

BYLAW NO. 06-2023

OFFICIAL COMMUNITY PLAN

RURAL MUNICIPALITY OF CONNAUGHT NO. 457

The purpose of an Official Community Plan (OCP) is to provide a comprehensive policy framework to guide the physical, economic, social and cultural development of the Rural Municipality of Connaught No. 457.

RURAL MUNICIPALITY OF CONNAUGHT NO. 457

OFFICIAL COMMUNITY PLAN

BYLAW NO. 06-2023

PREPARED FOR:

RURAL MUNICIPALITY OF CONNAUGHT NO. 457

PREPARED BY:

NORTHBOUND

Planning Ltd.
Meota, SK

March 2024

RURAL MUNICIPALITY OF CONNAUGHT NO. 457
OFFICIAL COMMUNITY PLAN

Being Schedule "A" to **Bylaw No. 06-2023**
in Rural Municipality of Connaught No. 457

(Reeve)

SEAL

(Administrator)

Rural Municipality of Connaught No. 457

Bylaw No. 06-2023

A Bylaw of the Rural Municipality of Connaught No. 457 to adopt the Official Community Plan.

The Council of the Rural Municipality of Connaught No. 457 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 Connaught No. 457 hereby adopts the Official Community Plan, identified as Schedule "A" to this Bylaw.
2. The Council and Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
3. This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the _____ day of _____, _____

Read a Second Time the _____ day of _____, _____

Read a Third Time the _____ day of _____, _____

Adoption of this Bylaw this _____ day of _____, _____

(Reeve)

SEAL

(Administrator)

Certified a True Copy of the Bylaw adopted by Resolution of Council
On the _____ day of _____, of the year _____.

(Administrator)

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1.0 INTRODUCTION

According to *The Planning and Development Act, 2007*, (“the Act”), an Official Community Plan

“is to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the municipality”

This Official Community Plan (OCP) follows the principles and requirements of the Act and Provincial Statements of Interest and provides guidance and structure for all future planning and development within the Rural Municipality of Connaught No. 457 (the RM).

Vision:

To foster a vibrant, sustainable, and inclusive community that embraces its rural heritage, promotes responsible growth, and enhances the quality of life for all residents of the RM.

Mission:

The mission of the RM is to effectively and responsibly manage the region's resources, infrastructure, and services, while promoting economic growth, environmental stewardship, and social well-being. Through transparent governance and collaboration with residents, businesses, and stakeholders, we strive to create a vibrant and resilient community that embraces diversity, preserves our rural heritage, and ensures a high standard of living for all.

Our mission is to provide effective governance and essential services while preserving the rural character and natural beauty of the RM of Connaught. We strive to engage and collaborate with residents, businesses, and stakeholders to create a prosperous and resilient community that offers a high standard of living, economic opportunities, and a healthy environment for generations to come.

- **1.1 Authority and Mandate**

The adoption of this bylaw is subject to the Act.

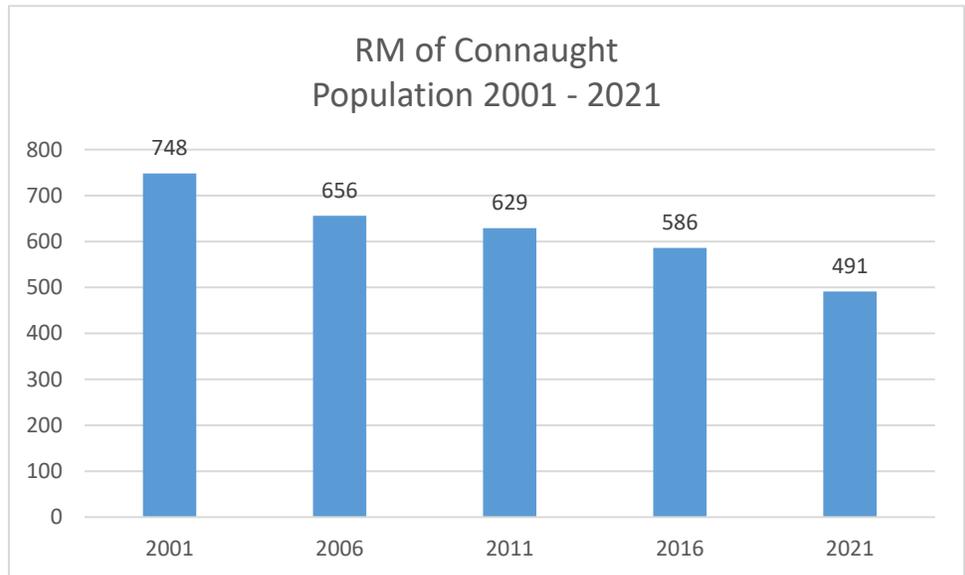
- **1.2 Scope**

The goals and policies outlined within this OCP are applicable to all lands located within the RM boundaries. If any part of this OCP is found to be invalid, by the authority of a competent jurisdiction, such a decision shall not affect the validity of the remainder, or other sections, of this OCP.

• 1.3 Demographics

The population trends of the RM over the past twenty years have been that of decline. The 2021 Census for the RM of Connaught indicated a population decrease of 16.52% as compared to the 2016 Census. The 2021 Census recorded a population of 491.

While there is a trend of population decline, there has been a period of population stability in the RM over the past 10 years.



Population trends are largely driven by numerous factors beyond the RM's direct control, but the RM will strive towards maintaining a 0%-1% annual growth rate over the next 20 years by facilitating new development and endeavouring to foster a desirable community to live in.

2.0 PRINCIPLES AND STATEMENTS

The RM shall create and adopt policy that is consistent with the Act, and Saskatchewan's Statements of Provincial Interest.

• 2.1 Agriculture and Value-Added Agribusiness

- 2.1.1 The RM recognizes the value of agricultural land and will promote policies and decisions that lead to the sustainable use and preservation of agricultural operations and businesses.
- 2.1.2 The RM will encourage and support the implementation of environmentally sustainable agricultural practices to mitigate erosion, source water or site contamination and the loss of biodiversity within natural ecosystems.

PROVINCIAL INTERESTS

1. Agriculture and Value-Added Agribusiness
2. Biodiversity and Natural Ecosystems
3. Community Health and Well-being
4. Economic Growth
5. First Nations and Métis Engagement
6. Heritage and Culture
7. Inter-municipal Cooperation
8. Mineral Resource Exploration and Development
9. Public Safety
10. Public Works
11. Recreation and Tourism
12. Residential Development
13. Sand and Gravel
14. Shore Land and Water Bodies
15. Source Water Protection
16. Transportation

- 2.1.3 The RM shall minimize fragmentation of productive agricultural lands by limiting subdivision and encourage the clustering of non-agricultural development.
- 2.1.4 The RM will encourage the development of agriculturally-related commercial development along main transportation routes and where municipal infrastructure and services can be economically provided.
- 2.1.5 The RM shall plan for opportunities related to intensive livestock operations (ILOs) and other value-added agricultural developments.
- 2.1.6 The RM shall allow non-farm residential development at a level which will not jeopardize existing agricultural operations and will aim to limit the removal of farmland from production.

• 2.2 Biodiversity and Natural Ecosystems

- 2.2.1 The RM is located within the Carrot River Watershed. As a member of the Carrot River Valley Watershed Association, the RM works towards implementing the *Carrot River Watershed Source Water Protection Plan*, ensuring the preservation of the watershed's ecological balance.
- 2.2.2 The RM recognizes the value of environmentally sensitive areas and habitats.
- 2.2.3 The RM will encourage development that promotes the preservation and protection of important ecological lands.
- 2.2.4 The RM will promote the sustainable use of natural resources.
- 2.2.5 The RM may utilize development standards to mitigate and minimize the impacts on sensitive lands.
- 2.2.6 The RM will encourage local biodiversity and ecosystems evaluations and assessments to determine whether certain areas should be protected from the impacts of development.

• 2.3 First Nations and Métis Engagement

- 2.3.1 The RM is located on Treaty 6 territory, the traditional territory of Cree Peoples, and the homeland of the Métis Nation.
- 2.3.2 There are no First Nations reserves within the RM. First Nations in proximity to the RM include James Smith Cree Nation and Cumberland House Cree Nation.
- 2.3.3 There are no Métis Locals within the RM. Métis Locals in proximity to the RM include Nipawin No. 134 and Tisdale No 222.
- 2.3.4 There are no Métis locals near the RM, but there are nearby First Nations communities including the James Smith Cree Nation and Cumberland House Cree Nation.
- 2.3.5 The RM recognizes it does not have jurisdiction or authority over First Nations lands located within the RM of Connaught.
- 2.3.6 The RM may pursue opportunities with First Nations and Métis communities to coordinate land use planning and development, and any available tools, support, or agreements to do so.
- 2.3.7 The RM will participate in opportunities for open and active communications with First Nations and Métis communities.

- 2.3.8 The RM will seek partnerships and common interests with First Nations and Métis communities.
- 2.3.9 The RM will support policies that avoid and minimize negative impacts on First Nations and Métis communities.
- 2.3.10 The RM will consider partnerships and agreements for services and shared infrastructure with First Nations and Métis communities.
- 2.3.11 The RM will support economic development opportunities and projects of benefit to First Nations and Métis communities.
- 2.3.12 The RM may facilitate engagement with First Nations and Métis communities and groups as part of the development process near their lands and/or where treaty rights may be impacted.

● **2.4 Heritage and Culture**

- 2.4.1 The RM recognizes the importance of heritage and culture and will support development and actions that protects, conserves and restores such areas and resources.
- 2.4.2 The RM shall maintain an inventory of cultural and heritage significant areas and developments.
- 2.4.3 The RM will consult with the ministry responsible to ensure heritage resources are protected, where lands are identified as being heritage sensitive.
- 2.4.4 The RM may require heritage sensitivity screening and impose application or development permit requirements where necessary to protect (potential) heritage resources.
- 2.4.5 The RM recognizes the significance of Parcel A-Plan 101595001 Ext 16 within SE-06-48-14-W2M as a point of interest.

● **2.5 Inter-municipal Cooperation**

- 2.5.1 The RM will work with other communities and neighbouring municipalities to address challenges and opportunities of mutual concern.
- 2.5.2 The RM will aim to partner with the Village of Ridgedale, Village of Alysham, Village of Zenon Park and the Town of Tisdale to provide facilities and infrastructure for the mutual benefit of residents and ratepayers.
- 2.5.3 The RM acknowledges the value of organized hamlet boards as advisory bodies and will collaborate with them, where applicable, to ensure effective community engagement and provide input for decision-making processes.
- 2.5.4 The RM will explore alternatives to annexation or expropriation through open communication with neighbouring municipalities, landowners, and affected stakeholders. Transparent decision-making and active engagement will guide annexation and expropriation processes, considering the interests of all parties involved.
- 2.5.5 The RM will identify and attempt means of dispute resolution, if required, to ensure continued and positive inter-community and jurisdiction cooperation.

- 2.5.6 Where possible, the RM will seek opportunities for shared infrastructure and services with neighbouring municipalities to optimize resources and provide cost-effective service delivery.
- 2.5.7 When there are proposals for new development in areas that may have shared interests, the RM may engage and communicate with relevant stakeholders who have an interest in the potential impacts of the proposed development. This may include neighbouring municipalities, organizations responsible for parks and conservation areas, First Nations, Métis communities, and any other groups affected by or involved in the project.
- 2.5.8 The RM will seek to avail itself to funding programs of higher orders of government as a means to provide services and infrastructure, amenities, economic development, and good governance.

• **2.6 Mineral Resource Exploration and Development**

- 2.6.1 According to provincially-available databases, there is limited potential for mineral resource development within the RM. Should resources be identified within the tenure of this plan, the RM may elect to broaden its policies and regulation for exploration and development. Until such time, the following will apply:
- 2.6.2 The RM will support and plan for the exploration and development of mineral resources and will aim to coordinate its land use planning with industry in identifying areas for development.
- 2.6.3 The Zoning Bylaw will accommodate a range of uses related to mineral exploration and development in agricultural areas with minimal regulation.
- 2.6.4 Where mineral deposits may be identified, the RM will seek collaboration with industry to ensure they can be appropriately serviced and accessed.
- 2.6.5 Where mineral deposits may be identified, the RM may amend policy and regulation to protect them from potentially incompatible land uses and impose separation requirements.
- 2.6.6 The RM will coordinate its development reviews with provincial ministries and agencies that may have jurisdiction over development of resources to minimize any potential for regulatory duplication.
- 2.6.7 Council may require applicants to provide a reclamation plan and/or a performance bond for uses related to mineral resource exploration and extraction as a condition of development permit approval.

• **2.7 Public Safety**

- 2.7.1 The RM will identify areas prone to natural hazards and those vulnerable to human-induced hazards. Development on or near these hazardous lands will be limited, and the RM will consider implementing strategies and actions to minimize potential threats to people, property, and the interests of the RM and province.
- 2.7.2 The RM will ensure that areas identified as hazardous due to erosion, slope instability, slumping, drainage concerns, and flooding are not considered for future permanent development unless sufficient mitigation measures are proposed at the time of application.

Following approval, the RM will require the implementation of these proposed mitigation measures to address the identified hazards and ensure the safety of the development and its surroundings.

- 2.7.3 Developers and/or landowners may be required to provide professional, certified environmental, geotechnical, and/or hydrological reports to address development hazards and may require a preliminary analysis by a professional engineer or environmental scientist to identify which hazards may exist in the area of a proposed development. Council may refuse to authorize development of structures on such land or may authorize such developments only in accordance with recommended preventative mitigation measures which eliminate the risk or reduce the risk to an acceptable level and remedial measures.
- 2.7.4 New buildings and additions to buildings within the floodway of the 1:500 year flood elevation of any watercourse or water body shall be prohibited.
- 2.7.5 New buildings and additions to buildings within the flood fringe shall be adequately flood-proofed to an elevation of no less than 0.5 metres above the 1:500 year flood elevation of any watercourse or water body.
- 2.7.6 The RM will evaluate potential impacts from noise, odour, smoke, fumes, dust levels, night lighting, glare, vibrations, or other emissions, and how this will influence appropriate buffering, separation, or screening from adjacent existing land uses.
- 2.7.7 Where applicable, the RM will require consultation with the Water Security Agency and any other government agencies at time of development review to ensure new development is situated above the 1:500 flood elevation.
- 2.7.8 The *FCM -RAC Guidelines for New Development in Proximity to Railway Operations* will be employed for guidance where new development is proposed in proximity to the rail line. Rail operators may be engaged to determine relevant considerations for new development, and development standards and setbacks may be employed to protect the public and new development, and to minimize potential nuisance.
- 2.7.9 Subdivision and development designs which incorporate FireSmart principals are encouraged. As part of its review, the RM may consult internally or externally with fire and emergency services.
- 2.7.10 The RM may impose requirements for development or subdivision proponents to ensure that adequate emergency services are available for their proposal. Where a proposal is not adequately serviced, it may be rejected.
- 2.7.11 The RM will aim to attract, support, and provide emergency services for the benefit of residents and landowners of the community, and will coordinate efforts with its regional neighbours to maintain or improve levels of service.

• 2.8 Public Works

- 2.8.1 The RM shall efficiently manage infrastructure assets under its provision, and permit the effective development, improvement and expansion of public works and utilities provided by other authorities.
- 2.8.2 The RM shall aim to create and maintain an asset management plan and inventory.

- 2.8.3 The RM will be open to new opportunities for providing service delivery through effective maintenance, improvement, or expansion of existing infrastructure where possible.
- 2.8.4 The RM will cooperate with neighbouring municipalities and other entities for solid and liquid waste management, recycling, and hazardous waste disposal programs that meet government standards and regulations.
- 2.8.5 The RM will continue to pursue asset management planning to inform the budgeting and maintenance planning for RM infrastructure and ensuring that adequate resources or financing is available for the expansion or replacement of public works.
- 2.8.6 Council will assess needs for asset improvement and replacement and prioritize projects to provide appropriate and adequate services for RM ratepayers.
- 2.8.7 The RM shall explore opportunities for collaboration on joint infrastructure projects that serve the needs of municipalities, First Nations and Métis communities, provincial and regional parks, and other stakeholder groups within the region.
- 2.8.8 The RM will encourage development where roads and other infrastructure services currently exist.
- 2.8.9 Generally, development will be prioritized in locations which best make use of existing infrastructure as a means to limit expansion and future resource commitments.
- 2.8.10 The RM will explore viable and locally appropriate sustainable energy options for public works projects, aligning with its priorities and objectives.

● **2.9 Recreation and Tourism**

- 2.9.1 The RM will encourage and promote protection of critical recreational lands with cultural, heritage, and natural significance.
- 2.9.2 The RM will seek out partnerships with neighbouring communities and organizations to fulfill the recreational needs of residents.
- 2.9.3 The RM will promote recreational and tourism development within the RM that is compatible with the initiatives of related organizations.
- 2.9.4 Recreation and tourism uses will be encouraged to be located such that they proximate to the feature that warrants their demand insofar as practical.

● **2.10 Residential Development**

- 2.10.1 The RM shall make provision for residential development, so long as it is compatible with other uses, or be located in specifically identified areas, and efficiently utilize the existing and required infrastructure and services.
- 2.10.2 All residential development applicants must complete a development permit and building permit prior to construction and abide by the regulations of the Zoning Bylaw and the RM's Building Bylaw.
- 2.10.3 The Zoning Bylaw will regulate residential development through but not limited to, site size and frontage requirements, minimum setback requirements, and land use options listed as permitted and discretionary uses, and affiliated evaluation criteria and implementation regulations.

- 2.10.4 All development, buildings, and structures, including accessory buildings and structures (but not limited to: decks, patios, and fences) shall be entirely contained within the boundaries of the site on which they are proposed to be located. Resolution of encroachment issues can be achieved by supporting the realignment of surveyed boundaries through subdivision, or the movement of buildings or structures.
- 2.10.5 The RM will explore opportunities to collaborate with Village of Ridgedale, Village of Alysham, and Village of Zenon Park to develop compatible growth strategies for the urban fringe, ensuring planned and sustainable residential growth in the region.
- 2.10.6 A variety of housing options will be provided through the Zoning Bylaw to accommodate a range of demographics, lifestyles, and income levels.
- 2.10.7 The RM will work with the appropriate provincial ministries and agencies to protect heritage properties and culturally sensitive areas.
- 2.10.8 Sites for municipal facilities and public utilities will be excluded from density regulations.
- 2.10.9 New development shall be planned and designed to minimize human or environmental risks to people and property.
- 2.10.10 Development shall be considered in alignment with any asset management planning in place or to be undertaken by the RM.

• **2.11 Sand and Gravel**

- 2.11.1 The RM will promote aggregate extraction operations as an important resource for the RM and the region, ensuring such development is permitted and compatible with other land uses, and includes the consideration of future reclamation of land.
- 2.11.2 To ensure the long-term availability of aggregate resources for the community, the RM shall inventory aggregate deposits and accommodate extraction in a sustainable manner.
- 2.11.3 The development, operation, and extraction of aggregate resources shall adhere to any separate policy of the RM related management of the resource(s).
- 2.11.4 The RM shall encourage aggregate extraction operations as an important resource for the RM and the region.
- 2.11.5 The RM shall require sites for aggregate and mineral resource extraction development be reclaimed to a pre-extraction condition either as a part of ongoing operations or upon conclusion of extractive activities.
- 2.11.6 Locations of deposits will be protected from competing or non-compatible development; extractive and processing activities will be prioritized in these locations.
- 2.11.7 The RM will implement development standards and conditions on aggregate extraction operations. These may include time limits on permit validity, requirements for reclamation and performance, bonding obligations, separation distances, nuisance mitigation measures, and adherence to site development and operating standards. These measures will ensure responsible and sustainable extraction practices.
- 2.11.8 The RM will seek cooperation and coordination with neighboring municipalities in allocating and providing aggregate resources. Collaboration will be encouraged to ensure efficient extractive activities and well-planned heavy-haul transportation routes, benefiting both the RM and the broader region.

- **2.12 Shore Land and Water Bodies**

- 2.12.1 The RM recognizes the importance of the lakes, shore lands, and water bodies within the RM of Connaught. It shall prioritize the protection, conservation, and sustainable management of these resources for the benefit of present and future generations.
- 2.12.2 The RM shall consider the impacts of development on shorelands and water bodies, and will encourage the utilization of best practices with respect to watershed management to safeguard the water systems and wetlands.
- 2.12.3 Riparian areas identified as critical ecosystems, wetlands and associated wildlife protection areas for endangered species, will be restricted for future development. These areas will be prohibited for development or protected through approved development and construction standards to minimize negative potential impacts.
- 2.12.4 The RM, as a member of the Carrot River Valley Watershed Association, strives to implement the *Carrot River Watershed Source Water Protection Plan*. This plan plays a crucial role in safeguarding the ecological balance of the watershed, ensuring the preservation and sustainability of its valuable water resources.

- **2.13 Source Water Protection**

- 2.13.1 The RM will avoid development that compromises drinking water quality and quantity. Where applicable, developers will be required to conduct hydrology or hydrogeological assessments to assess the impact on water quality and quantity and implement appropriate mitigation measures to protect water sources.
- 2.13.2 The RM will establish and enforce mitigation measures to protect municipal water wells, aquifers, and other water sources from potential contamination. In cases where risks to source waters are not suitably mitigated, development may be restricted or alternative measures may be required to ensure water quality and quantity are not compromised.
- 2.13.3 The RM will actively engage with government ministries and agencies, as well as collaborate with the Carrot River Valley Watershed Association, to ensure effective protection of source waters. Consultation and coordination with relevant stakeholders considered during the review of potential developments to prioritize source water protection.
- 2.13.4 The RM is committed to implementing the Carrot River Watershed Source Water Protection Plan to safeguard the ecological balance of the watershed and ensure the preservation and sustainability of its valuable water resources.

- **2.14 Transportation**

- 2.14.1 The RM will plan, develop, and maintain a transportation system to meet current and future needs, ensuring compatibility with other transportation infrastructure and provincial partners, and providing for the safe and efficient movement of goods and people for the benefit of residents, industry, and visitors.
- 2.14.2 The RM will participate and partner with provincial agencies to align RM transportation policies with provincial transportation plans.

- 2.14.3 Given the presence of the Canadian National Railway (CN Brooksby) and Canadian Pacific Railway (CP Tisdale) within the RM, the RM will carefully evaluate development proposals in close proximity to both rail lines. The evaluation process will follow the *FCM-RAC Guidelines for New Development in the Vicinity of Railway Operations*.
- 2.14.4 The RM will consult with the Ministry of Highways when evaluating development proposals that could potentially impact the provincial highway network. This collaboration ensures informed decision-making and takes into account the broader transportation implications.
- 2.14.5 The RM will require applicants to obtain the necessary permits and approvals from the Ministry of Highways before issuing development permits, whenever applicable.
- 2.14.6 The RM will encourage development to be located adjacent to existing developed roads or highways capable of serving as legal and physical access suitable for the proposed use. Where road or access improvements are deemed to be necessary by Council or by a higher order of government, applicants will be responsible for the costs of all improvements.

• **2.15 Community Health and Well-being**

- 2.15.1 The RM will promote access to natural public environments. Developers will be encouraged to provide money-in-lieu of land dedication for public use and amenities, with exceptions made based on a thorough assessment.
- 2.15.2 The RM will prioritize inclusive decision-making processes by considering the diverse needs and perspectives of stakeholders, including community members, organizations, and local residents.
- 2.15.3 The RM will actively collaborate with provincial authorities and agencies to identify contaminated sites, facilitate their assessment, and work diligently towards their remediation, with the aim of ensuring public safety and environmental protection..

• **2.16 Economic Development and Growth**

- 2.16.1 The RM will prioritize economic development, providing transparent and efficient regulation and review processes to promote a strong economy and enhance residents' quality of life.
- 2.16.2 The RM supports agriculture as the primary economic activity and employer, while acknowledging the contributions of commercial forestry operations and tourism activities as regional economic drivers. It will promote the development of these sectors to foster economic growth and prosperity.
- 2.16.3 The RM will actively encourage commercial and industrial development along existing provincial highways and transportation routes, maximizing accessibility and connectivity for businesses.
- 2.16.4 The RM will encourage economic development that is considerate of the natural environment to promote sustainability.
- 2.16.5 The RM will prioritize the utilization of existing RM infrastructure and resources for economic development before considering expansion, promoting efficient resource management and cost-effective solutions.

- 2.16.6 The RM will support and accommodate home-based businesses that align with the agricultural, residential, and recreational character of the area, fostering entrepreneurship and local economic development.
- 2.16.7 The RM will actively participate in regional and provincial economic development initiatives to enhance the local economy and foster collaboration for growth.
- 2.16.8 The RM will promote local employment opportunities to stimulate a healthy and thriving local economy, prioritizing job creation and supporting the well-being of residents.

3.0 LAND USE

- **3.1 AGRICULTURAL LANDS**

The RM shall designate Agricultural lands that accommodate a variety of land use types that are compatible with agricultural development. Agricultural lands will primarily be designated for agriculture development, livestock grazing, mineral resource exploration and extraction, home and farm-based businesses, low-density non-farm residential development, commercial and industrial uses which have larger land requirements and which are not tailored to local retail or services, and other compatible uses.

The Zoning Bylaw will contain the following District:

Agricultural District: The Zoning Bylaw will outline those uses which are permitted, accessory, discretionary, or prohibited, and all related regulations and standards. Any proposed development within the A - Agricultural District shall follow all processes, procedures, applications, as outlining within the Zoning Bylaw.

- **3.2 MIXED-USE COMMUNITY LANDS**

The RM shall designate mixed-use community lands that encourages a variety of land uses to foster a diverse and sustainable community. This district will combine residential, commercial, industrial, community service, and potential future urban development areas, benefiting both residents and businesses.

The Zoning Bylaw will contain the following District related to Mixed-Use Lands:

H - Hamlet District - The Zoning Bylaw will outline those uses which are permitted, accessory, discretionary, or prohibited, and all related regulations and standards. Any proposed development within the H - Hamlet District shall follow all processes, procedures, applications, as outlined within the Zoning Bylaw.

4.0 SUBDIVISION, MUNICIPAL RESERVE, SERVICING AGREEMENTS

● 4.1 SUBDIVISION

- 4.1.1 New subdivisions and development shall be encouraged to be located where appropriate infrastructure exists.
- 4.1.2 The infill of sites for development shall be encouraged prior to the subdivision of additional lands.
- 4.1.3 In considering a subdivision application or application for rezoning, the RM may require a Comprehensive Development Review (CDR) which shall be at the sole cost of the applicant. Council may request and require supporting and additional information to properly conduct such a review. The use of a CDR will generally be employed where a proposed subdivision or development would be introducing a high density of development or where it may introduce potential nuisance to surrounding land uses.

When conducting a CDR the RM may consider the following:

- i) The phasing of development;
 - ii) The size and number of parcels proposed;
 - iii) The availability, installation and construction of roads, services, and utilities;
 - iv) The types of uses proposed on the site;
 - v) Potential impacts on adjacent land uses and proposed measures to reduce any potential negative impacts;
 - vi) The suitability of the site with particular consideration to the soils, topography, drainage and proximity to wildlife management areas and hazard land;
 - vii) The feasibility of water and sewage systems and their acceptability for the intended use(s), and access to solid waste collection and disposal facilities and services.
 - viii) The entrance and exit into a site and potential impacts on roads and highways, including traffic safety; and
 - ix) Any other matters which the RM considers necessary.
- 4.1.4 The responsibility for determining the flood elevation, and any required flood-proofing measures is the requirement of the applicant.

● 4.2 MUNICIPAL RESERVE AND DEDICATED LANDS

- 4.2.1 The purpose of municipal reserve lands will be to provide opportunities to residents for recreation and public amenity through land dedication at the time of subdivision.

- 4.2.2 At the time of subdivision, money in lieu of municipal reserve land will be preferred unless the dedication of land for municipal reserve is required to meet community recreational and public access needs.
- 4.2.3 At the time of subdivision, Council will encourage the approving authority, which in the case of the RM is the Minister of Government Relations, to dedicate environmental reserve for lands that have environmental constraints or are potentially hazardous, in accordance with section 185 of the Act.
- 4.2.4 The RM may dedicate lands as environmental reserve to protect riparian, biodiverse, and wildlife sensitive areas, in consultation with the appropriate national or provincial agencies.
- 4.2.5 As prescribed by the Act and *The Dedicated Lands Regulations, 2009*, funds from the RM dedicated lands account may be used for municipal reserve, environmental reserve, or public reserve development either within the RM or in other municipalities where the development will serve the residents of the RM.
- 4.2.6 The RM may require the dedication of roadway or roadway widening at the time of subdivision.
- 4.2.7 The RM will use the natural topography of land to minimize the cost and risks associated with storm water management and flood risk mitigation. Dedicated lands may be employed to protect natural drainage runs.
- 4.2.8 The RM recognizes the importance of supporting school opportunities. At the time this bylaw was approved, there was not an identified need for a future school site within the RM. If the need for a school site is identified, the RM will work with the Ministry of Education and where applicable, the North East School Division and Conseil des écoles fransaskois to ensure the creation of a site suitable for that purpose and amend their bylaws accordingly. If the need for a school site is identified in a neighboring municipality that will accommodate students from the RM, Council will contribute funds from the dedicated lands account for the acquisition of that site.

● 4.3 SERVICING AND DEVELOPMENT AGREEMENTS

- 4.3.1 The RM shall consider the use of development levies, or servicing agreements, for future development and subdivision to recover capital costs incurred directly or indirectly by the RM as a result of development, to prescribe any specific performance requirement, and to ensure timely installation of infrastructure and services.
- 4.3.2 In accordance with section 172 of the Act, and where subdivision is involved, Council may require an applicant to enter into a servicing agreement with the RM to address the provision of services and infrastructure that directly or indirectly serve a proposed development.
- 4.3.3 In accordance with section 169 of the Act, the RM may adopt a Development Levy bylaw and impose development levies to recover all or a part of the RM's capital costs of providing, altering, expanding or upgrading services and infrastructure associated directly or indirectly with a proposed development. Development Levies may be employed where no subdivision is involved.
- 4.3.4 All parcels shall have legal access by an all-weather municipal road allowance constructed to RM roadway and approach standards applicable for the proposed use. Where road

- construction or upgrades are required in the opinion of the RM, the applicant shall bear the costs, and may be required to enter into an agreement for improvements.
- 4.3.5 New subdivisions and development shall be encouraged to locate where appropriate infrastructure exists.
- 4.3.6 In areas where additional municipal service installation or road construction is required for a development or for site construction or access, the development proponent and/or land owner shall be responsible for all costs associated with such municipal improvements.
- 4.3.7 The RM will establish standards for infrastructure construction, to include but not be limited to such improvements such as road, approach, and drainage construction.
- 4.3.8 Design and construction of roads internal to a subdivision should consider the access for maintenance, school bus, and emergency service equipment.

5.0 IMPLEMENTATION

The *Zoning Bylaw* will be the principal method of implementing the policies, principals, and statements contained within this OCP. The *Zoning Bylaw* will be adopted in conjunction with this OCP. The *Zoning Bylaw* outlines the procedures and regulations that must be following, and describes the roles and authority of the Development Officer, and how planning and development will be implemented in the RM.

- **Purpose:** The *Zoning Bylaw* controls the use of land within the jurisdiction of the RM of Connaught, for the health, safety, and welfare of it's residents and visitors.
- **Definitions:** The *Zoning Bylaw* definitions shall apply to this OCP.
- **Contents and Regulations:** The *Zoning Bylaw* will activate the land use policies in this OCP by outlining the administration and regulations for *Zoning Districts*. Each *District* will have permitted and discretionary uses, and rules and regulations regarding a range of uses, development setbacks, site sizes building locations.
- **Updating or amending the Official Community Plan:** The RM shall monitor plans and projections for future development on an ongoing basis. Policies contained in this OCP, including *RM of Connaught No. 457 Future Land Use* map should be regularly reviewed and if required, updated.
- **Amending the Zoning Bylaw:** When considering amendments to the *Zoning Bylaw*, the RM will consider proposals that align with the policies outlined in this OCP. The RM may consider expanding Land Use by adding new *Districts* or expanding the scope of existing *Zoning Districts* to further the goals and objectives of this OCP.
- **Further Studies:** The RM may undertake such studies or programs required to facilitate and encourage positive development or change in the RM.
- **Comprehensive Development Reviews (CDR):** As per policy within this OCP, the RM may require applicants provide a CDR, scaled to the intensity use and potential impacts on surrounding land uses and municipal infrastructure.

- **Binding:** Subject to section 40 of the Act, this OCP shall be binding on the RM of Connaught No. 457, the Crown, and all other persons, associations and other organizations, and no development shall be carried out that is contrary to this OCP.

6.0 LAND USE MAPS

The *RM Land Use (Future Land Use) Maps* form part of this bylaw and are attached in the appendices titled:

1) *RM Land Use (Future Land Use) Map*

These Land Use Maps identify the general land use concepts for development within the RM, to communicate the vision for future development in the RM.

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APPENDIX 1.0

RM of Connaught No. 457: Future Land Use Map

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