

2017

Rural Municipality of Hoodoo No.
401
Official Community Plan



Official Community Plan for the Rural Municipality of Hoodoo No. 401

RURAL MUNICIPALITY OF HOODOO No. 401
BYLAW NO. _____

A Bylaw of the Rural Municipality of Hoodoo No. 401 to adopt an Official Community Plan.

Whereas the Council of the Rural Municipality of Hoodoo No. 401 has authorized the preparation of an Official Community Plan for the Municipality pursuant to Section 29 of *The Planning and Development Act, 2007* Chapter P-13.2 (the “Act”); and

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

Whereas in accordance with Section 207 of the Act, the Council of the Rural Municipality of Hoodoo No. 401 held a Public Hearing on _____ in regards to the proposed bylaw, which was advertised in a weekly paper on _____ and _____ in accordance with the public participation requirements of the Act;

Therefore the Council for the Rural Municipality of Hoodoo No. 401 in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1. This bylaw may be cited as “The R.M. of Hoodoo No. 401 Official Community Plan.”
2. Bylaw No. 2-2000, known as the “Development Plan” including all amendments are hereby repealed.
3. The Official Community Plan be adopted to provide a framework to guide and evaluate future development within the Municipality, as shown on Schedule ‘A’, attached to and forming part of this bylaw.
4. This bylaw shall come into force on the date of final approval by the Minister.

Reeve

SEAL

Administrator

Schedule A:

Rural Municipality of Hoodoo No. 401

Official Community Plan
2017

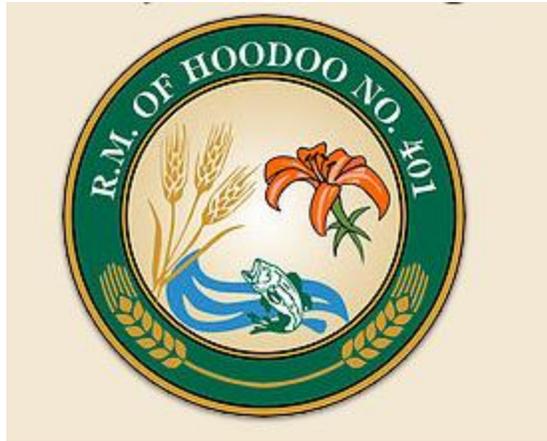
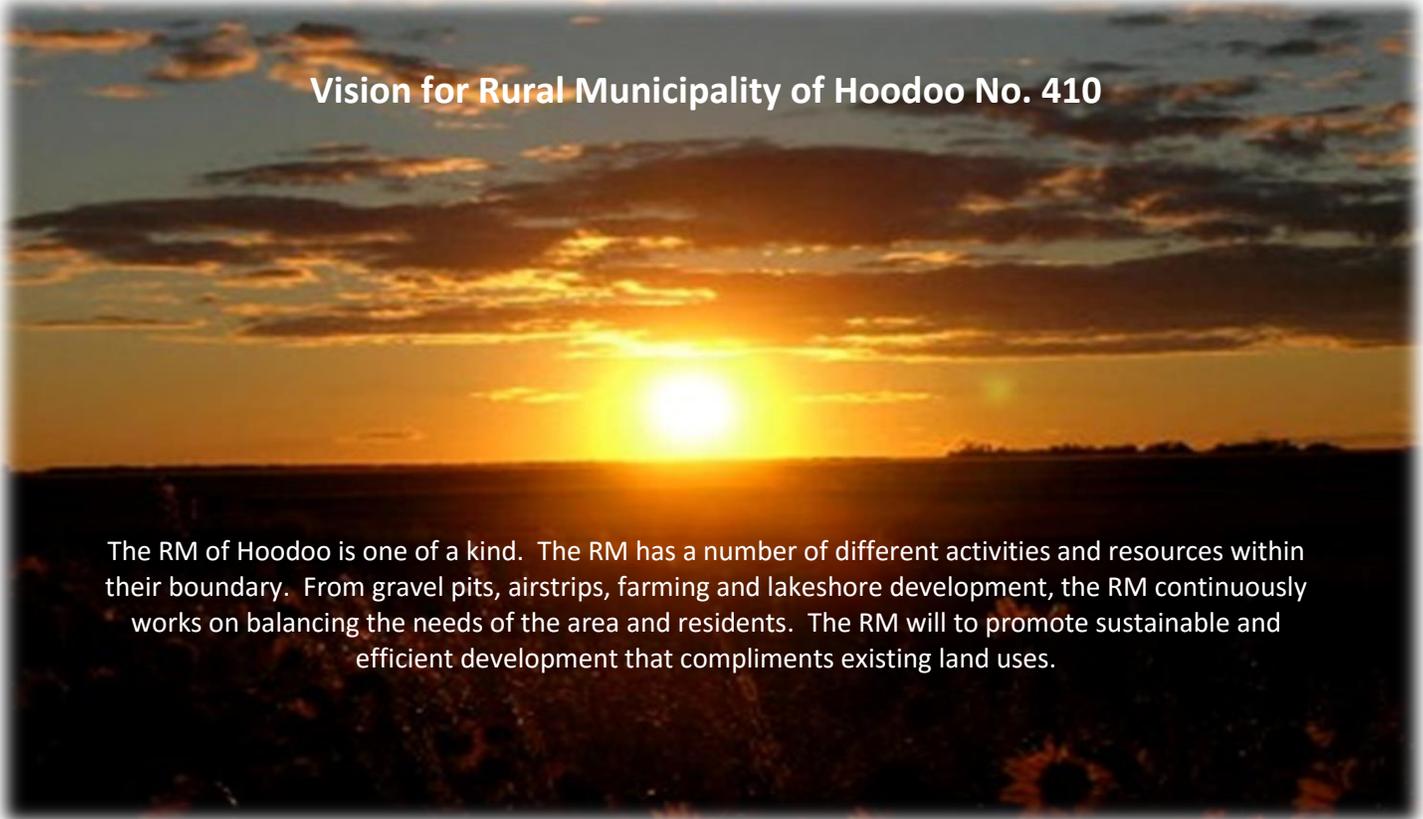


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Vision for Rural Municipality of Hoodoo No. 410

The RM of Hoodoo is one of a kind. The RM has a number of different activities and resources within their boundary. From gravel pits, airstrips, farming and lakeshore development, the RM continuously works on balancing the needs of the area and residents. The RM will to promote sustainable and efficient development that compliments existing land uses.

1 Introduction

1.1 Title

The title of this document shall be known as the Official Community Plan for the Rural Municipality of Hoodoo No. 401 ("RM").

1.2 Scope

The Official Community Plan will be a tool for the RM to use to achieve their future goals. It provides guidelines and directions for future growth within the RM. The policies and guidelines contained herein are intended to guide land use and development throughout the boundaries of the RM. The goal of this document is to:

- serve as a framework whereby the municipality may be guided in making development decisions;
- identify the factors relevant to the use and development of land;
- identify the critical problems and opportunities concerning the development of land and the social, environmental and economic effects of that development;
- set out the desired timing, patterns and characteristics of the future physical, social and economic development of the municipality and to determine the probable consequences of that development;
- establish and specify the programs and actions necessary for the implementation of the official community plan; and
- outline the methods whereby the best use and development of land and other resources in adjacent municipalities, or affected areas immediately abutting the RM may be coordinated.

1.3 Purpose of the Official Community Plan

The Council of the RM adopts this Official Community Plan pursuant to Sections 29 & 30 of *The Planning and Development Act, 2007*. Council supports a proactive approach to land use planning and is of the view that there is a need to address municipal issues. Over the last decade the RM has seen significant growth in lakeshore development and expects this growth to continue into the future.

Policies and guidance is needed for Council and developers to ensure sustainable long-term land use patterns occur in the community. This Official Community Plan offers a guide for community development by providing goals, objectives and policies on the use of land and future development within the limits of the municipality. The Official Community Plan has identified policy areas to depict the different types of current and future land uses in the RM. Each policy area will provide guidance for development and the regulations of the accompanying zoning bylaw will help implement the policies. Upon adoption and approval of this bylaw, all development and subdivision of land within the municipality will need to be consistent with this bylaw.

1.4 Legislative Requirements

The legislative requirements for an Official Community Plan are established in Section 32 of *The Planning and Development Act, 2007* and are listed below:

- 1.4.1 An official community plan must incorporate, insofar as is practical, any applicable provincial land use policies and statements of provincial interest.

- 1.4.2 An official community plan must contain statements of policy with respect to:
- a) sustainable current and future land use and development in the municipality;
 - b) current and future economic development;
 - c) the general provision of public works;
 - d) the management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
 - e) the management of environmentally sensitive lands;
 - f) source water protection;
 - g) the means of implementing the official community plan;
 - h) the co-ordination of land use, future growth patterns and public works with adjacent municipalities; and
 - i) if the municipality has entered into an inter-municipal development agreement pursuant to the relevant sections of the Act, the implementation of the inter-municipal development agreement.
- 1.4.3 An official community plan may:
- a) address the co-ordination of municipal programs relating to development;
 - b) contain statements of policy regarding the use of dedicated lands;
 - c) contain concept plans pursuant to section 44 of *The Planning and Development Act, 2007*;
 - d) contain a map or series of maps that denote current or future land use or policy areas;
 - e) if a council has been declared an approving authority pursuant to subsection 13(1) of *The Planning and Development Act, 2007*, contain policies respecting site plan control for specific commercial or industrial development pursuant to section 19 of *The Planning and Development Act, 2007*; and
 - f) contain any other statements of policy relating to the physical, environmental, economic, social or cultural development of the municipality that the council considers advisable.
- 1.4.4 The Statements of Provincial Interest Regulations are intended to link provincial and municipal objectives for land use planning and, as a result, directly affect the use of land and impact community development, economic growth and environmental stewardship. The Regulations include statements regarding the following:
- a) Agricultural and Value-Added Agribusinesses
 - b) Biodiversity and Natural Ecosystems
 - c) First Nations and Metis Engagement
 - d) Heritage and Culture

- e) Inter-municipal Cooperation
- f) Mineral Resource Exploration and Development
- g) Public Safety
- h) Public Works
- i) Recreation and Tourism
- j) Residential Development
- k) Sand and Gravel
- l) Shore Lands and Water Bodies
- m) Source Water Protection
- n) Transportation

1.5 History

The original organization of a local government began shortly after Saskatchewan became a Province of Canada in 1905. The main duties of the early councils were to keep animals from running at large, destroying "wolves", more commonly known as coyotes, and gophers by offering a bounty and overseeing road construction. The municipality was directly responsible for the welfare of its residents to insure their basic needs of food, clothing and care of children were met. Annual payments were made to doctors in both Wakaw and Cudworth to help cover their travel expenses in the rural areas. In the 1920's taxes were collected on behalf of school and telephone districts.

By 1930 roads were constructed to a better standard with the help of Provincial Government grants. Much of council's work involved relief and assistance to the impoverished residents of the Municipality. In 1956 the Grid Road Program began which established main routes throughout the Municipality, as well as, the Province. The Lakeview Pioneer Lodge in Wakaw began in 1956. In October of 1959 the Department of Natural Resources was requested to restrict all construction of cottages on Sandy Point and reserve space for general public use, because the area was about to break away from the Municipality forming an independent Resort Village. The Reynaud Drainage Project was completed in 1960. In 1965 the first new subdivisions on Wakaw Lake began at Osze and Nickorick Beaches.

Cottages were built along the shore and many roads were built to provide them access. June 13, 1964 the RM joined Wakaw Regional Park. Grants to snow plow clubs were started to help the municipality clear roads of snow for the school buses which brought students in to the main central schools. The new municipal office was built in 1967. A new heated machine shop was constructed in Cudworth in 1967 to house the patrols. The municipality began winging snow off the main roads causing many snow plow clubs to dissolve. The Main Farm Access Road Program began in 1967. The RM joined other municipalities to form the Cudworth Nursing Home in 1968. July 10, 1969 the RM joined the North Central Regional Library now known as the Wapiti Regional Library. In 1974 the first of two fire trucks were purchased to assist the Town of Wakaw and Cudworth to fight fires in the rural areas. In 1975 a new motorscraper, costing \$131,000.00, was purchased to allow the RM to construct its own roads. The demand for roads to the many subdivisions on Wakaw Lake prompted this decision. A second fire truck stationed in Wakaw gave protection to the cottages and farms in the northern area of the municipality. In 1978 the Ambulance Districts of Cudworth and Wakaw were formed. In 1980 the Zoning Bylaw was passed to govern orderly development in the rural areas, as well as, around Wakaw Lake. Fire Protection Agreements were signed with the adjacent rural municipalities and towns to have coverage over an area of 1,300 square miles. In 1984 some of the main topics concerning the

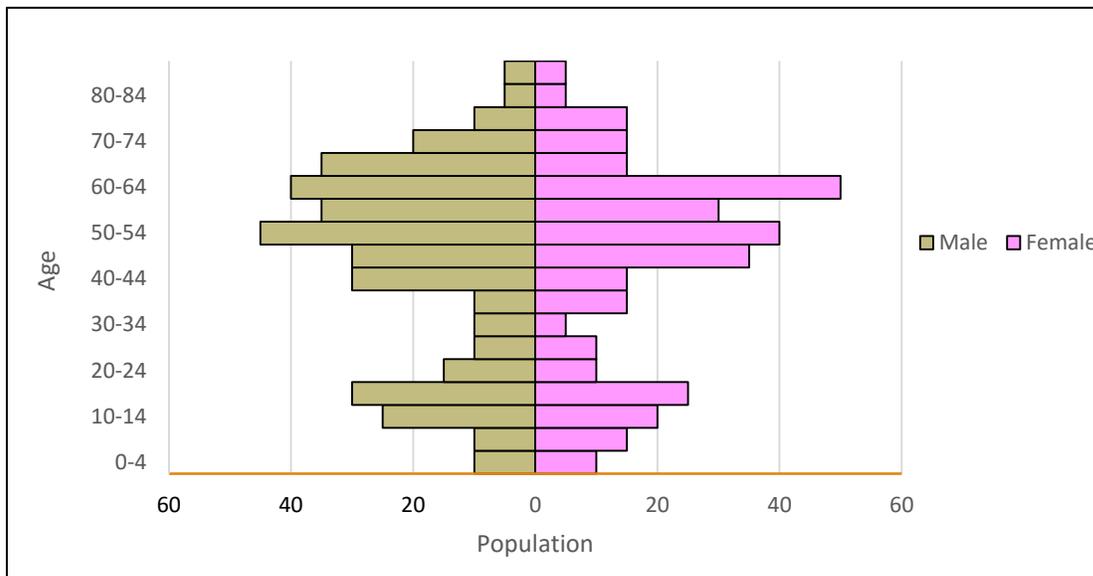
municipality were: abandonment of railways, raising the level of Wakaw Lake, road construction, and future development around Wakaw Lake by the RM.¹

In 1990, the RM adopted a development plan that served as a guide for development until present day. In 1998 an updated assessment of conditions, opportunities, constraints and issues were undertaken and the results were presented in a report in which updates to the development plan were undertaken. Since then, a number of changes have taken place and Council recognizes the need to update their goals and objectives for the future of the RM.

In the winter of 2009, the Wakaw Lake Stewardship Group was formed with a priority to protect and preserve the quality, longevity and enjoyment of Wakaw Lake. The group worked diligently to develop a Lakeshore Development Study to assist the represented councils with developing policies and strategies to better preserve and manage issues concerning Wakaw Lake. The study was completed by Crosby Hanna and Associates in July 2012 and contains background information and recommendations for future growth surrounding Wakaw Lake. The recommendations and results of this study will be guideline to form policies and regulations within the Official Community Plan and Zoning Bylaw.

1.6 Statistics, Growth and the Economy

Covering an area over 800 km² (308.88 mi²), the RM is located approximately 104 km (64.62 mi) northeast of the City of Saskatoon and 56 km (35 mi) south of the City of Prince Albert. The Towns of Wakaw and Cudworth, the Resort Village of Wakaw Lake and the Wakaw Lake Regional Park are located within the RM's boundaries. According to Statistics Canada, the RM experienced a 12.2% decline in population from 2006 to 2011. This population decrease is the result of an increase in the size of farms. Although the population determined by Statistics Canada has decreased, development continues to increase. Residents along the lake vary from seasonal to full time with more and more becoming seasonal.

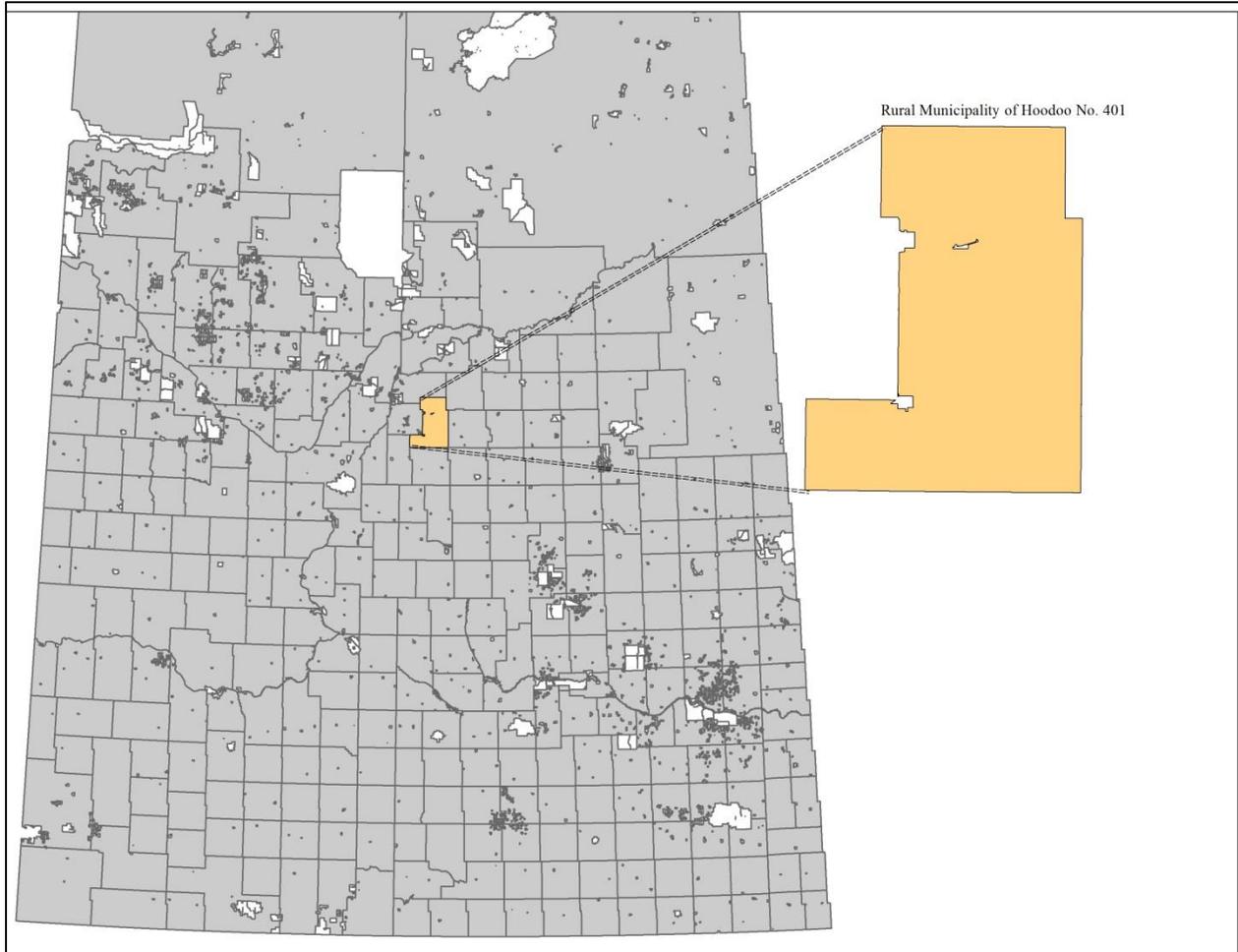


Agriculture is the main industry within the RM, forming the base of the economy. Agriculture is largely dependent on oilseed and grain farming operations. Livestock raising is also found within the RM. The good quality soil and proximity to major highways and markets makes this region a key player in the industry.

¹Source: http://en.wikipedia.org/wiki/Wakaw_Lake and Wakaw Lake Lakeshore Development Study July 2012 Crosby Hanna Study and (Merkowsky 2006; Pham et al. 2008).

Recreational development is another key industry in the RM's economy. The RM has seen a dramatic increase in recreational development related to lakeshore living. There has been the redevelopment and upgrading of existing recreational services and infill of empty lots that surround Wakaw Lake. Many existing cabins have been redeveloped and could be year round homes. Proposals for lakeshore development surrounding Wakaw Lake continue to increase, however new development within the Resource Conservation District as outlined on the Future Land Use Map will be restricted.

Location Map



1.7 Development Patterns at a Glance

The majority of lands within the RM remain in quarter sections. Lands surrounding Wakaw Lake contain the highest seasonal concentration of population and most developed lands. Other lakes exist within the RM however, no interest in development has been expressed. One campground exists near Salinity Lake. Commercial developments exist just south of the Towns of Wakaw and Cudworth.

Through the policies in this Official Community Plan and the Zoning Bylaw regulations, new developments will be required to locate where services (roads, sewer and water) currently exist in order to preserve agricultural land and ensure efficient and appropriate development of land and services.

Overall, the RM would like to mitigate issues dealing with the extensive development surrounding Wakaw Lake; to preserve and maintain agriculture and ensure appropriate services such as sewer, water and roads can be provided and maintained within the RM.

1.8 Services

Inter-municipal cooperation plays an important role for the RM and surrounding communities. The RM works collaboratively with adjacent municipalities and organizations to deliver efficient services to residents of the area.

Daily household goods and supplies for the agricultural sector are easily accessible to residents of the RM because of the close proximity to the Towns of Wakaw, Cudworth and the Cities of Saskatoon, Prince Albert, Humboldt and Melfort.

1.8.1 Water and Waste Water

The majority of rural and country residential developments are serviced through individual private systems. The Motor Home District is serviced with a seasonal sewer line which pumps into the lagoon north of the area. The RM is currently building a lagoon on the south side of Wakaw Lake. The North Central Rural Pipeline Association provides water to several spur lines which runs through the RM of Hoodoo, and the north part of the RM of St. Louis.

1.8.2 Solid Waste

The React Waste Management landfill is located in the RM of Hoodoo No. 401 on the SW ¼ -35-41-26.

1.8.3 Recycling

Recycling is provided to residents from the Towns of Cudworth and Wakaw.

1.8.4 Education

The Towns of Wakaw and Cudworth schools provide public education from kindergarten to Grade 12. Preschool is also available in the Towns. Both Towns also have a public library.

1.8.5 Emergency and Health Care

Cudworth and Wakaw nursing homes and private ambulance service are provided to residents. A volunteer fire department is provided to residents. The department is established with surrounding communities. Recently the emergency centre was collaboratively developed by the RM, Town of Cudworth and Wakaw.

1.8.6 Recreation

Year round tourism and recreation is a large part of the RM's lifestyle and community. Wakaw Lake provides sport fishing, boating, water skiing, skidooning and swimming to the residents of the area. Wakaw Lake Regional Park, located east of the Town of Wakaw on the north side of Wakaw Lake has over 300 camp sites, golf course, store and restaurants. Numerous visitors are attracted to the area because of these services.

1.9 Goals for the Future

1.9.1 Lake Development

- To enhance and protect the health of the lake environment by recognizing the trend toward increasing year round use of the lake and by encouraging the ongoing use of Wakaw Lake and its shore land in a safe and environmentally sustainable manner.

1.9.2 Agriculture

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

1.9.3 Business Development

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

1.9.4 Residential Development

- To provide a variety of living environments and life styles for residents.

1.9.5 Municipal Services

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

1.9.6 Environmental Management

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

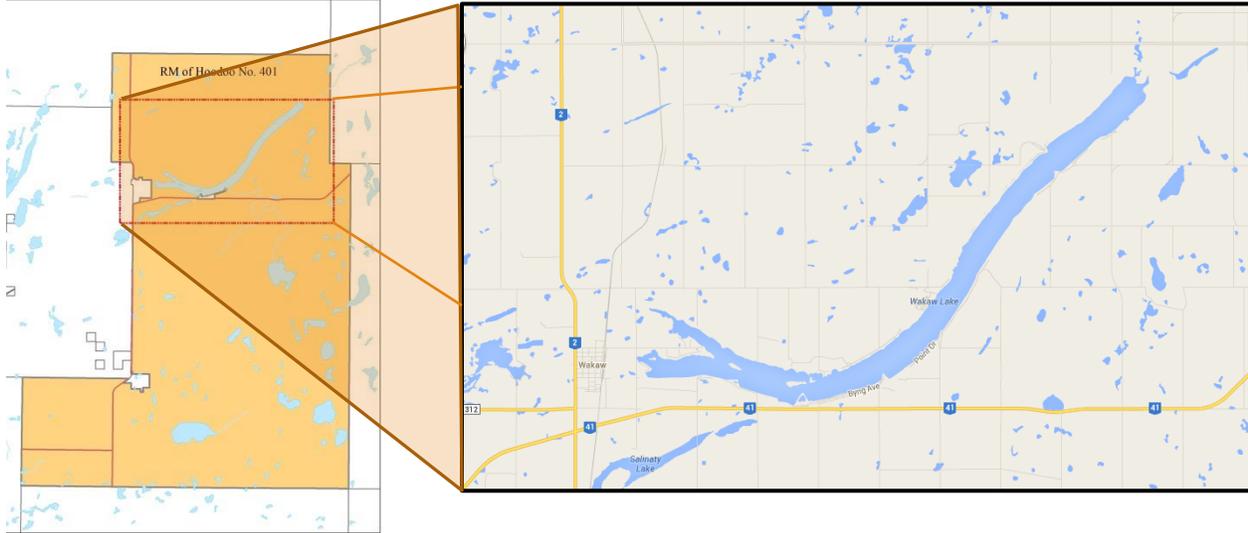
1.9.7 Inter-municipal Cooperation

- To minimize land use conflicts within the RM and along its borders with adjoining urban and rural municipalities and First Nation Lands.

2 Wakaw Lake Development

2.1 Discussion

Wakaw Lake is located within a one hour drive of the City of Saskatoon approximately 102 km (63.38 mi) northeast, 73 km (45.36 mi) south of the City of Prince Albert, 103 km (64.01 mi) west of the City of Melfort and 12 km (7.46 mi) east of the Town of Wakaw. Access is provided to the lake by Provincial Highways 312, 2 and 41.



There are approximately 800 cabins located on the lake, some of which are winterized and occupied year round. The lake hosts a regional park (Wakaw Lake Regional Park) with camping, golfing, playground equipment and swimming as well as many cabins. It is a long, narrow body of water situated in aspen parkland and home to several species of fish including Northern Pike and Walleye. While not a deep lake, it still suffices for some watersports.¹

Wakaw Lake Regional Park play structure



¹Source: http://en.wikipedia.org/wiki/Wakaw_Lake and Wakaw Lake Lakeshore Development Study July 2012 Crosby Hanna Study and (Merkowsky 2006; Pham et al. 2008).

Wakaw Lake Regional Park Entrance



Photo Source: <http://www.saskregionalparks.ca/parksDisplay.php>

Over recent years, the upgrading of development along the lake has increased substantially. The Wakaw Lake Stewardship Group, including the RM of Hoodoo, Town of Wakaw, Resort Village of Wakaw Lake, and Wakaw Lake Regional Park Lake retained the services of Crosby Hanna and Associates to undertake a Lakeshore Development Study. The Lakeshore Development Study (the study) dated July 2012 provides information collected throughout the years 2011 and 2012. The study provides a comprehensive overview of Wakaw Lake including the aquatic habitat, water quality, boat and beach usage and bylaw review. The recommendations and results of this study will be a guideline to form policies and regulations within the Official Community Plan and Zoning Bylaw.

The following is a summary of the findings from the study:

- Potential impacts to the aquatic environment are from agricultural and recreational development;
- Shoreline has experienced a significant increase in development;
- Fish Population: The Total Dissolved Solids (TDS) in Wakaw Lake were identified as a parameter of concern that may have the potential to alter the aquatic community, specifically resident fish population. Despite heavy angling pressure on the lake, there has been no indication that fish stocks are being depleted over time;
- Water Quality: High total dissolved solids, high nutrient loading and the presence of E.coli and fecal coliforms were identified and could cause potential health hazards during water-contact activities;
- Lake Usage: the day of the week including weather were key factors as to the number of people using the lake; safe boating practices was raised as a concern;
- Ensuring that septic waste is not being drained or dumped into the lake and monitoring agricultural runoff into the lake; and
- Establishing buffer zones and grading requirements for new development to reduce the risk of erosion into riparian areas.

2.2 Objectives

- 2.2.1 To improve, and maintain the quality of water in Wakaw Lake.
- 2.2.2 To ensure that future development surrounding Wakaw Lake does not have a negative impact on the water quality, environmental resources and sensitive areas.
- 2.2.3 To minimize the risks of flooding, erosion, instability and other physical hazards through development controls.
- 2.2.4 To preserve fish and wildlife areas and restore and avoid further deterioration of the natural ecosystem.
- 2.2.5 To extend the responsibility of environmental management to property owners and developers and enhance communication between the municipality, cottagers and other landowners around the lake.
- 2.2.6 To limit commercial development near the lakeshore to existing commercial resorts.
- 2.2.7 To restrict future shoreline subdivisions surrounding Wakaw Lake.
- 2.2.8 To continue to work together with neighboring municipalities, stakeholders and organizations to protect and preserve the quality, longevity and enjoyment of Wakaw Lake.
- 2.2.9 To ensure safe and appropriate boat activity on Wakaw Lake.
- 2.2.10 To ensure public access continues to be made available to Wakaw Lake.
- 2.2.11 To protect lakeshore development from incompatible land uses.

2.3 Policies

- 2.3.1 Council will continue to support the Wakaw Lake Stewardship Group whose mandate is to work as a collective to better preserve and manage issues concerning Wakaw Lake.
- 2.3.2 Council will consider recommendations from the Carrot River Watershed Source Water Protection Plan (March 2012) and may, from time to time, amend land use and development policies in support of enhanced sustainability of Wakaw Lake.
- 2.3.3 Council will work with the Provincial and Federal Government and support a community initiative which would place a limit on the maximum speed of motor boats on portions of Wakaw Lake for safe boating practices.
- 2.3.4 Storage District/Utility Parcel Policies
 - a) Where terrain or vegetation conditions permit, Council will support the acquisition of lands abutting and behind lakeshore subdivision access roads with the intent of creating utility parcels on which:
 - i) Owners of lakeshore lots immediately across the access road would be given option of leasing a portion of the parcel from the Municipality;
 - ii) Owners of lakeshore lots who are eligible to lease the above mentioned lots from the Municipality would be entitled to develop no more than one accessory building (not

to be used for occupancy as a bunkie or sleeping cabin or other human occupancy purposes) per site subject to development standards set out in the Storage District Regulations in the Zoning Bylaw;

- iii) In cases where an owner of a lakeshore lot does not require the option to lease the storage lot assigned to them, Council will be able to lease that assigned lot to another eligible lot owner.
 - iv) Individual lessees would also be entitled to use their leased site for outdoor storage, which will be regulated in the Zoning Bylaw, and/or to landscape their site;
 - v) Where Council is successful in acquiring lands intended for designation as “utility parcels”, the boundaries of the Lakeshore Development Policy Area shall be amended to include such parcels and these parcels shall be used only as describe previously.
- b) Where conditions do not permit the use of utility parcels by owners of lots immediately across the access road, Council may pursue the acquisition of utility parcels in locations more distant from the lakeshore lots where lot owners will be given the option of leasing a portion of these parcels for more remote storage of equipment and materials. Such parcels will be located in areas and/or suitably screened to minimize their impact on views and other aesthetic considerations.
- c) Where utility parcels are developed, re-vegetation of the sites would be required to provide additional erosion protection, enhanced wildlife habitat and provide more effective separation of lakeshore uses from adjacent incompatible uses.

2.3.5 No further subdivision of land will be considered in the Conservation Policy Area- see Future Land Use Map. Council may only consider the subdivision of land for existing dwelling units. Council may consider zoning to a higher density district if no addition dwelling units will be allowed by the subdivision of the land.

2.3.6 Council may amend Policy 2.3.5 (and other policies guiding lakeshore development) where new and/or supplementary information indicates (to Council’s satisfaction) that additional lakeshore development is consistent with all objectives in this Official Community Plan. The developer will be required to provide evidence that the development and/or subdivision will not harm the lake based on the recommendations from the Wakaw Lake Lakeshore Development Study.

2.3.7 Where Council considers that such amendment may be appropriate, any such amendment will ensure that new and/or amended policies require that any future development occur only where:

2.3.8 Shore land capability (as indicated in the Wakaw Lake Lakeshore Development Study (2012) or as supplemented through a more detailed site investigation by recognized credible professionals) is sufficiently high to support such development.

2.3.9 Alternative forms of development are proposed to offset or mitigate shoreland development capacity constraints (such as larger lots and lower density of lots relative to length of affected shoreline, a single tier of lots set back from the shoreline on lands of higher capability where no lakeshore lots exist, etc.)

2.3.10 Development on hazard lands will be limited. This includes lands that are subject to flooding, sloping, slumping, wetlands, wildlife lands, etc. Geotechnical reports, engineered studies and/or environmental reports will be required to verify the development is appropriate for the lands.

Council may apply special conditions to the development based on the outcomes of the required report/study.

- 2.3.11 As per the statements of Provincial Interest Regulations, Council will require that all residential dwellings and other buildings in shore land areas around Wakaw Lake to be constructed after the adoption of this Official Community Plan will be situated above an elevation of 1:500 flood elevation level plus 0.5 metres above sea level, or greater elevation required by resolution of Council upon receipt of a recommendation from a qualified professional person or agency.
- 2.3.12 Council encourages some commercial development that supports lakeshore residential living, therefore, new commercial developments will be discretionary uses within with LD- Lakeshore Development District supported by evidence that the uses would be sustainable uses within the Lakeshore Development District.
- 2.3.13 All lakeshore development is required to have adequate water supply and make provisions for liquid and solid waste disposal services at the cost of the developer, which meets RM standards and is approved by the Health District.
- 2.3.14 A drainage plan may be required to ensure adequate drainage and that neighbouring sites and infrastructure will not be adversely affected by potential runoff from the development.
- 2.3.15 Conservation Policy Area
- a) The intent of the Conservation Policy Area is to provide an area around the shoreline of Wakaw Lake, outside the of the existing lakeshore subdivisions to protect sensitive land and restrict future subdivision that will put additional pressure on the lake and surrounding environment. Future subdivisions in the Conservation Policy Area will not be supported by Council except in the following instances:
 - i) The subdivision is for farmstead or residential purposes; or
 - ii) The subdivision will create utility parcels as described previously; or
 - iii) The subdivision is for public utility, conservation of natural resource values, wildlife habitat enhancement, erosion prevention or the creation of visual buffers between lakeshore areas and incompatible back shore areas.
 - b) Council may only consider the subdivision of land for existing dwelling units provided that no addition dwelling units will be allowed by the subdivision of the land.
 - c) Areas within the Conservation Policy Area will be designated, in the Zoning Bylaw, as the CA- Conservation District
 - d) A quarter section in the Conservation Policy Area may contain no more than two residential or farmstead sites (including one subdivided parcel and one remnant parcel)
 - e) Intensive agricultural or intensive livestock operations are prohibited in the Conservation Policy Area.

3 Lakeshore Development

3.1 Discussion

Besides Wakaw Lake, several other lakes exist within the RM; one campground exists near Salinity Lake. Council would like to ensure that future lakeshore development proposals are planned appropriately and environmentally responsible.

3.2 Objectives

- 3.2.1 To accommodate appropriate lakeshore development in the RM that is environmentally responsible and aesthetically pleasing.
- 3.2.2 To optimize services and long term maintenance, clustered development will be encouraged.
- 3.2.3 To minimize the potential for conflict between non-lakeshore and lakeshore development.
- 3.2.4 To ensure that developments can be served by a road of a sufficient standard to provide the needed level of access to the site.
- 3.2.5 To restrict development in areas that could prove hazardous to development for reasons of flooding and slope instability

3.3 Policies

- 3.3.1 Subdivisions will be required to be located adjacent to existing roads and be serviced in a manner that meets municipal standards, unless the RM agrees to the construction of new services to accommodate the application at the cost of the developer.
- 3.3.2 The RM will support clustered development by encouraging subdivisions to locate adjacent to each other or adjacent to an existing residential area, in order to conserve agricultural land and reduce servicing costs, such as roads and utilities.
- 3.3.3 A buffer strip or landscaping requirements may be required in a residential subdivision to separate residential uses and agricultural development.
- 3.3.4 Development on hazard lands will be limited. This includes lands that are subject to flooding, sloping, slumping, wetlands, wildlife lands, etc. Geotechnical reports, engineered studies and/or environmental reports will be required to verify the development is appropriate for the lands.
- 3.3.5 The required separation distances from lakeshore developments for locating of an intensive livestock operation, an anhydrous ammonia facility, a waste disposal facility, rendering facility, or other form of development, shall also apply to the locating of residential development proposals near those forms of development.
- 3.3.6 All lakeshore development is required to have adequate water supply and make provisions for liquid and solid waste disposal services at the cost of the developer, which meets RM standards and is approved by the Approving Authority.
- 3.3.7 Development will be planned with the following considerations, but not limited to:

- i) Maintaining existing water courses and wetlands and activities that integrate storm water management systems with natural water courses.
- ii) Integrated or natural, open space and recreational areas as habitat corridors.
- iii) Wherever possible, to preserve existing trees and other natural features.

3.3.8 Council may require the preparation of a concept plan for the entire area of a proposed lakeshore development. Information shall include:

- i) Professional reports which assess the geotechnical suitability of the site, susceptibility to flooding or other environmental hazards including mitigation measures.
- ii) Engineered reports to address water supply, drainage and sewage disposal methods.
- iii) A plan/outline for the services, road layout, access to public roads, phasing of developments including dedicated lands.

3.3.9 A drainage plan for future subdivisions may be required to ensure adequate drainage and that neighbouring sites and infrastructure will not be adversely affected by potential runoff from the development.

3.3.10 To ensure the protection of shorelines, all lands within the side or bank of the waterbody will be designated as dedicated lands at the time of subdivision.

4 Agricultural Development

4.1 Discussion

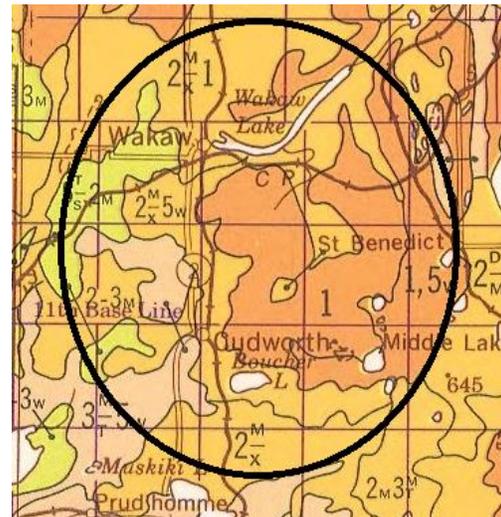
Council encourages the protection of agricultural activities and resources for the future. Grain handling businesses, fertilizer companies, farm repair/service companies, vehicle repair, sales companies, and intensive livestock operations exist within the RM.

Council will encourage the retention of high quality agricultural land in larger parcels to avoid the fragmentation of productive land.

According to the Canada Land Inventory ratings, the majority of the lands within the RM lie in Class 2 and 1. The soil types in Class 1 have no significant limitations to use for crops and the soil types in Class 2 have moderate limitations that restrict the range of crops or require moderate conservation practices. Because of this, Council encourages agriculture to remain a key player in the RM's economy.

Classes

Class 1	<ul style="list-style-type: none">• Soils in this class have no significant limitations to use for crops.
Class 2	<ul style="list-style-type: none">• Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices.
Class 3	<ul style="list-style-type: none">• Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices.
Class 4	<ul style="list-style-type: none">• Soils in this class have severe limitations that restrict the range of crops or require special conservation practices, or both.



4.2 Objectives

- 4.2.1 To promote continued agricultural activity and to ensure that agriculture remains the primary land use in the municipality where such use does not detract from the role of Wakaw Lake.
- 4.2.2 To identify prime agricultural land and provide for areas where non-farm development is compatible and welcomed.
- 4.2.3 To provide for intensive forms of agriculture including intensive livestock or irrigation operations and to recognize differing forms of subdivision and development patterns that intensive agriculture may require.
- 4.2.4 To protect agricultural land uses from negative impacts of non-agricultural land use and development.
- 4.2.5 To support agricultural uses in the municipality in a manner that would not create conflicts with neighboring uses, jeopardize reasonable development potentials, or create significant environmental concerns.

- 4.2.6 To promote and encourage agricultural land use practices and development which enhance soil conservation.

4.3 Policies

- 4.3.1 Development on highly productive prime agricultural lands for non-agricultural uses is discouraged. Soil class information will be used as part of the subdivision and development review. In addition to soil class information, the RM will also take into consideration the use and location of Crown Lands within the municipality, as shown on the Zoning District Map. Crown Lands are mainly used for agricultural.
- 4.3.2 Agriculture activities on lands of a quarter section or more for field crop, pasture and non-intensive livestock operations will not be restricted.
- 4.3.3 A range of agricultural related uses will be included within the Zoning Bylaw to encourage diversified agricultural related business development in addition to agricultural production.
- 4.3.4 The RM may restrict development that will have a detrimental effect on environmentally sensitive areas or areas with demonstrated historical significance.
- 4.3.5 Intensification and expansion of agricultural activities shall be planned and sited in manner that requires minimal improvements to municipal servicing.
- 4.3.6 Intensive Agriculture
- a) Council will support the development of intensive agricultural and livestock operations outside of the Conservation District, as identified on the Zoning Bylaw Map, unless specific land use or environmental locational conflicts would be created or where potential for conflict may arise.
 - b) Intensive agricultural operations and intensive livestock operations will be discretionary uses. Any expansion of an operation to provide for a greater number of animal units, or any change in an operation which alters the species of animal, shall require a new discretionary use approval.
 - c) The zoning bylaw may provide for the temporary confinement of cattle on a farmstead during winter months as part of a permitted use general mixed farm operation. The bylaw may also provide for other temporary holding and loading facilities as discretionary uses subject to discretionary conditions for approval including maximum number and time of confinement.
 - d) In order to minimize conflict between intensive livestock operations and surrounding development, Council will consider applications for development of an ILO and apply the following criteria:
 - i) No new ILO will be considered within the Resource Conservation Policy Area of Wakaw Lake.
 - ii) No new ILO will be considered if the operation will be less than 300 meters (984 ft) from a dwelling not located on the site, or associated with the proposed ILO.
 - iii) The minimum separation distances in Table 1 will be applied to determine acceptable locations.

- iv) A greater separation may be needed from any liquid manure storage lagoon involved in the operation, to residential and other developments. The criterion of a separation distance to the lagoon from a residence of 1.5 times the distance in Table 1 will be considered adequate.
- v) Council may consider lesser separation distances than given in Table 1 where:
 - 1) Written notice approved by Council has been given to the owner of a residence, a hamlet board or Council of urban municipality within the specified distance provided in Table 1.
 - 2) A public hearing has been held.
 - 3) Council may approve or refuse a proposal based on any problems identified.
- vi) Council may require that the developer of a proposed ILO enter into an agreement with the owner of a residence and the municipality, consenting to the proposed development up to a specified size, as a condition of approval where the separation distances are significantly in Council's opinion, less than the criteria of Table 1.
- vii) As a condition of approval Council shall specify the maximum number of animal units for which the approval is made, and may impose standards to reduce the potential for conflict with neighboring uses which specify the location of holding areas, buildings or manure storage facilities on the site.
- viii) As a condition of approval Council may specify requirements based on development standards in the zoning bylaw regarding the disposal of manure produced by the ILO or other measures intended to reduce odor, environmental problems, or conflict with neighboring uses from an ILO.
- ix) The applicant must demonstrate to the satisfaction of Council that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.
- x) Council may approve the proposed ILO where no objection is received or may refuse a proposed ILO based on any problems identified as a result of written notice or a public meeting.
- xi) The applicant is willing to enter into a road maintenance agreement, or other similar agreements that will provide for the additional costs of required municipal services and protection of municipal infrastructure, where required by Council;

Table 1

Locational Separation Criteria for ILO's to Specific Uses

Type of Development	100-299	300-499	500-2000	>2000
Residence, Tourist Accommodation, or Campground	300m	400m	800m	1200m
Residential Subdivision, hamlet or village with less than 100 population	400m	800m	1200m	1600m
Village of more than 100 population	800m	1200m	1600m	2400m
Town	1200m	1600m	2400m	3200m
City	1600m	2400m	3200m	4800m

(Distances are measured between livestock facilities and building development)

4.3.7 Subdivisions

- a) Two subdivisions will be allowed on agricultural lands (3 separate titles per quarter section) as allowed for in the Agricultural Resource District of the Zoning Bylaw.
- b) One additional site may be allowed where the site to be added is physically separated from the remainder of the section by a registered road plan or by a railway on registered right of way, and the site has direct access to a developed road.
- c) All sites shall require direct access to a developed municipal road.
- d) Future subdivision may be supported by Council only where it has been demonstrated to Council that such subdivision/development:
 - i) will not contribute to lake use or activity levels in excess of the Wakaw Lake's capacity to sustain them;
 - ii) is consistent with all objectives and policies in this official community plan; and
 - iii) Satisfies locational guidelines and requirements relating to the efficient use of infrastructure and community service and prevention of land use conflicts that is set out elsewhere in this official community plan.

5 Business Development

5.1 Discussion of Issues

Council recognizes that natural resource extraction and development such as sand and gravel may provide opportunity for a diversified economic base for the municipality. Council supports the diversification of the municipal economy through the establishment of farm site based business, agribusiness and value added processing of agricultural products, outside of the lakeshore areas. Commercial development will be restricted to existing developments within the Lakeshore Development Areas, but promoted in appropriate areas in the rest of the municipality.

There has been a recent interest in commercial and industrial development that serves the travelling public, commuters and residents.

The RM Council encourages recreation and tourism opportunities to locate in the municipality to meet the needs of the public, both the residents and the travelling public.

5.2 Objectives

- 5.2.1 To encourage and promote economic development opportunities in the municipality including:
 - 5.3 value added agri-business;
 - 5.4 industrial and commercial development;
 - 5.5 tourism; and
 - 5.6 resource extraction related activity.
- 5.2.2 To ensure that business development occurs in a manner which minimizes negative impacts on the environment, other land uses, residents and municipal finances.
- 5.2.3 To ensure the business development can be serviced sufficiently and that access to the development meets municipal standards.
- 5.2.4 To encourage clustering of business development in order to limit the number of accesses onto the municipal roads.
- 5.2.5 To provide for recreation and tourism opportunities to development in appropriate locations to meet the needs of the public.

5.3 Policies

- 5.3.1 Council will accommodate uses that provide business development in the Zoning Bylaw in a manner that does not create conflicts with neighbouring uses, jeopardize reasonable development potentials, create significant environmental concerns, or result in excessive costs to the municipality.
- 5.3.2 All commercial and business development shall have adequate services, including roads, safe access and utilities that meet municipal standards.
- 5.3.3 Council will encourage new proposals to be located where services and infrastructure exist.
- 5.3.4 Council will not allow business development around the lakeshore. Industrial development is encouraged to be directed away from residential development and better agricultural land.

Lands should be compatible with rural industrial uses rather than being allowed to be scattered throughout the rural municipality.

- 5.3.5 The RM will have the ability to require screening, landscaping or buffering as a condition of approval and in accordance with the criteria in the Zoning Bylaw.
- 5.3.6 Council supports the diversification of the farm economy through the establishment of farm site based business, agri-business, and value added processing of agricultural products.
- 5.3.7 Highway commercial development should maintain the functional integrity of the adjacent highway, through the use of service roads, or controlled highway access points, which are approved by the Ministry of Highways.
- 5.3.8 Consultation with the appropriate provincial agencies may be required prior to issuing a development permit or providing recommendations on a subdivision.
- 5.3.9 Land that is protected for wildlife habitation, protected for cultural or heritage preservation, or land that has high potential for sand, gravel or mineral deposits shall not be used for business development.
- 5.3.10 The primary location for commercial services for the travelling public shall be able to provide safe access to a developed road, except where the development will be directly associated with another recreation or destination use.
- 5.3.11 The applicant will be required to supply supporting information from a qualified engineer where commercial development is proposed in areas that may be potentially hazardous due to flooding, erosion, soil slumping or high water table.
- 5.3.12 Approval for commercial or industrial developments may be granted if:
 - a) Incompatibility with other land uses are avoided, including consideration of proximity to urban centres, lakeshore developments, and multiple parcel country residential subdivisions.
 - b) Policies for environmental quality control will not be jeopardized, including but not necessarily limited to 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) Services and infrastructure are available to the site: the development will be situated along an all-weather municipal road or direct access to and from Highway No. 41 and 2 (if necessary).
 - e) All relevant approvals are obtained from government agencies for uses such as anhydrous ammonia fertilizer facilities.
 - f) All other requirements set out in the plan and zoning bylaw are met.
- 5.3.13 Prior to the consideration of rezoning of land for commercial development, Council will require a concept plan be prepared. Where a concept plan is considered necessary, the plan will contain the following:

- a) the phasing of development;
- b) the size and number of parcels proposed;
- c) the installation and construction of roads, services, and utilities;
- d) the types of businesses to be contained on the site;
- e) potential impacts on adjacent land uses, and proposed measures to reduce those impacts;
- f) the environmental suitability of the site with particular consideration to the soils, topography, drainage and availability of services, proximity to wildlife management areas and hazard land;
- g) the access, egress and potential impacts on roadway and highway systems, including traffic safety;
- h) any other matters which the RM considers necessary.

5.3.14 Recreation and Tourism

- a) Council will exercise its discretion based on the suitability of the location and development with respect to physical access and available services, the separation distance to incompatible land uses and ILO's, the extraction of future resources, and other factors that may make the development unsuitable for the area.
- b) Commercial services for the travelling public will be discretionary uses. The primary locational criterion will be safe access to a highway, except where the development will be directly associated with another recreation or destination use.
- c) The RM will consider the development of regional open space and leisure and tourism opportunities when land is identified as being suited for these types of developments.
- d) Tourist developments, such as bed-and-breakfast operations ancillary to a residence or vacation farms ancillary to a farmstead and operating agricultural use, will be discretionary uses in the zoning bylaw.
- e) Campgrounds and other public or commercial recreation uses will be discretionary uses in the zoning bylaw.
- f) Whenever possible, recreation and tourism opportunities will locate where existing services and transportation systems exist.
- g) Council will support access to unoccupied Crown lands for recreation, tourism, hunting and fishing.

5.3.15 Home Based Business

- a) Home based businesses and Home Occupations may be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, are compatible with and do not change the character of the surrounding area. The Zoning Bylaw will specify development standards for Home Based Businesses and Home Occupations.

5.3.16 Mineral Resource Development and Sand and Gravel

- a) Sand and gravel development will be a discretionary use in the zoning bylaw.
- b) Mineral resource exploration and development will be a permitted use in the Agricultural Resource District.
- c) Mineral resource processing and uses accessory to the processing plant or area will be a discretionary uses in the Agricultural Resource District.
- d) Sand and gravel and mineral resource development will be considered under the following criteria:
 - i) The applicant is willing to enter into a road maintenance agreement, or other similar agreements that will provide for the additional costs of required municipal services and protection of municipal infrastructure, where required by Council;
 - ii) Separation from residential or other incompatible uses;
 - iii) Council may apply special standards and requirements based on provincial guidelines to ensure compatibility with adjacent uses, safe operation and suitable reclamation; and
 - iv) The approval of a development will be based on the criteria listed in the zoning bylaw including but not limited to: compatibility of existing and planned land uses, the disturbance to the environment and aquifers, the impact on municipal services and infrastructure, and the reclamation plan.
- e) Council will allow access to mineral resources.

6 Residential Developments

6.1 Discussion of Issues

Council recognizes that there are various forms of residential development that will occur in the municipality outside of lake development areas and that the Official Community Plan must provide guidelines for growth. The close proximity to Saskatoon, Prince Albert and to Wakaw Lake makes the RM a desirable place to reside.

Council wishes to ensure that the needs of the various forms of development are addressed to create suitable residential environments. The most desired type of residential development is single detached dwelling units, however there is also a desire for more “cottage” type developments for seasonal residents, such as mobile homes, motorhome parking, and park model cottages. The RM desires to have agricultural residential needs addressed by allowing for more dwellings in agricultural areas. This Official Community Plan and accompanying Zoning Bylaw has tried to accommodate the needs of the residents as well as ensuring municipal funds are able to support these desires.

6.2 Objectives

- 6.2.1 To provide for and manage the development of multi-parcel residential sites not related to the agricultural and lakeside sector.
- 6.2.2 To make the best use of existing municipal infrastructure and municipal services.
- 6.2.3 To encourage the clustering of multi-parcel residential sites to minimize negative impacts on farmland fragmentation and to provide economies of scale for service delivery and maintenance of services.

6.3 Policies

- 6.3.1 All Residential Development
 - a) Council will provide for various forms of residential development outside of the lakeshore development areas including farm residential, multi-parcel residential acreage sites as may be required.
 - b) The minimum separation distances required to utility facilities or hazardous goods storage facilities such as anhydrous ammonia, from residential development as required by municipal provincial or federal authorities shall apply to all residential development proposals.
 - c) All residential subdivisions shall observe the minimum separation distances from intensive livestock operations as provided in Table 1. Council may refuse a rezoning for a residential development where, based on information submitted to Council, in its opinion a new operation for future expansion of an intensive livestock operation will require a greater separation.
 - d) Residential development on hazard lands will be limited. This includes lands that are subject to flooding, sloping, slumping, wetlands, wildlife lands, etc. Geotechnical reports, engineered studies and/or environmental reports will be required to verify the development is appropriate for the lands.
 - e) Residential development shall not be located closer than:
 - i) 457 metres (1,500 ft) to a solid or liquid waste disposal facility;

- ii) 305 metres (1,000 ft) to a sewage treatment plant or sewage lagoon;
- iii) 1 kilometre (.6 mi) to a hazardous industry or hazardous goods storage facility (e.g., anhydrous ammonia facility);
- iv) 405 metres (0.25 mi) of a sand or gravel extraction operation.
- f) Council will require the applicant to enter into a servicing agreement respecting the provision of certain services. Council may also require that the applicant provide verification of approval by the responsible provincial agency and/or by a qualified engineer, as the case may be, of the suitability of the site for the provision of services such as ground water supply, on site solid or liquid waste disposal, and surface water drainage.
- g) The RM will support clustered development by encouraging subdivisions to locate adjacent to each other or adjacent to an existing residential area, in order to conserve agricultural land and reduce servicing costs, such as roads and utilities.
- h) A buffer strip or landscaping requirements may be required in a residential subdivision to separate residential uses and agricultural development
- i) All residential development is required to have direct access to a municipal road that meets RM standards and adequate sewer and water services that meet RM standards and is approved by the Health District, both at the cost of the developer,

6.3.2 Medium Density Country Residential Development

- a) Subdivision for residential development at a density greater than 3 residential subdivisions per quarter sections will be considered on its merits, through rezoning to a medium density country residential district, and will be subject to the regulations of that district. The Zoning Bylaw will specify the lot sizes. The rezoning will only occur on the residential parcels, not the remnant agricultural land.
- b) To minimize the loss of prime farm land to non-agricultural purposes, no more than six (6) medium density residential lots will be allowed per quarter section. Unless where council has received a concept plan to rezone and subdivide a full quarter section (160 acres) or equivalent, and the application meets all the criteria that is set out in the Zoning Bylaw.
- c) 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, medium density country residential development should be located:
 - i) Near a school with sufficient capacity to handle the increase in enrolment or on an existing school bus route.
 - ii) Other services, police and fire protection, electricity and telephone service may need to be provided to the medium density country residential development.
- d) Lands that have been subdivided into a residential site shall not be re-subdivided further, unless at the time of subdivision a concept plan has been submitted and approved by Council that outlines future development of the site.

6.3.3 High Density Country Residential Development

- a) Subdivision for high density country residential development will be considered on its merits through a rezoning to a high density country residential district.
- b) In order to provide for effective and efficient municipal and other services, and to protect prime farm land and important wildlife habitat in the municipality, high density intensive residential developments shall be located:
 - i) Near a school with sufficient capacity to handle the increase in enrolment.
 - ii) Near power and telephone lines of sufficient capacity to handle the increase in population or on an existing school bus route.
 - iii) So that adequate police and fire protection can be conveniently provided
 - iv) On agricultural land other than Class 1 land according to the Canada Land Inventory Soil Capability for Agriculture Classification, or equivalent quality as expressed in other recognized classification. Council may support subdivisions on Class 1 land where that class is a relatively small portion (i.e. 10 percent or less) of the total subdivision area.
 - v) To protect or enhance existing treed areas and/or critical wildlife habitat by working with existing terrain.
- c) In order to minimize conflict between high density intensive residential developments and other land uses, new high density country residential subdivisions shall not be located:
 - i) Closer than 800 m (0.5 miles) to the limits of an urban municipality, except where arrangements have been made, to the satisfaction of Council, for the provision of sewer and water services.
 - ii) Where direct, all -weather municipal road access has not been developed, except where arrangements have been made, to the satisfaction of Council for the development of such access.
 - iii) On land subject to flooding, or land where there is a high water table or potential for soil, slumping, collapse or subsidence.
 - iv) In a linear fashion, stretched along municipal roads, unless access to the parcels are via a service road or internal subdivision road.
 - v) On sites where reliable water supply of adequate quality cannot be assured.
- d) Council will only consider applications for the rezoning to high density country residential developments when the applications include:
 - i) An overall development concept plan illustrating the location and extent of all proposed development components, road layout, access to external municipal roads, phasing of development and dedicated lands; and
 - ii) Supporting documentation, including engineering reports to address concerns such as slope stability, flooding, ground and/or surface water supplies, surface and storm drainage management, sewage treatment and disposal.

- e) Site Development and Subdivision Design
 - i) Phasing - Council will consider the extent of existing undeveloped residential lots in approving additional development. Within each development, staging of development will be supported in order to provide an orderly and logical sequence of development.
 - f) Design- The layout and design of the subdivision shall:
 - minimize disturbance to the environment by retaining natural features
 - preserve, in as much as possible, natural vegetation;
 - maintain vistas of the adjacent rural area;
 - cluster development as opposed to having a liner design along a municipal road; and
 - integrate proposed roads in an economical and safe manner with regard to vehicular traffic, road maintenance, snow ploughing, school bus pickup, fire and police protection, and any installation of municipal or utility services.
 - g) Landscaping – The Zoning Bylaw will provide regulations for landscaping requirements, where applicable, for the prevention of soil erosion and for aesthetic contribution to the site.

7 Municipal Services

7.1 Discussion of Issues

Council recognizes that the planning and management of a development area requires ensuring the provision of cost effective municipal services that do not create a financial burden on the municipality. To date, the primary servicing and administrative concerns of the municipality have been the provision and maintenance of roads; however, it is also recognized that there is an increasing public expectation for services from the municipality. With a continued increase in development Council recognizes the need to maintain adequate public sewer and water facilities to accommodate the increase in development.

7.2 Objectives

- 7.2.1 To ensure that development is serviced to a sufficient standard for its use and density without excessive cost
- 7.2.2 To ensure that municipal interests are addressed in the planning of transportation, utility and pipeline facilities, and any associated subdivision or easements.
- 7.2.3 To ensure that future development on existing sites will not be a burden on the existing public infrastructure and utilities within the RM.
- 7.2.4 To ensure municipal services and facilities exist or are upgraded at the time of new development, including but not limited to roads and fire services.
- 7.2.5 To manage public infrastructures and utilities for principal uses within the RM in order to accommodate appropriate future development.

7.3 Policies

- 7.3.1 Road Access and Transportation
 - a) All development shall require direct access to a developed road.
 - b) Development will be encouraged where roads and services currently exist. The future land use map identifies key transportation corridors that could support future development with the least amount of new road infrastructure.
 - c) The RM will ensure, through the subdivision and development process, that the future acquisition for highway right-of-ways are protected from land uses which may affect them.
 - d) Access and internal subdivision roads should be designed with the consideration for emergency service, school bus and maintenance equipment access. Safe and efficient access shall be integrated at all stages of the planning process.
 - e) Council may enter into Road Maintenance Agreements pursuant to *The Municipalities Act* to ensure that costs for road repair are appropriately recovered.

- f) Where high volumes of truck traffic exist or is anticipated, the RM may designate certain roads as truck routes in order to limit deterioration of the municipal road system and to minimize safety and nuisance factors with adjacent land uses.
- g) All developments shall ensure safe access and egress from adjacent roadways without disrupting their transportation function; the RM may require certain developments to have consolidated access at major points of intersection of provincial highways and/or municipal roadways.
- h) All proposals within the areas of the Provincial Highways will be subject to review by the Ministry prior to the issuance of a development permit.
- i) Future residential developments shall take into consideration the *Guidelines for New Development in Proximity to Railway Operations* document.
- j) Consultation with the railway may be required prior to issuing a permit for the proposed development or prior to proceeding with a subdivision. Consultation is needed in order to determine:
 - i. The location of the site in relation to the rail corridor;
 - ii. The nature of the proposed development;
 - iii. The frequency, types, and speeds of trains travelling within the corridor;
 - iv. The potential for expansion of train traffic within the corridor;
 - v. Any issues the railway may have with the new development or with specific uses proposed for the new development;
 - vi. The capacity for the site to accommodate standard mitigation measures;
 - vii. Any suggestions for alternate mitigation measures that may be appropriate for the site;
 - viii. Proposed storm water management and drainage; and
 - ix. The specification to be applied to the project.
- k) Proposed development which may be adversely affected by noise, dust and fumes from roadways and railways should be encouraged to locate where there is adequate separation from these corridors and/or to incorporate sound barriers or landscaped buffers, site grading, fencing, and/or berms to mitigate these impacts.

7.3.2 Agreements

- a) Where a proposed development requires the construction or upgrading of a road or service, Council may enter into a development levy agreement with the developer, pursuant to *The Planning and Development Act, 2007* and the RM's Development Levy Bylaw to provide for the road and services at the developer's cost.
- b) Where a subdivision of land will require the installation or improvement of municipal services, the developer may be required to enter into a servicing agreement with the Municipality pursuant to *The Planning and Development Act, 2007* to cover the installation or improvements.
- c) Where a new subdivision or development requires the installation of new services such as roads, sewer and/or waterlines, etc. development permits may not be issued until those services have been completed to the satisfaction of Council.

7.3.3 Municipal Reserve

- a) When dedication of municipal reserve is required for subdivision, the municipality will accept cash-in-lieu of dedication unless there is a specific need for dedicated land in the vicinity of the development.
- b) Where Council considers a proposed development of a municipal reserve in an adjacent urban or other municipality to be of benefit to the residents of the municipality funds of the dedicated lands account may be used for that purpose.

7.3.4 Public Utilities

- a) Public utilities, exclusive of waste disposal facilities, will be permitted uses in the municipality. No minimum site requirements shall apply for public utilities.
- b) New public utilities shall be located in areas of compatible land use and the RM will ensure new land uses are compatible with existing and planned public utilities.
- c) Council will consider the cumulative effects of development on local and regional public works. Once a year council will review the capacity of the public utilities to determine future development options.
- d) During the subdivision and development phase, Council will ensure the necessary corridors, easements and land for public works are dedicated.

7.3.5 Waste Disposal Facilities

- a) Domestic waste disposal systems located on the site and serving only the principal use will be permitted accessory uses to that principal use and will not require municipal permits but will require the appropriate provincial permits.
- b) Municipal and commercial solid or liquid waste disposal facilities will be considered discretionary uses in the zoning bylaw and shall comply with all provincial and federal requirements. Council will consider these uses with regard to:
 - i) the proximity to the source of waste;
 - ii) the satisfactory review by provincial authorities for environmental assessment, and operational design, as may be required;
 - iii) a setback of at least 300 metres for liquid waste, and 457 metres for solid waste, from any residence or tourism facility; and
 - iv) the application of any special standards for screening, fencing, and reclamation of the site on closure.

7.3.6 Sewer and Water Services

- a) As specified by the RM, all developments shall provide for individual on-site water supply appropriate to the proposed use, or water supply from a regional water distribution system or an independent communal water supply system approved pursuant to the appropriate provincial and/or federal regulations.
- b) The proposed method of services shall comply with all provincial regulations and shall be approved by public health and/or Water Security Agency.

7.3.7 Accessory Buildings

- a) The connection of sewer and water services to accessory buildings will only be accommodated for the following accessory uses:
 - i) Barns and Stables
 - ii) Greenhouses
 - iii) Bed and Breakfasts
 - iv) Commercial Buildings
 - v) Shops for Agricultural Use

Other accessory uses will not be accommodated.

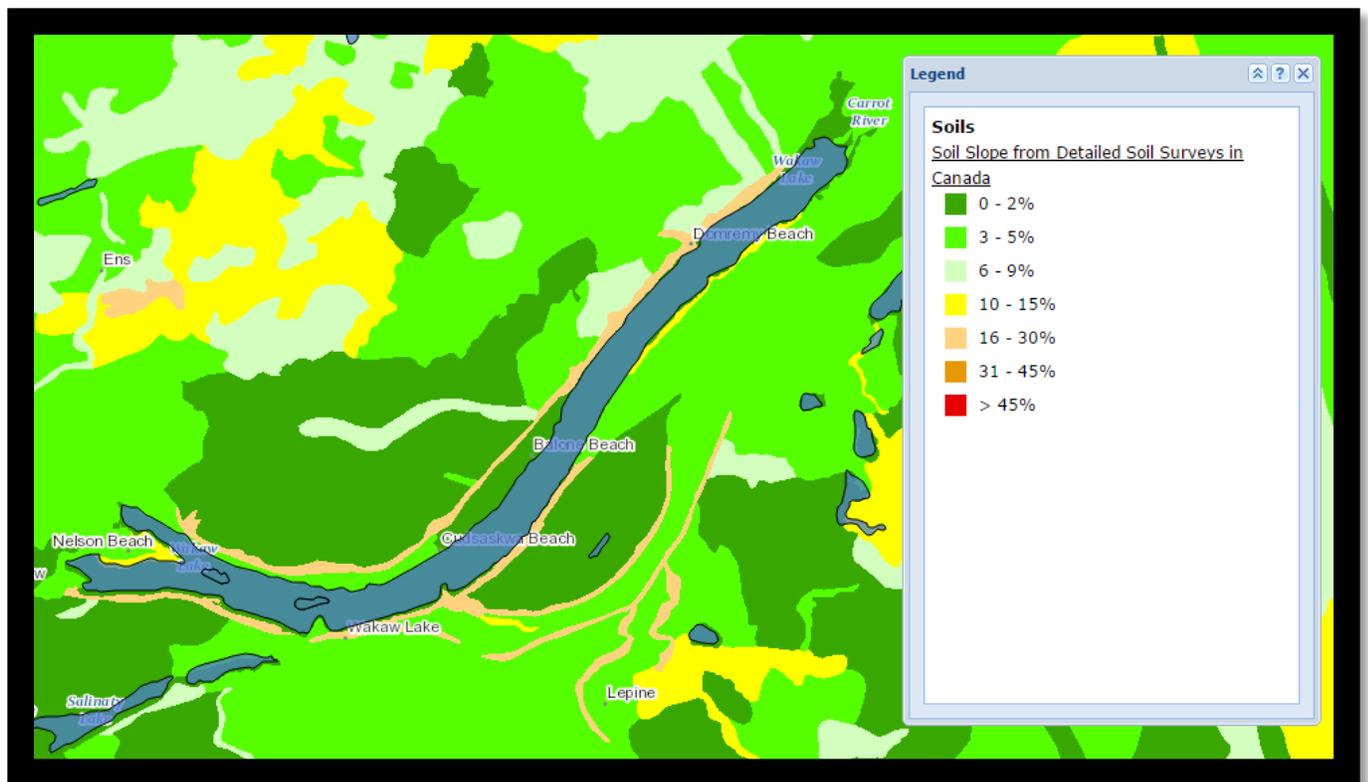
8 Land Management

8.1 Discussion of issues

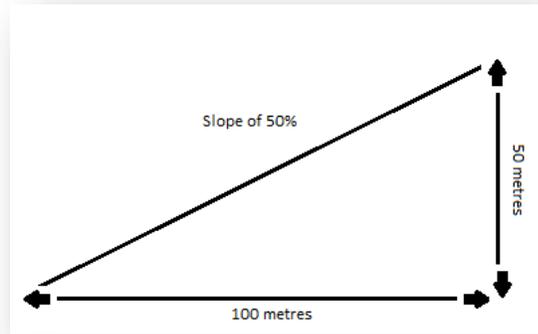
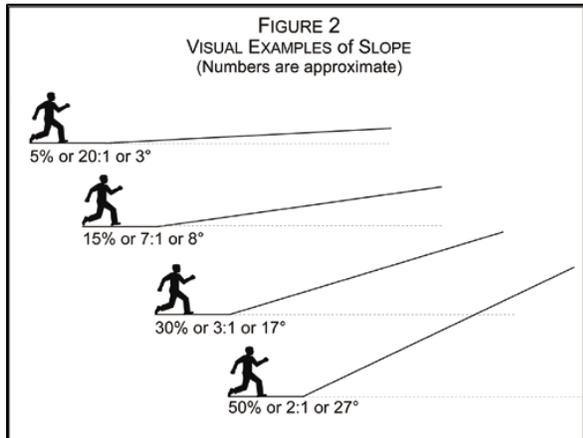
Council recognizes that it has a role and responsibility for stewardship of the environment along with individuals, other municipalities, the Provincial and Federal governments. There is a need to protect development from natural hazardous areas. Although not mapped, areas exist in the municipality that may be susceptible to flooding or unstable slopes. There is also a need to ensure protection of Wakaw Lake and the surrounding area. The RM of Hoodoo has an agreement with the Water Security Agency to maintain the weir at the natural spill level at an elevation of 509.32. Council also recognizes the need to protect heritage resources, including designated heritage property, from incompatible development and to provide the public with the ability to partake in recreational activities and to provide tourism opportunities.

8.1.1 Management of Slopes

As depicted in the image below the majority of slopes around Wakaw Lake are at a degree of 0-5%, but there is a small area that surrounds the lake that have a degree of 15-30%. The areas shown in yellow have slopes ranging from 9-15%. However, the majority of lands in the RM have minor slopes ranging from 2-5% and some have little to no slope and range from 0-2%.



Source: AgriMap (<http://www.agr.gc.ca/atlas/agrimap/>)



Source: <http://www.lvpc.org/pdf/SteepSlopes.pdf>

Slope is determined using rise over run. A 1% slope is a 1 metre difference in elevation in a horizontal distance of 100 m. The most concerning slopes are those greater than 15% as these lands are naturally unstable and are more vulnerable to damage resulting from site disruption. Also, development on these lands has more detrimental effects on Wakaw Lake; the greater the steepness of the slope, the faster rain water and debris will travel down the slope as it doesn't have time to infiltrate. Sediment and pollution on the lands, including fertilizer, pesticides, herbicides, etc., will travel into the lake. Some sloped areas may be considered by Council as Hazard Lands and certain types of development will be limited.

8.1.2 Riparian Areas

Riparian areas are narrow green strips of land bordering areas where water is usually plentiful, such as around lakes. A healthy riparian area is one which performs the essential functions of filtration and sediment trapping, ground water recharge, biomass production and energy dissipation². It is important to keep these areas healthy because they are an important habitat for wildlife, fish and other aquatic species³.

8.1.3 Flooding

Due to the number of lakes and waterbodies in the RM, Council finds it extremely important to ensure that appropriate flood mitigation measures are taken prior to development taking place. Besides the lakes, the RM does contain various pockets of waterbodies which may also be prone to flooding especially during spring thawing. Therefore, any future proposed development adjacent to a lake, stream, creek or river is considered hazardous and therefore will require further investigation to determine the flood elevation levels prior to any development taking place and whether or not the proposed development is suitable for that location.

8.1.4 Heritage Resources

According to the Provincial Register of Heritage Property the RM of Hoodoo is home to three recognized heritage properties.⁴

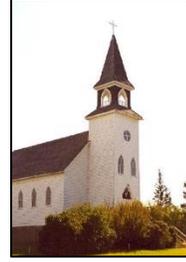
² Health of Riparian Areas in Southern Saskatchewan, Water Security Agency

³ Wakaw Lake Lakeshore Development Study July 2012 Crosby Hanna Study

⁴ www.pcs.gov.sk.ca/heritage-property-search

a) Bonne Madonne Church

Recognized as a municipal heritage property, the Bonne Madonne Church was constructed between 1919-1920 and was used as a religious facility.



b) St. Boniface Church (Leafeld Church)

Recognized as a municipal heritage property the St. Boniface Church was built in the early 1900's and was the first church to be erected and used as a place of worship in the community.



c) St. Michael's Greek Orthodox Church

Recognized as a municipal heritage property, St. Michaels Church was built in 1918 and is still used today. The architecture and ornate design and interior decoration sets this building apart from other's within the community.



8.2 Objectives

- 8.2.1 To prevent development around Wakaw Lake that will result in use beyond the capacity of the lake system to support the same.
- 8.2.2 To encourage developmental practices that can be sustained by the environment without significant pollution, nuisance, or damage to the environmental resources.
- 8.2.3 To restrict development on hazardous lands or where special land considerations exist such as slope instability, erosion, flooding, slumping or other environmental hazards.
- 8.2.4 To protect defined areas of critical habitat.
- 8.2.5 To protect critical water supply resources including both ground and surface water resources.
- 8.2.6 To cooperate with municipal, provincial and federal authorities as well as property owners to promote healthy, safe, and environmentally responsible use of land in the RM.

8.3 Policies

8.3.1 Flooding, Slumping and Slope Instability

- a) Where development is proposed on known and/or potential hazard lands a professional report on the proposed development will be required at the developer's expense. The

report shall determine if the development is located in the flood way or flood fringe, assess the geotechnical suitability of the site, or other environmental hazards, together with any required mitigation measures. These measures may be attached as a condition for a development permit approval.

- b) The RM will prohibit the development of new buildings and additions to buildings in the flood way of the 1:500 year flood elevation of any watercourse or water body.
- c) The RM will require flood-proofing 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 in the flood fringe.
- d) The Water Security Agency or other appropriate consultants can be utilized as a source of technical advice regarding flood levels and flood proofing techniques. Developments may be referred to the Water Security Agency for review prior to approval.
- e) No new development shall be permitted on any potential unstable slope area without the required professional report for the site that identifies risks and appropriate mitigation measures.
- f) Development and activities shall be avoided where risk of erosion or slope failure exists or where there is potential for erosion or slope instability on the site.
- g) Council may prohibit development, where Council is of the opinion that land is unsuitable for development because:
 - i. the cost of providing an all-weather access road would, in the opinion of Council, be prohibitively expensive or difficult to maintain due to poor natural drainage, steep slopes or other features;
 - ii. it is subject to unstable soil conditions due to high water tables, wetland soils or poor drainage conditions; and
 - iii. of hazards associated with fluctuating water levels and the associated processes of flooding and erosion or any other instability.

8.3.2 Conservation, Wildlife Habitat and the Environment

- a) Council will support farming practices and developments that conserve soil, improve soil quality, conserve moisture, and protect water supplies. Council may deny a permit to any development that may significantly deteriorate the land resources or deplete or pollute ground water sources.
- b) Council will work with agencies of the provincial government to protect any significant critical wildlife habitat, Fish and Wildlife Development Funds Lands, Conservation Easements, Grazing Coop or rare or endangered species. Where significant potential has been identified to Council, Council may delay development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained.
- c) Service and utility maintenance that is not environmentally sustainable, such as applying used oil to municipal roads, will not be an acceptable practice.

8.3.3 Source and Ground Water Protection

- a) The RM will consider the impacts of development on water bodies, waterways and shore lands and referrals will be sent to applicable agencies and departments, if necessary.
- b) The RM will work with the provincial government agencies, neighbouring municipalities and other organizations to protect water resources in the municipality including Wakaw Lake.
- c) Development shall not deplete or pollute ground water resources within the RM. Council shall work with the appropriate provincial and federal departments and agencies.
- d) Where insufficient information exists regarding the suitability or the capacity of an aquifer for a proposed development, Council may require the developer to provide the necessary report, at his/her cost. Developers of proposed uses which require large amounts of groundwater or which may impact the current groundwater supply of adjoining uses may also be required by council to provide a study to prove that the groundwater resource is adequate.
- e) Water courses shall be managed as follows:
 - i. natural vegetation shall be preserved to prevent bank erosion;
 - ii. unauthorized water course dredging and filling shall be prohibited;
 - iii. periodic cleaning of man-made drains shall be encouraged;
 - iv. channel improvements shall be carefully designed and constructed; and
 - v. water control structures shall be designed to a 1:500 flood design, or other standards approved by the Water Security Agency and Council.
- f) New developments and subdivisions which are adjacent to water courses shall be developed to retain on-site drainage where feasible, minimize erosion and maximize water quality.
- g) Council will preserve and enhance public access to water bodies and shore lands for recreational use.

8.3.4 Drainage

- a) Adequate surface water drainage will be required throughout the municipality and on new development sites to avoid flooding, erosion and pollutions. A professional drainage report may be required where an area has or exhibits potential for poor drainage.
- b) Unauthorized drainage of surface water runoff from any land throughout the RM shall be prohibited. Water courses shall not be altered without the prior approval of the Water Security Agency, RM and other provincial/federal stakeholders. All agricultural drainage works require approval from the Water Security Agency.
- c) Developments shall not obstruct, increase or otherwise adversely alter water and flood flows and velocities.

8.3.5 Vegetation and Soil Disruption

- a) Development shall not needlessly destroy existing trees, vegetation and unique flora.

- b) The planting of new vegetation and the implementation of protective vegetation measures shall be encouraged in conjunction with new development throughout the RM.
 - c) Developments shall minimize soil erosion and topsoil disruption in order to avoid pollution, slope instability, silting and the undesirable alteration of surface drainage and ground water.
- 8.3.6 Development shall be directed away from any area of natural hazards where there is potential risk to public health or safety.
- 8.3.7 Development may be authorized only in accordance with recommended preventative mitigation measure which eliminate the risk or reduce the risk to an acceptable level.
- 8.3.8 Where a professional report/investigation is required, the RM will require the report as part of an application for development and/or subdivision.
- 8.3.9 Performance bonds, interests filed on land titles, and liability insurance may be required from a developer, as part of a servicing or development agreement or as a development permit condition, to avoid unnecessary municipal administration, inconvenience and expenditures, to protect the public interest, and to notify future landowners of municipal servicing considerations or environmental limitations for the subject land.
- 8.3.10 Public safety and health requirements shall guide all development; the RM will ensure that emergency and responsive plans are current and reflect changes in land use or activities.
- 8.3.11 Development should be undertaken with precautions to minimize the risk of damage to property caused by wildfires. The RM may apply the following fire protection policies during development review:
- a) Subdivision and development permit applications may be referred to the local fire marshal for comment prior to decision taking place on the application.
 - b) Green space may be used to separate building development from trees and vegetation when necessary.
 - c) Appropriate space on municipal roads shall be maintained in order to allow for emergency vehicle access.
- 8.3.12 Council may dedicate lands as Environmental Reserve to protect rare or sensitive flora and fauna or critical wildlife habitat in consultation with appropriate provincial and federal agencies.
- 8.3.13 Heritage Sensitive Areas
- a) Council will work with agencies of the provincial government to protect any significant heritage site(s) or structure(s). Where significant potential has been identified to Council, Council may delay development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained.

9 Implementation

9.1 Zoning Bylaw

- 9.1.1 The zoning bylaw will be the principal method of implementing the objectives, including the implementation policies, contained in this Official Community Plan and will be adopted in conjunction herewith.
- 9.1.2 The definitions contained in the zoning bylaw shall apply to this Official Community Plan.

9.2 Regional Planning and First Nations Engagement

- 9.2.1 Council will work with neighbouring municipalities as well as First Nation and Metis communities to develop joint service programs where such arrangements will be of financial benefit to all parties.
- 9.2.2 Council will work with urban municipalities to ensure that the territory within the urban municipality reflects reasonable expectations for development of urban uses. The annexation process should be consistent with the policies set out in this bylaw and shall be undertaken in a positive, orderly, timely and agreed-upon process.
- 9.2.3 Council will confer with adjacent municipalities as well as First Nation and Metis communities concerning significant developments near boundaries to avoid unnecessary land use conflicts or fiscal impacts across boundaries.
- 9.2.4 Council will work with adjacent communities where there is common interest in development initiatives or common land interests.
- 9.2.5 Council will continue partner with groups to preserve the quality and longevity of Wakaw Lake.
- 9.2.6 Council will ensure development decisions minimize, mitigate or avoid adverse impacts on hunting, fishing and trapping on unoccupied crown land.
- 9.2.7 Referral of Development or Subdivision Application
- 9.2.8 Council may, or direct the Development Officer to, refer an application for development or subdivision to neighbouring municipalities or First Nation or Metis Community, the Wakaw Lake Stewardship Group, provincial agency or other department for comment.

9.3 Future Land Use Plan

- 9.3.1 The map entitled "Future Land Use Plan" which is attached to and forms part of the bylaw, outlines Council's future growth policies for certain areas within the RM. The Map will be used by Council to identify potential land use conflicts when considering such issues as rezoning requests or discretionary use applications.