for the orderly development of farm-based businesses in the municipality (e.g. seed-cleaning plants).
- Consideration should be given toward the development of policies to contend with the location and development of Intensive Livestock Operations. Such policies should reflect the roles and responsibilities of both the province and the municipality in controlling ILO development.
- The Statements of Provincial Interest Regulations provides the following statement concerning agriculture and value-added agribusiness (which is addressed in the objectives and policies that follow):
 - *The province has an interest in supporting and promoting a sustainable and dynamic agricultural sector that optimizes the use of agricultural land for growth opportunities and diversification in primary agricultural production and value-added agribusiness.*

3.5.2 OBJECTIVES AND POLICIES

Objective 3.5.2.1 Protection of Farm Land

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

Policy (a) The primary agricultural uses include grain farming, mixed grain/livestock operations, farm operations and farm residences, intensive agricultural uses, agricultural related commercial and industrial developments, and farm or home-based businesses. The Zoning Bylaw will contain an Agriculture zoning district to provide for these uses and compatible development.

Objective 3.5.2.2 Agriculture

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

Policy (a) Accommodate primary agricultural uses including grain farming, mixed grain/livestock operations, farm operations and farm residences, intensive agricultural uses, agricultural related commercial and industrial developments, and farm or home-based businesses. The

Zoning Bylaw will contain an Agriculture District to provide for these uses and compatible development. The quarter section (64.75 hectares or 160 acres) is recognized as the primary land unit for general agriculture; however, reduced areas and specific development standards will be considered in order to accommodate the development of smaller or more intensive forms of agriculture. Due to the limited availability of agricultural land and the forested nature of most of the municipality, smaller parcels of land used for agriculture may be appropriate when full quarter sections are not feasible, and is encouraged when it is deemed to be so, due either to the nature of the development or to the nature of the environment or setting.

Policy (b) *Agricultural Subdivision Policy*

In general, 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 under any of the following scenarios:

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

Policy (c) *Farm Dwellings*

- (i) Two farm dwellings will be permitted as an accessory use to a farm operation. No additional dwelling units shall be permitted.

Policy (d) *Farm-Based Businesses*

- (i) It is recognized that farm based businesses and on-farm employment opportunities, including but not limited to: bed and breakfast establishments and vacation farms, can provide a valuable contribution to the diversified economic base of the

municipality. Farm based businesses shall be listed as discretionary uses in the Zoning Bylaw. Approvals will be based on the evaluation of individual operations relative to specific Zoning Bylaw criteria to ensure that the agricultural character or land value is not diminished.

- (ii) Farm based businesses that include the provision of commercial accommodation, including but not limited to bed and breakfast establishments and vacation farms, shall maintain minimum separation distances from existing industrial and hazardous industrial uses as shown in Table 6-1.
- (iii) Farm based businesses shall be restricted to a maximum of five (5) on-site, non-seasonal employees. Any business with more than five (5) on-site, non-seasonal employees shall be required to seek commercial or industrial zoning designation.

Objective 3.5.2.3 Agricultural and Economic Diversification

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

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

- (i) The Zoning Bylaw will list principal agricultural related commercial and industrial uses as discretionary uses.
- (ii) Approval for such commercial or industrial developments may be granted if their function is related to agriculture and only after a review by Council, to ensure that:
 - (a) incompatibility with other land uses will be avoided, including consideration of proximity to urban centres, hamlets and multi-parcel country residential subdivisions;
 - (b) policies for environmental quality control will not be jeopardized, including water and waste disposal servicing;
 - (c) the design and development of the use will conform to high standards of safety, visual quality and convenience;
 - (d) the development will be situated along an all-weather municipal road;
 - (e) all relevant approvals are obtained from government agencies for uses such as anhydrous ammonia fertilizer facilities.

Objective 3.5.2.4 Intensive Agricultural Development

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

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

- (i) It is Council's view that development of ILOs is appropriate, provided that unacceptable land use conflicts are not created as a result of such development. In

general, Council will support the development of intensive agricultural and livestock operations (ILOs) unless specific locational conflicts would be created.

- (ii) Intensive livestock operations involving 300 animal units or more will be permitted subject to the discretion of Council in accordance with specific policies contained herein. An expansion of an operation to provide for a greater number of animal units than the maximum number specified in the initial discretionary use approval, or any change in an operation which alters the species of animal reared, confined or fed in the operation, shall require a new discretionary approval.
- (iii) The Zoning Bylaw may provide for the temporary confinement of cattle on a farm operation during winter months as part of a permitted use general mixed farm operation.
- (iv) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice advertisement of a proposal that will result in development of an intensive livestock operation, or in the expansion or alteration of an intensive livestock operation requiring a new discretionary use approval, and shall hold a public hearing on the proposal.
- (v) Council shall require an applicant to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.
- (vi) Council may require an applicant to utilize manure management practices or other technology than conventional stockpiling and spreading.
- (vii) As a condition of approval, Council may impose standards to reduce the potential for conflict with neighbouring uses which specify:
 - (a) the location of holding areas, buildings or manure storage facilities on the site;
 - (b) manure management practices of the operation;
 - (c) use of synthetic or other covers for liquid manure storage lagoons or earthen manure storage facilities;
 - (d) use of ventilation measures in buildings to control odours;
 - (e) requirements for monitoring wells for water quality and quantity purposes;
 - (f) annual confirmation of the availability of sufficient suitable lands for the disposal of manure.
- (viii) Due to the municipality's proximity to provincial forest land, wild boar operations are prohibited.

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

- (i) In order to minimize conflicts between intensive livestock operations and other development, policies for minimum separation between land uses are set out in Table 6-1, and as illustrated on Map 3. These minimum separation distance policies shall apply both to development, alteration or expansion of intensive livestock operations and to other development proposed in the vicinity of existing intensive livestock operations.

- (ii) Council may approve a lesser separation than set out in Table 6-1 where the applicant submits a copy of an agreement between the operator of the ILO and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an operator and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Planning and Development Act, 2007* to register an interest to the title(s) of the affected lands.
- (iii) Council may require a greater separation from any liquid manure storage lagoon or earthen manure storage facility involved in the operation, to residential and other developments. A separation distance to the lagoon or storage facility from a residence of 1.5 times the distance required as per Table 6-1 will be considered adequate.

Policy (c) *Other Intensive Agricultural Uses*

- (i) Intensive agricultural uses, such as nurseries, market gardens and other forms of agribusiness including agricultural product processing, energy production, and agro-tourism aimed at diversification of the farm economy, will be encouraged and permitted subject to the discretion of Council. Council may require the proponents of such developments to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation, as a basis for approval.
- (ii) The Zoning Bylaw will contain minimum site size standards for intensive agricultural uses. Smaller sites will be permitted for intensive agricultural uses, excluding intensive livestock operations, to facilitate their development.
- (iii) New intensive agriculture development in the form of market gardens shall maintain minimum separation distances from existing industrial and hazardous industrial uses as shown in Table 6-1.

3.6 RESIDENTIAL LAND USE AND DEVELOPMENT

3.6.1 FINDINGS

- Field investigations in the spring of 2014 identified an approximate total of 530 occupied residences within the RM of Big River. (Statistics Canada: 305 in 2011.) This 200+ dwelling discrepancy is likely due at least in part to the increased popularity of country / lakeshore residential development over the last three years. The possibility of a counting error is also present. Another explanation could be related to the seasonal nature of some of the residences, and how Statistics Canada treats such seasonal dwellings (cabins).
- Residential development in the municipality is split between multi-parcel country / lakeshore residential and rural farm-based / acreage residential.
- There are approximately twenty country / lakeshore residential subdivisions within the RM. These subdivisions range in size and density, and some contain other amenities such as marinas, boat launches, seasonal campgrounds, beaches, playgrounds, and the like. A few of these subdivisions are new or still under development as of 2014 and have many lots yet to be sold, while others are much more established. Trailer coaches or park model homes represent a portion of the subdivisions under development.
- Campgrounds exist throughout the municipality and should be accommodated through specific zoning districts.
- The popularity of country / lakeshore residential development in the RM of Big River is increasing rapidly, with large year-round homes becoming more commonplace. Policies related to this type of development (e.g. unique servicing needs) need to be considered as development continues to increase.
- Consideration should be made toward the development of land use policy in order to minimize the costs of country / lakeshore residential development – including potential and future development – to the RM, and to ensure that it is undertaken in an orderly, well-planned manner.
- The rural or farm-based residential development in the RM of Big River is, for the most part, associated with agriculture or related industry; and, like other agricultural uses in the municipality, it is mostly concentrated in the southern half of the RM.
- There are a number of remote cabins in the municipality, mostly in forested areas, many with limited access. Remote cabins, particularly with limited access, are not an encouraged form of residential development, but should be accommodated appropriately. Those remote cabins without adequate or legal physical access cannot be supplied with emergency services.
- The Statements of Provincial Interest Regulations provides the following statement concerning residential development (which is addressed in the objectives and policies that follow):
 - *The province has an interest in citizens having access to a range of housing options to meet their needs and promote independence, security, health and dignity for individuals, and enhancing the economic and social wellbeing of communities.*

3.6.2 OBJECTIVES AND POLICIES

Objective 3.6.2.1 General Residential Policies

To accommodate a range of residential development in the municipality.

- Policy (a)** The Zoning Bylaw will provide for some residential uses, forms and densities, as permitted or discretionary uses, in other zoning districts, as appropriate.

Policy (b) Residential building construction will be regulated by the municipality's building bylaw and the National Building Code of Canada.

Policy (c) Residential development shall avoid land that is prohibitively expensive for the municipality to service.

Objective 3.6.2.2 Building and Lot Construction Standards

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

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

Policy (b) Development on residential sites, including accessory buildings and structures, which include but are not limited to decks, patios and fences, shall be entirely contained within the boundaries of the site on which it is proposed to be situated.

Objective 3.6.2.3 Single Parcel Country Residential Development

To accommodate single parcel country residential development on quarter sections.

Policy (a) *Single Parcel Country Residential*

To retain the agricultural character of the municipality, a maximum of two (2) single-parcel country residential subdivisions per quarter section (64.75 hectares) will be allowed to be subdivided on a discretionary basis in the A – Agriculture District. Additional residential subdivision(s) may be permitted to be subdivided from a quarter section for:

- (i) any site fragmented from the balance of a quarter section by either natural (river, creek, coulee, etc.) or man-made (developed road, railway, etc.) barriers; or
- (ii) a maximum of one surplus dwelling from an existing farmyard, where the dwelling existed as of the date of passing of this bylaw, subject to the National Building Code of Canada.

Policy (b) *Locational Criteria*

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

Policy (c) *Services*

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

Policy (d) *Development Standards*

- (i) The Zoning Bylaw will prescribe maximum and minimum site sizes and other appropriate development standards for single parcel country residential development, with the aim of limiting the amount of productive agricultural land taken out of production and ensuring that such development does not result in increased road hazards related to obstruction of sight lines, etc.
- (ii) Council may permit a larger or smaller site size than what is outlined in the Zoning Bylaw to:
 - (a) minimize prime agricultural land to be taken out of production;
 - (b) accommodate existing developed farm yard sites;
 - (c) accommodate sites fragmented from the balance of the quarter section by either natural (river, creek, coulee, etc.) or man-made (developed road, railway, etc.) barrier; or
 - (d) accommodate larger sites that include extensive forested areas or poor agricultural land.

Policy (e) *General*

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

Objective 3.6.2.4 *Lakeshore Development*

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

Policy (a) Lakeshore residential development shall be defined as any existing or proposed residential development located adjacent to or within 500 metres of a lakeshore.

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

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

- Policy (d)** Docks shall not require a development permit but must conform to all provisions of the Official Community Plan and Zoning Bylaw, and all other relevant municipal, provincial and federal regulations. Docks may also require prior approval from the Saskatchewan Water Security Agency if riparian or shoreline habitat alteration work is required.
- Policy (e)** Boat houses and docks shall not be located or partially located on Municipal or Environmental Reserve.

Objective 3.6.2.5 Multiple Parcel Country and Lakeshore Residential Development

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

Policy (a) *Development Options*

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

Policy (b) *Scale and Density*

Subdivision for non-farm multiple-lot country residential development at a density greater than two (2) residential sites per quarter section will be considered on the basis of project merits relative to the policies in this section. Such subdivision shall be implemented in association with a rezoning to a country residential zoning district. Lakeshore residential development may be considered at a higher density and on the basis of project merits relative to the policies in this section. Such subdivision shall be implemented in association with a rezoning to a lakeshore residential zoning district.

Policy (c) *Locational Guidelines*

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

- (i) Near a school of sufficient capacity to handle the increase in enrolment or on an existing school bus route.
- (ii) Near power, natural gas and telephone lines of sufficient capacity to handle such development.
- (iii) So that adequate police and fire protection can be conveniently provided.
- (iv) To protect or enhance existing treed areas and critical wildlife habitat.
- (v) Only where direct all-weather public road access has been provided to the satisfaction of Council.

Policy (d) *Locational Requirements*

- (i) In order to minimize conflict between multiple lot country residential and lakeshore residential subdivisions and other development, Council shall observe the separation distances set out in Table 6-1.
- (ii) Conflict with existing land or lake uses and development will be demonstrated by, but such demonstration will not necessarily be limited to, the following:
 - (a) location or orientation of roads or pedestrian circulation routes such that pedestrians would need to pass through existing residential areas, where the streets or pedestrian routes are not located or oriented to accommodate such use, in order to access public shoreline and other public recreation areas, facilities and destinations in the vicinity;
 - (b) sufficient off-street parking has not been provided to accommodate anticipated use by residents' vehicles in the vicinity of local public shoreline and other public recreation areas, facilities and destinations;
 - (c) anticipated increased traffic levels may create unsafe conditions or situations for vehicles, cyclists or pedestrians within or adjacent to existing residential areas;
 - (d) the proposed development would obstruct views of the lake from existing lake-oriented development;
 - (e) anticipated use levels of public shoreline or other public recreation areas, facilities or destinations created by the proposed development would result in unacceptable crowding or over-use situations;
 - (f) anticipated increased boating or other lake use levels may create unsafe conditions or situations for swimmers, boaters or other lake users on the lake; or
 - (g) anticipated requirements for boat docks or other shoreline services and facilities related to increases in lake use levels cannot be practically accommodated without creating unacceptable crowding or over-use situations.
- (iii) Council may approve a lesser separation than set out in Table 6-1 where the proposed development will not conflict with the future long term development of an adjoining urban municipality as demonstrated by the urban Council or where the applicant submits a copy of an agreement between the applicant and the owner(s) of another affected development, agreeing to such lesser separation. Such agreements between an owner or owners of the other development(s) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be party to the agreement and may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands.

- (iv) Council will use Future Land Use Maps 1 to 5 to assess the development constraints, benefits and acceptability of the subdivision. Multiple-lot country residential and lakeshore residential subdivisions shall not be located:
 - (a) Where direct all-weather public road access has not been developed, except where arrangements have been made, to the satisfaction of Council, for the development of such access.
 - (b) On land subject to flooding, or land where there is a high water table or potential for soil slumping or subsidence unless it can be demonstrated, in accordance with Section 3.2.2.1 that the land is safe for development or that recommended mitigation measures will assure the necessary level of safety.
 - (c) In a linear fashion stretched along municipal roads.

Objective 3.6.2.6 Multiple Parcel Country Residential and Lakeshore Residential Development and Design

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

Policy (a) *Scale and Density*

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

Policy (b) *Comprehensive Development Application*

- (i) In the interests of ensuring a comprehensive and planned approach to development, the municipality may require a developer to prepare a Comprehensive Development Application (CDA) for proposed commercial and industrial developments. A Comprehensive Development Review shall include the following information:
 - (a) A completed copy of the R.M. of Big River No. 555 Multi-parcel Country and Lakeshore Residential and Commercial/Industrial Development Proposal Workbook.
 - (b) Plans showing an integrated layout for all lands intended for industrial or commercial development, including internal roadways, access to external public roads, municipal and environmental reserve parcels, utility parcels, and phasing of the development.
 - (c) Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other hazards together with any required mitigation measures.
 - (d) Engineering reports to address water supply, surface water drainage, sewage treatment and disposal, and fire suppression.

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

Policy (c) *Comprehensive Development Application Evaluation*

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

Policy (d) *Services*

Based on the recommendations of engineering reports as per the Comprehensive Development Application:

- (i) *Water:*
 - (a) each site in the proposed development area shall have its own independent water system; or
 - (b) each site in the proposed development area will be connected to a Regional Water Distribution system; or
 - (c) each site in the proposed development area will be serviced with an independent communal water supply system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.
- (ii) *Sewer:*
 - (a) each site in the proposed development area shall have its own independent sewage disposal system approved by the Regional Health Authority; or
 - (b) each site in the proposed development area will be serviced with an independent communal sewage collection, treatment and disposal system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.
- (iii) *Solid Waste:*
 - (a) Council will approve new development subject to the availability of facilities for the disposal of solid waste by future residents in a licensed solid waste management facility.

Policy (e) *Development Standards*

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

Policy (f) *Drainage*

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

Policy (g) *Alternative to Conventional Subdivision*

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

Objective 3.6.2.7 Other Associated Development

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

Policy (a) Approvals for home based businesses will be based on the evaluation of individual operations relative to specific Zoning Bylaw criteria to ensure that the residential character or land value is not diminished.

Policy (b) The Zoning Bylaw will provide for other forms of development, facilities and recreational uses in residential districts that are consistent with and complementary to the overall residential and recreational uses of the district.

Objective 3.6.2.8 Remote Cabins

To accommodate existing remote cabins in the municipality and provide for limited remote cabin development under specific conditions.

Policy (a) The Zoning Bylaw will provide for remote cabins as a discretionary use in the Forest district. Council will assess proposals under the following criteria to ensure that remote cabins will be seasonal residences that do not require municipal services:

(i) The site is isolated and access is not required or expected from a developed road. In general, sites which are 1.5 km or more from developed roads or highways may be considered.

(ii) Other municipal or utility services will not be required.

- (iii) The development will contain a single dwelling unit designed for seasonal occupancy.

Objective 3.6.2.9 Park Model Residential Development

To accommodate orderly and planned park model residential development in appropriate locations within the municipality.

- Policy (a)** Council may approve park model residential subdivisions through the use of a Park Model Residential District in order to provide opportunities for residents to place a park model trailer and other appropriate uses on their own sites.
- Policy (b)** Council shall only rezone to accommodate park model subdivisions where it has been demonstrated that the design of the proposed subdivision considers the following:
 - (i) the expected impact on properties in the vicinity; and
 - (ii) the size of the proposed district in relation to surrounding land uses.
- Policy (c)** Council shall not rezone individual sites to accommodate park model trailers that would not otherwise be a permitted or discretionary use in the site's existing district.

Objective 3.6.2.10 Manufactured and Modular Residential Development

To accommodate orderly and planned manufactured and modular residential development in appropriate locations within the municipality.

- Policy (a)** Council may approved manufactured and modular dwelling subdivisions through the use of a Manufactured Dwelling Residential District in order to provide opportunities for residents to place manufactured and modular dwellings, and other appropriate uses, on their own sites.
- Policy (b)** Council shall only rezone to accommodate manufactured and modular dwelling subdivisions where it has been demonstrated that the design of the proposed subdivision considers the following:
 - (i) the expected impact on properties in the vicinity; and
 - (ii) the size of the proposed district in relation to surrounding land uses.
- Policy (c)** Council shall not rezone individual sites to accommodate manufactured or modular dwellings that would not otherwise be a permitted or discretionary use in the site's existing district.

3.7 COMMERCIAL / INDUSTRIAL LAND USE AND DEVELOPMENT

3.7.1 FINDINGS

- Local commercial services for residents of the RM are mostly found within the Town of Big River. There are additional commercial uses located in the RM, including Trailrunners Pet Resort and Canine Training Centre, LFE Motorsports, Clearwater Greenhouses, and other establishments, including home-based businesses such as hairstylists, and small retail operations associated with campgrounds or other recreational amenities.
- The municipality is home to a number of forestry, lumber, and forestry-related industrial developments including Carrier Forest Products (Saskatchewan's largest sawmill), Christiansen Lumber, and other operations.
- Other home-based businesses or businesses ancillary to agricultural or forestry operations are sure to exist within the RM.
- There are a number of intensive agriculture/horticulture operations in the municipality, including greenhouses, tree nurseries, and the like.
- To avoid conflict with other land uses / development, consideration should be given to the development of policies to set locational guidelines and other conditions under which industrial and commercial development may be permitted.
- The creation and development of policies to avoid conflict with other land uses / development is important, particularly to set locational guidelines and other conditions under which industrial and commercial development may be permitted.

3.7.2 OBJECTIVES AND POLICIES

Objective 3.7.2.1 Commercial and Industrial Development

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

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

Policy (f) New retail/service commercial development is encouraged to locate in close proximity to existing nodes of retail/service commercial development.

Objective 3.7.2.2 Land Use Conflicts and Environmental Considerations

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

Policy (a) Future commercial or industrial subdivisions or re-zoning for commercial or industrial development shall avoid conflict with existing land uses and development. Conflict with existing land uses and development will be demonstrated by, but such demonstration will not necessarily be limited to, the following:

- (i) anticipated levels of noise, odour, smoke, fumes, dust, night lighting, glare, vibration or other emissions emanating from the operation will be sufficient to affect the residential character of existing residential areas;
- (ii) anticipated increased levels or types of vehicle traffic may create unsafe conditions or situations for vehicles, cyclists or pedestrians within or adjacent to existing residential areas;
- (iii) location or orientation of roads or pedestrian circulation routes such that pedestrian patrons would need to pass through existing residential areas, where the streets or pedestrian routes are not located or oriented to accommodate such use, in order to access public shoreline and other public recreation areas, facilities and destinations in the vicinity;
- (iv) sufficient off-street parking has not been provided to accommodate anticipated use by patrons' vehicles in the vicinity of local public shoreline and other public recreation areas, facilities and destinations;
- (v) the proposed development would obstruct views of the lake from existing lake-oriented development;
- (vi) anticipated use levels of public shoreline or other public recreation areas, facilities or destinations created by the proposed development would result in unacceptable crowding or over-use situations;
- (vii) anticipated increased boating or other lake use levels may create unsafe conditions or situations for swimmers, boaters or other lake users on the lake; or
- (viii) anticipated requirements for boat docks or other shoreline services and facilities related to the proposed development cannot be practically accommodated without creating unacceptable crowding or over-use situations.

Policy (b) Council will use Future Land Use Maps 1 to 5 to assess the development constraints, benefits and acceptability of the subdivision.

Policy (c) In order to minimize land use conflict between commercial or industrial development and other existing land use, Council shall observe the separation distances as set out in Table 6-1.

- (i) Council may approve a lesser separation than that set out in Table 6-1 where the applicant submits a copy of an agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an applicant and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *the Act* to register an interest to the title(s) of the affected lands.

Policy (d) In association with an application for a development permit, Council shall require submission of a site grading plan demonstrating that there is adequate drainage from a site and that neighbouring properties and municipal infrastructure will not be adversely affected by potential runoff from the development.

Policy (e) Where Council is of the belief that a proposed commercial or industrial development may require large volumes of water, Council may require the applicant to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.

Policy (f) *Development Application Requirements*

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

- (i) the types of industry or commercial use to be contained on the site.
- (ii) the size and number of parcels proposed.
- (iii) the installation and construction of roads, services, and utilities.
- (iv) the potential impacts on adjacent land uses, and proposed measures to mitigate any negative impacts.
- (v) the environmental suitability of the site and other potentially affected lands with particular consideration to the soils, topography, drainage and availability of services, proximity to public recreation and wildlife management areas and hazard land.
- (vi) the access, egress, and the potential impacts of the proposed development on the highway system and traffic safety.
- (vii) development standards or design criteria that include such aspects as parking for large trucks, landscaping, screening, storage, and signage.
- (viii) any other matters that Council considers necessary.

Policy (g) *Comprehensive Development Application*

- (i) In the interests of ensuring a comprehensive and planned approach to development, the municipality may require a developer to prepare a Comprehensive Development Application (CDA) for proposed commercial and industrial developments. A Comprehensive Development Application shall include the following information:
- (ii) A completed copy of the R.M. of Big River No. 555 Multi-parcel Country and Lakeshore Residential and Commercial/Industrial Development Proposal Workbook (see Section 7).
- (iii) Plans showing an integrated layout for all lands intended for industrial or commercial development, including internal roadways, access to external public roads, municipal and environmental reserve parcels, utility parcels, and phasing of the development.
- (iv) Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other hazards together with any required mitigation measures.
- (v) Engineering reports to address water supply, surface water drainage, sewage treatment and disposal, and fire suppression.
- (vi) Any other information Council deems necessary in order to appropriately evaluate an application.

Policy (h) *Comprehensive Development Application Evaluation*

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

Policy (i) *Hazardous Industries*

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

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

industries and to other development proposed in the vicinity of existing hazardous industries.

- (ii) Council may approve a lesser separation than that set out in Table 6-1 where the applicant submits a copy of an agreement between the operator of the hazardous industry and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an operator and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *the Act*, to register an interest to the title(s) of the affected lands.
- (iii) Council may require a separation twenty per cent (20%) greater than that set out in Table 6-1 where an unacceptable land use conflict would result with existing developments (e.g. in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).
- (iv) All uses involving hazardous materials or chemicals shall be separated from permanent surface water bodies or water courses by at least 1.6 km.
- (v) Buildings or yards used for the storage, handling or processing of hazardous materials shall be located at least 75 m from any road or railway right-of-way.
- (vi) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice of a proposal that will result in development, expansion or alteration of a hazardous industrial use and shall hold a public hearing on the proposal.

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

Policy (k) *Outfitter Base Camps, Outfitter Outpost Base Camps and Tourism Base Camps*

- (i) Commercial development in the form of outfitter base camps, outfitter outpost base camps and tourism base camps will be listed as discretionary uses in the Zoning Bylaw.
- (ii) Council will only permit subdivision and / or development of outfitter base camps and tourism base camps where:
 - (a) The proposed or existing site adjoins an existing municipal road or provincial highway.

For the purpose of this section "developed road" shall mean an existing graded all weather road on a registered right-of-way or a road for which arrangements have been made with Council to provide for the construction of a road on a registered right-of-way to a standard approved by Council.

- (iii) Council will only permit development of outfitter outpost base camps where:

- (a) The site is isolated and access is not required or expected from a developed road. In general, sites which are 1.5 km or more from developed roads or highways may be considered.
 - (b) Other municipal or utility services will not be required.
- (iv) One accessory dwelling unit for the owner / operator of an outfitter base camp, outfitter outpost base camp or tourism base camp will be permitted. Additional dwelling units may be permitted, on a discretionary basis, if accessory to a legitimate outfitter base camp or tourism base camp and if it is intended to accommodate employees. The granting of a dwelling development permit by Council for such additional dwelling(s) shall not be construed in any way, as consent or approval for future subdivision.

3.8 RECREATION AND TOURISM

3.8.1 FINDINGS

- The RM of Big River is a very popular recreational destination for visitors and residents alike. Its prime location in north-central Saskatchewan, with its many waterbodies, forest areas, and interesting topography provides for countless recreational opportunities year-round.
- There are several Recreation Sites within the municipality, including Chitek Lake, Shell Lake, Bug Lake, Island Lake, Hackett Lake, Delaronde Lake (Zig Zag Bay), Top Lake, Nesslin Lake, and Ness Lake. These Recreation Sites offer camp sites, boat launches, beaches, angling opportunities, and related amenities.
- Prince Albert National Park lies directly adjacent to the eastern boundary of the municipality.
- Big River Regional Park is located within the Town of Big River. The park offers camping, showers, laundry facilities, a dock, ball diamonds, horseshoe, and sandpits. Big River Regional Park has 2 locations (one down by the dock on Cowan) and the other is east of the Big River Community Centre.
- The Town of Big River owns a golf course within the RM which is leased to the Big River Golf Club, just east of the Town. The Chitek Lake golf course is privately owned within the RM. The RM also features a public ski hill and chalet. The assets of the ski hill and chalet are owned by the Ski Timber Ridge Co-operative. The property in which the ski hill and chalet are located is leased by the RM from the Ministry of Environment and is operated by the Ski Timber Ridge Board, a board appointed annually by the RM of Big River.
- The municipality contains many trails winding throughout forested areas, providing for recreational opportunities like hiking, quadding, cross-country skiing, etc.
- There are several seasonal and aquatic recreational developments within the RM, including campgrounds, beaches, marinas, boat launches, and associated facilities such as campgrounds and small stores. Delaronde, Cowan, and Chitek Lakes are the three main lakes around which most recreational development in the RM exists.
- The Big River Bible Camp, operated by Northern Canada Evangelical Mission, is located near the western shore of Delaronde Lake in the NE-26-56-07-W3M. The camp offers faith-based summer camp recreation for youth.
- There are several music and cultural festivals hosted within the municipality, including the popular Ness Creek Music Festival, which has been attracting thousands of visitors from all over the world, every summer for over 25 years, to an event site just off the northern bank of Ness Creek in the SE-33-56-06-W3M.
- The Town and the RM jointly operate a Community Centre in the Town, containing a conference/meeting centre, library, fitness centre, large kitchen, a connection to the Big River Arena, and the municipal offices of both the Town and the RM.
- Consideration should be made towards the development of appropriate community service and recreational policies in order to minimize the cost to the municipality and maximize the benefit to the residents.
- First Nations communities may pursue resort development on their lands. Consultation is required to determine the level of interest.
- The Statements of Provincial Interest Regulations provides the following statement concerning recreation and tourism (which is addressed in the objectives and policies that follow):
 - *The province has an interest in supporting a high quality of life for Saskatchewan's citizens and visitors by providing and actively promoting recreation and tourism opportunities.*

3.8.2 OBJECTIVES AND POLICIES

Objective 3.8.2.1

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

Policy (a) Consider the impacts of development on the Big River region and its many waterbodies, and cooperate with adjoining rural municipalities, urban municipalities, First Nations, Prince Albert National Park, and provincial recreation sites in achieving preservation of natural areas to the greatest extent possible.

Objective 3.8.2.2

To realize opportunities for lakeshore-oriented development in the RM of Big River that are complementary to the natural environment.

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

Objective 3.8.2.3

To recognize and maintain the shared provision of recreational opportunities to residents and visitors of the region as a whole between the RM of Big River, the Town of Big River, adjoining municipalities, the Prince Albert National Park, event coordinators, and other authorities.

Policy (a) The municipality will continue to collaborate with the Town of Big River in providing recreational amenities and opportunities for the area, and seek out mutually beneficial opportunities with other organizations and authorities in the interest of promotion, preservation, and enhancement of recreation and tourism in the region.

3.9 FOREST

3.9.1 FINDINGS

- The area within the Provincial Forest is largely Crown Land, administered by Saskatchewan Ministry of Environment. The primary uses of this land are natural resource harvesting, including forestry, wild plant harvesting, fish harvesting, wild game management and recreational hunting and angling. These activities are regulated by provincial legislation.
- Within this area mineral and aggregate exploration and extraction may take place depending on the location of the resources. This is controlled through provincial environmental impact assessment, leasing and permit legislation and processes.
- Council recognizes that as long as these activities do not involve sale of land to private persons, land subdivision, development of roads that will be a municipal responsibility, or conflict with adjacent agricultural use of land, the regulations, policies and processes administered by the Ministry of Environment are sufficient to deal with municipal land concerns.
- Particular municipal interests arise in the following developments:
 - (a) where land is to be subdivided for private use, particularly in the case of cottage and resort subdivision;
 - (b) where new municipal roads will be created to provide permanent access to buildings or sites;
 - (c) where permanent residences would be created that could require municipal services; and
 - (d) where use of land for activities such as outfitting and hunting lodges could conflict with agricultural use at the boundaries of the forest district.
- The Statements of Provincial Interest Regulations provides the following statement concerning forest resources on Crown forest land (which is addressed in the objectives and policies that follow):
 - *The province has an interest in conserving Saskatchewan's biodiversity, unique landscapes, and ecosystems for present and future generations.*

3.9.2 OBJECTIVES AND POLICIES

Objective 3.9.2.1

To protect forest resources in partnership with the Province of Saskatchewan for environmental, social and economic benefit. Large scale forest harvesting, forest product production and outdoor recreation activities are integral to the regional economy and will be accommodated in the Municipality.

Policy (a) Forest product production includes traditional resource use such as animal grazing, hunting, fishing, trapping, firewood harvesting and berry picking, as well as contemporary uses including oil and gas exploration and development, agroforestry and gravel extraction, ecotourism and outfitting, and may be accommodated in the municipality. It is recognized that the Province retains the authority and responsibility to manage forestry on Crown land in the municipality.

Objective 3.9.2.2

To manage the exploration and development of mineral and hydrocarbon deposits, including sand and gravel deposits, to secure economic benefits while respecting environmental values.

- Policy (a)** The exploration to locate mineral and hydrocarbon deposits may be allowed to occur in the municipality. Exploration activities will be encouraged to be carried out in an environmentally friendly manner consistent with the policies of this Plan with areas for exploration and rehabilitated upon completion of the activity.
- Policy (b)** Development of land for mines and hydrocarbon drill sites may be permitted, having regard for *The Statements of Provincial Interest Regulations* and local land use compatibility matters to minimize and/or mitigate conflict between such development and adjoining land use.
- Policy (c)** Sand and gravel extraction may be allowed where it is demonstrated that the development will have minimal visual impacts through the retention of natural buffers or its remote location and site reclamation plans are included with an application.

4 FUTURE LAND USE MAPS

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: Soil Capability for Agriculture – identifies the capability of land for dry land crop production.

Map 3: Separation Distances Required for a Potential ILO – identifies existing development and the buffer distances required for an ILO from this existing development.

Map 4: Development Constraints – identifies development constraints such as potential heritage sensitivity, waterbodies and wetlands, existing ILOs, potential critical wildlife habitat, recreation sites, and the urban-rural fringe.

Map 5: Digital Elevation Model – identifies graphically the elevation in metres above sea level of all of the land within the municipality.

LEGEND

- 55 Road / Highway
- Preferred Transportation Corridors
- Town / Organized Hamlet / Resort Village
- First Nations Reserve
- Provincial Parks & Recreation Sites

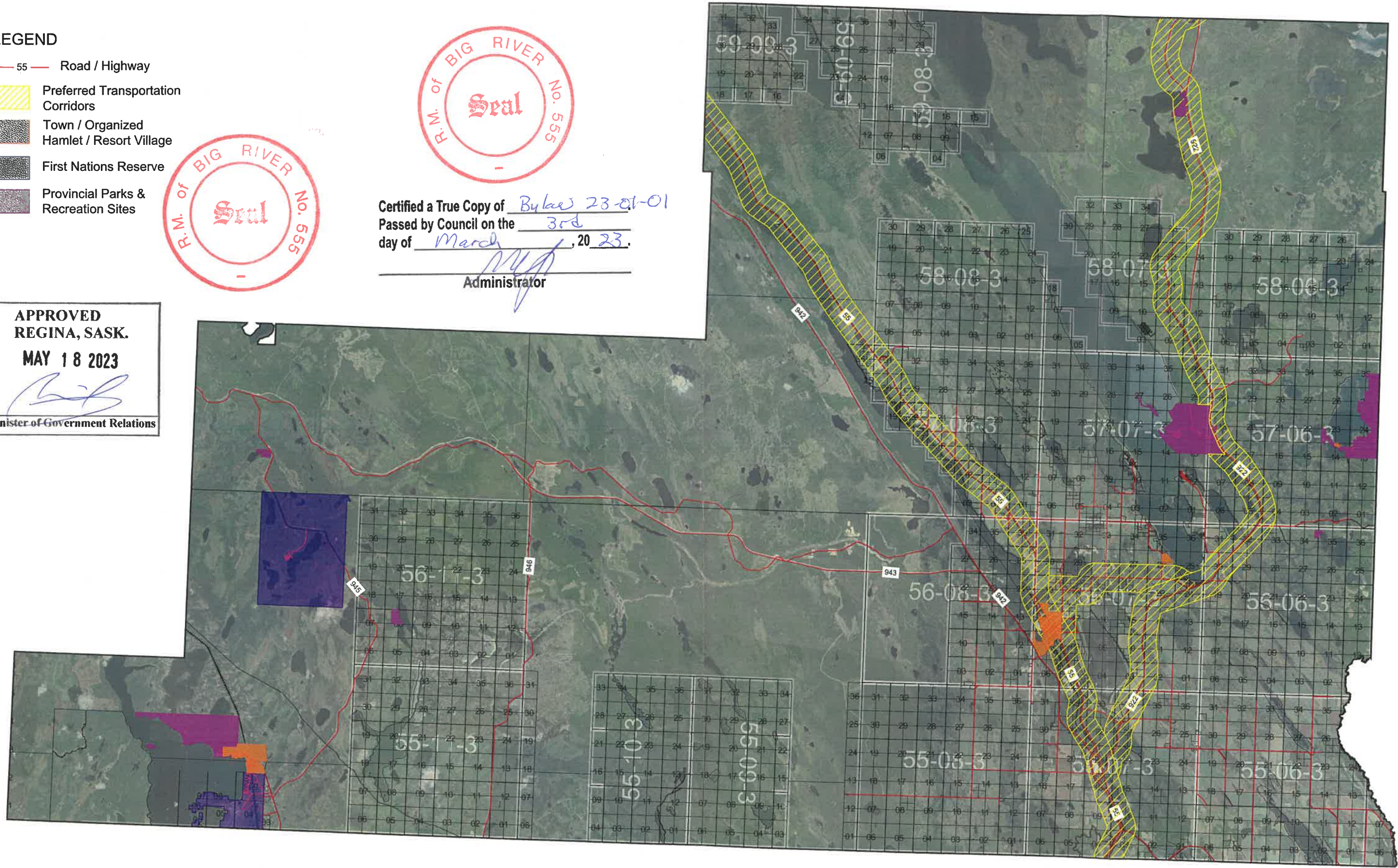


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 Passed by Council on the 3rd
 day of March, 2023.

 Administrator

APPROVED
REGINA, SASK.
MAY 18 2023






 Minister of Government Relations



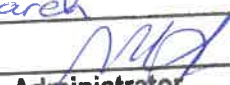
RM of Big River Official Community Plan
 Future Land Use Map 1 - Preferred Transportation Corridors



LEGEND

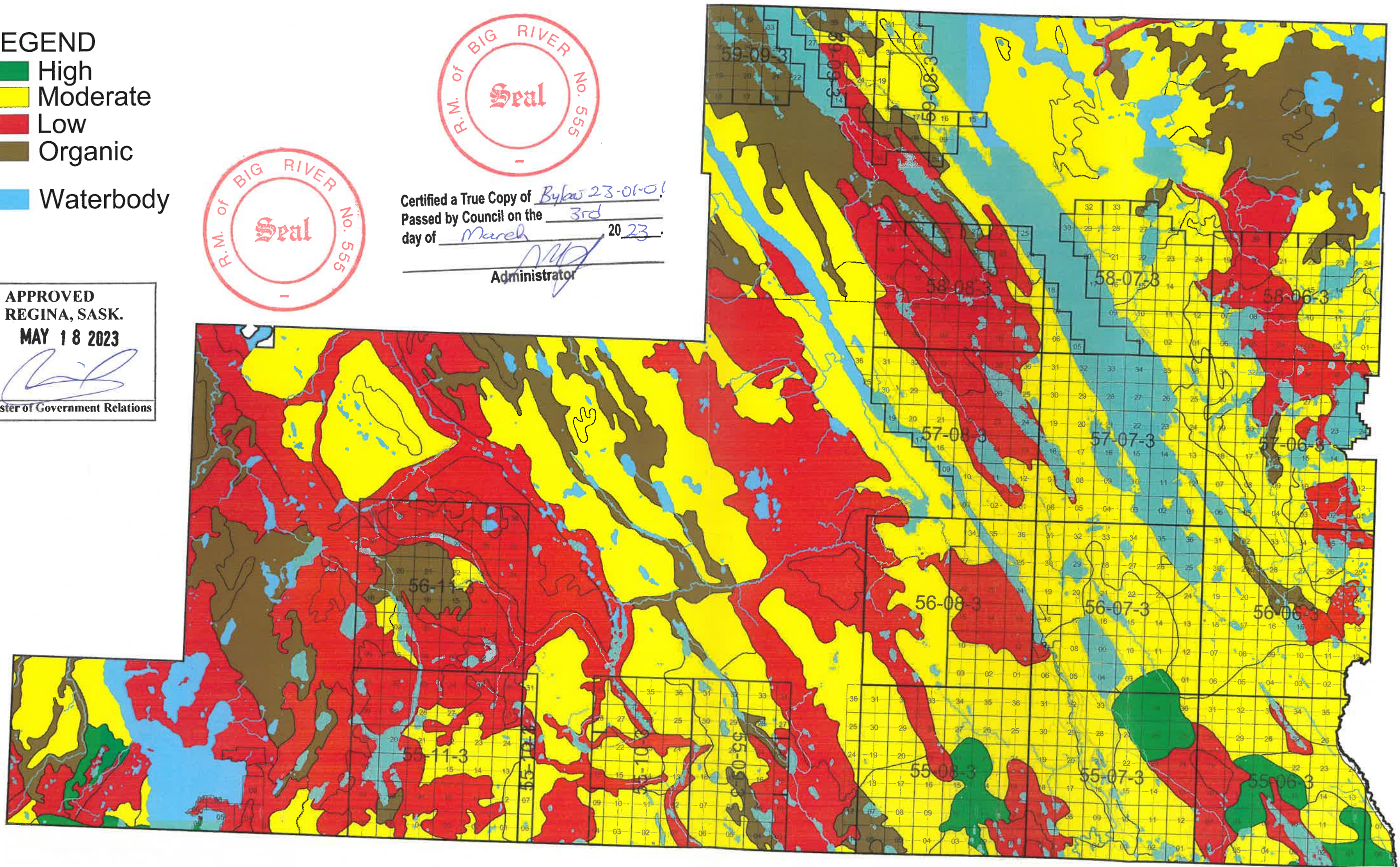
-  High
-  Moderate
-  Low
-  Organic
-  Waterbody



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RM of Big River Official Community Plan

Future Land Use Map 2 - Soil Capability for Agriculture



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LEGEND

- No ILOs permitted
- ILOs up to 499 AU potentially permitted
- ILOs up to 2,000 AU potentially permitted
- ILOs > 2,000 AU potentially permitted

* Based on the location of single residences, multi-parcel country / lakeshore residential developments, recreational developments, and communities within the RM of Big River

- Waterbody
- Town / Organized Hamlet / Resort Village



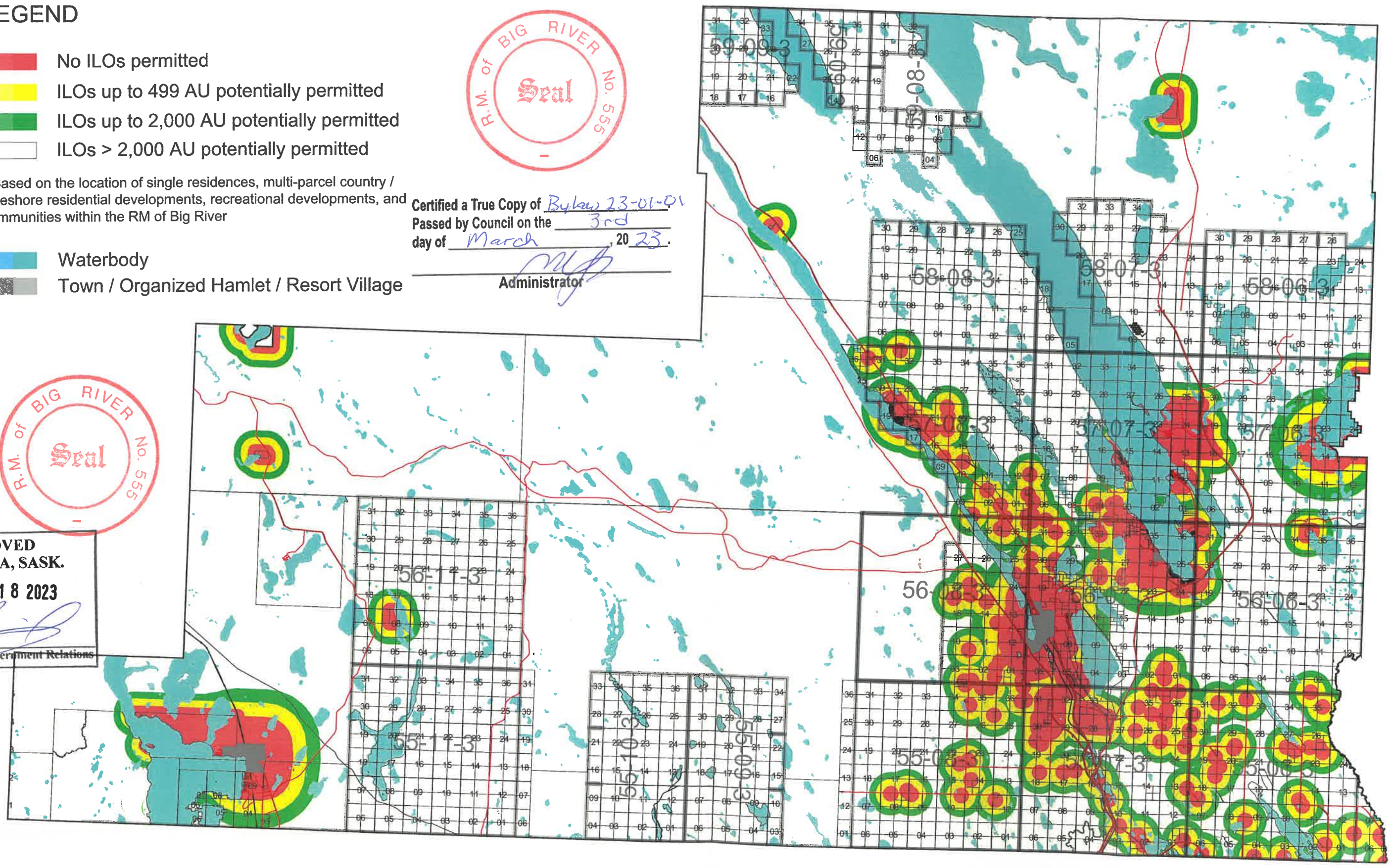
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RM of Big River Official Community Plan

Future Land Use Map 3 - Separation Distances Required by a Potential Intensive Livestock Operation



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 LANDSCAPE ARCHITECTURE & COMMUNITY PLANNING
 October 2022



LEGEND

-  Terrestrial Wildlife Habitat
-  Waterbody
-  Wetland
-  Town / Organized Hamlet / Resort Village
-  1 km Rural-Urban Fringe
-  Future Urban Growth Area
-  457 m Lagoon Setback (white)
-  First Nations Reserve
-  Provincial Parks & Recreation Sites
-  Resort / Country Residential Subdivision Development
-  Recreation Development

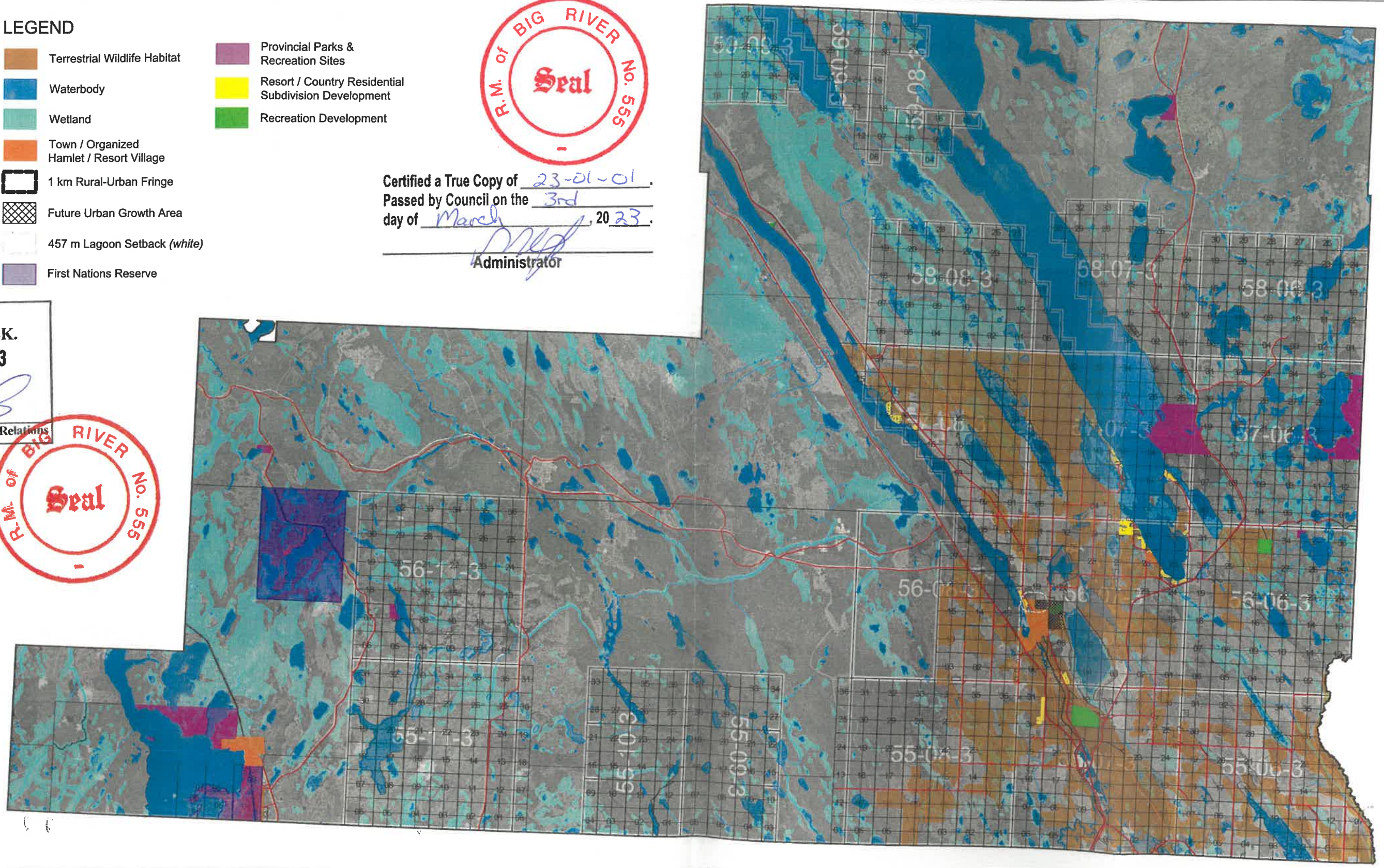


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 day of March, 2023.

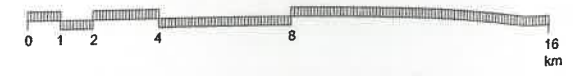
 Administrator

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 REGINA, SASK.
 MAY 18 2023**

[Signature]
 Minister of Government Relations



RM of Big River Official Community Plan
 Future Land Use Map 4 - Development Constraints



LEGEND

Metres above sea level

645

462

* Interpolated Digital Elevation Model
1:50,000 National Topographic Database
(www.geobase.com)

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day of March, 20 23.

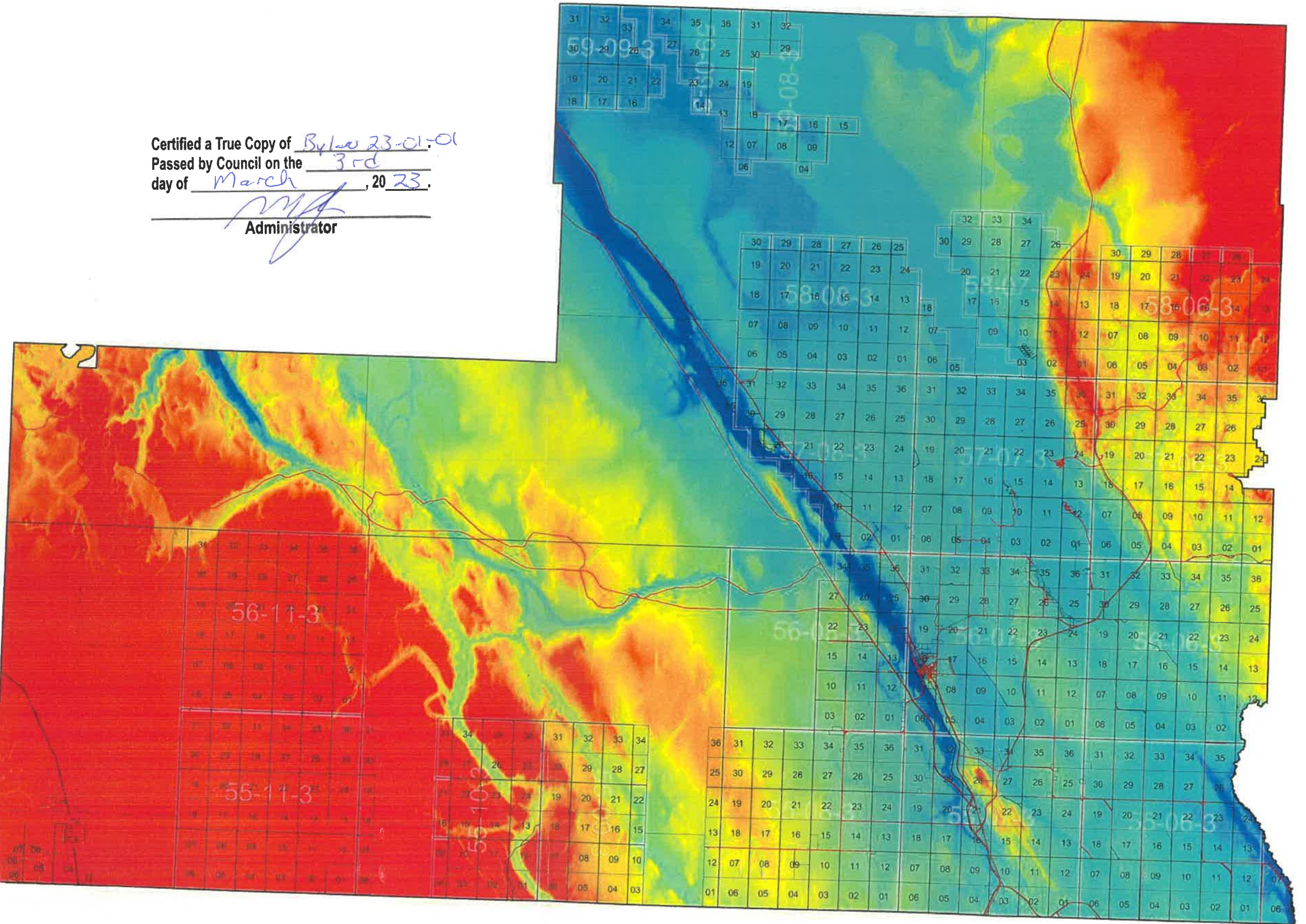
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Administrator



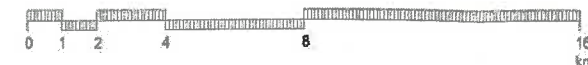
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REGINA, SASK.

MAY 18 2023

[Signature]
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RM of Big River Official Community Plan
Future Land Use Map 5 - Digital Elevation Model



CROSBY HANNA & ASSOCIATES
LANDSCAPE ARCHITECTURE & COMMUNITY PLANNING
October 2023





5 IMPLEMENTATION

5.1 ZONING BYLAW

The Zoning Bylaw will be the principal method of implementing the objectives and policies contained in this Official Community Plan, and will be adopted in conjunction herewith by the Rural Municipality of Big River No. 555.

5.1.1 PURPOSE

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

5.1.2 CONTENT AND OBJECTIVES

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

5.1.3 AMENDING THE ZONING BYLAW

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

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

5.1.4 ZONING BY AGREEMENT

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

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

5.1.5 USE OF THE HOLDING SYMBOL "H"

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

5.2 OTHER IMPLEMENTATION TOOLS

5.2.1 SUBDIVISION APPLICATION REVIEW

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

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

5.2.2 DEDICATED LANDS

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

5.2.3 DEVELOPMENT LEVIES AND SERVICING FEES

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

5.3 OTHER

5.3.1 UPDATING THE OFFICIAL COMMUNITY PLAN

Plans and projections for future development shall be monitored on an ongoing basis. Policies contained in this Official Community Plan, including the Future Land Use Concept, should 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 municipality.

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 municipality, the Crown, and all other persons, associations and other organizations, and no development shall be carried out that is contrary to this Official Community Plan.

5.3.7 DEFINITIONS

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

6 SEPARATION DISTANCES BETWEEN USES

| Table 6-1: Separation Distances Between Uses (in metres) RM of Big River No. 555 | | Municipal Wells | Residential * | | | Recreational Development (campground, ski hill, festival site, etc.) ⁽⁴⁾ | Urban Municipality, Resort Village ⁽⁵⁾ | Intensive Agriculture ⁽⁶⁾ | Commercial (Agriculture) ⁽⁷⁾ |
|---|------------------|-----------------|------------------------------|---|---|--|--|---|--|
| | | | Single Parcel ⁽¹⁾ | Multi-lot Country/ Resort Residential, Hamlet, Organized Hamlet ⁽²⁾ | Tourist Accommodation ⁽³⁾ | | | | |
| Urban Municipality, Resort Village | | -- | -- | -- | -- | -- | N/A | -- | -- |
| Intensive Livestock Operation ⁽⁸⁾ | 300 – 499 A.U. | 1,600 | 400 | 1,600 | 400 | 400 | 1,600 | -- | -- |
| | 500 – 2,000 A.U. | 1,600 | 800 | 2,400 | 800 | 800 | 2,400 | -- | -- |
| | > 2,000 A.U. | 1,600 | 1,200 | 3,200 | 1,200 | 1,200 | 3,200 | -- | -- |
| Airport / Airstrip ⁽⁹⁾ | | -- | -- | 800 | -- | -- | 800 | -- | -- |
| Commercial (Agriculture) | | -- | 305 | 800 | 305 | 800 | -- | -- | N/A |
| Gravel Pit (non-clay) | | -- | 200 | 600 | 200 | -- | -- | -- | -- |
| Waste Mgmt. ⁽¹⁰⁾ | Solid | 1,600 | 457 | 457 | 457 | 457 | 457 | 457 | 457 |
| | Liquid | 1,600 | 457 | 457 | 457 | 457 | 457 | 457 | 457 |
| Anhydrous ⁽¹¹⁾ | Non-refrigerated | -- | 305 | 305 | 305 | 305 | 305 | -- | -- |
| | Refrigerated | -- | 600 | 600 | 600 | 600 | 600 | -- | -- |
| Industrial ⁽¹²⁾ | | 800 | 305 | 800 | 305 | 305 | 800 | -- | -- |
| Hazardous Industrial ⁽¹³⁾ | | 1,600 | 1,600 | 2,400 | 1,600 | 1,600 | 2,400 | -- | -- |

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

- (1) Single residential building...
- (2) Multi-lot residential or hamlet building site...
- (3) Tourist accommodation facility...
- (4) Recreational site...
- (5) Municipal boundary...
- (6) Intensive agricultural site...
- (7) Commercial site...
- (8) ILO facility...
- (9) Airport / airstrip facility...
- (10) Waste management facility or lagoon...
- (11) Anhydrous ammonia storage facility...
- (12) Industrial site...
- (13) Hazardous industrial site...

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

* All residences existing as of the adoption date of this bylaw are exempt from the separation distances required in Table 6-1. Any existing residences exempt from the separation distances, and which are damaged or destroyed by an occurrence such as wind, tornado or fire not intentionally started by the owner, may be rebuilt at the existing location, provided that any provincial approval that may be required has been obtained.

* Council may reduce the prescribed separation distances where appropriate fencing, screening, landscaping, berming, building and site orientation, road upgrading or other similar measures are provided to mitigate potential land use conflicts to the satisfaction of Council.

* Refer to Section 3.4.2.2 (h) of this bylaw for separation distances from land uses within an adjacent municipality.

7 MULTI-PARCEL COUNTRY AND LAKESHORE RESIDENTIAL AND COMMERCIAL/ INDUSTRIAL DEVELOPMENT PROPOSAL WORKBOOK

**Rural Municipality of Big River No. 555
Multi-Parcel Country Residential, Recreational and Commercial /
Industrial Development Proposal Workbook**

This workbook is intended to allow the R.M. of Big River No. 555 and Council to thoroughly evaluate the impact of new multi-parcel country residential subdivision, recreational development, and commercial / industrial proposals (including residential) in the area. The workbook is intended to raise awareness of current development issues and identify best practices with respect to community design. Council will base decisions on moving forward with rezoning applications related to new country residential subdivision and recreational development proposals on the responses provided by applicants to the questions contained within this workbook, subject to other relevant Bylaws and policies of the Municipality.

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

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

Yes/No

Describe

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

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

Yes/No

Describe

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

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

Yes/No

Describe

- 1.9** What is the length and width 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.

Length of streets: _____

1.10 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

1.11 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

1.12 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

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

Yes/No

Describe

1.14 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

1.15 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

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

Yes/No

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

Describe

1.17 Does the development meet all of the locational requirements as outlined by the R.M. of Big River (Section 6 of the Official Community Plan)?

Yes/No

Describe

2. Social and Cultural Considerations

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

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

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

Yes/No

Describe

- 2.2** 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

2.3 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

Four horizontal lines for describing concerns and mitigation.

2.4 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

Four horizontal lines for describing unique or innovative project features.

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
