

Rural Municipality of Chesterfield No. 261

Bylaw No. 02-2019

A Bylaw of the Rural Municipality of Chesterfield No. 261 to adopt an Official Community Plan.

Whereas the Council of the Rural Municipality of Chesterfield No. 261 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 Chesterfield No. 261 held a Public Hearing on May 7, 2019 in regards to the proposed bylaw, which was advertised in a weekly paper on March 29, 2019, and April 5, 2019 in accordance with the public participation requirements of the Act;

Therefore, the Council for the Rural Municipality of Chesterfield No. 261 in the Province of Saskatchewan, in open meeting hereby enacts as follows:

- 1) This bylaw may be cited as "The R.M. of Chesterfield No. 261 Official Community Plan".
- 2) The Official Community Plan is 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.
- 3) This bylaw shall come into force on the date of final approval by the Minister.

Introduced and read a first time March 19, 2019.

Read a second time May 7, 2019.

Read a third time and passed May 7, 2019.

REEVE



ADMINISTRATOR

Certified a true copy of Bylaw No. 02-2019 adopted by resolution of Council on the 7th of May, 2019.

ADMINISTRATOR



Schedule A

Rural Municipality of Chesterfield No. 261

Official Community Plan

Bylaw No. 02-2019

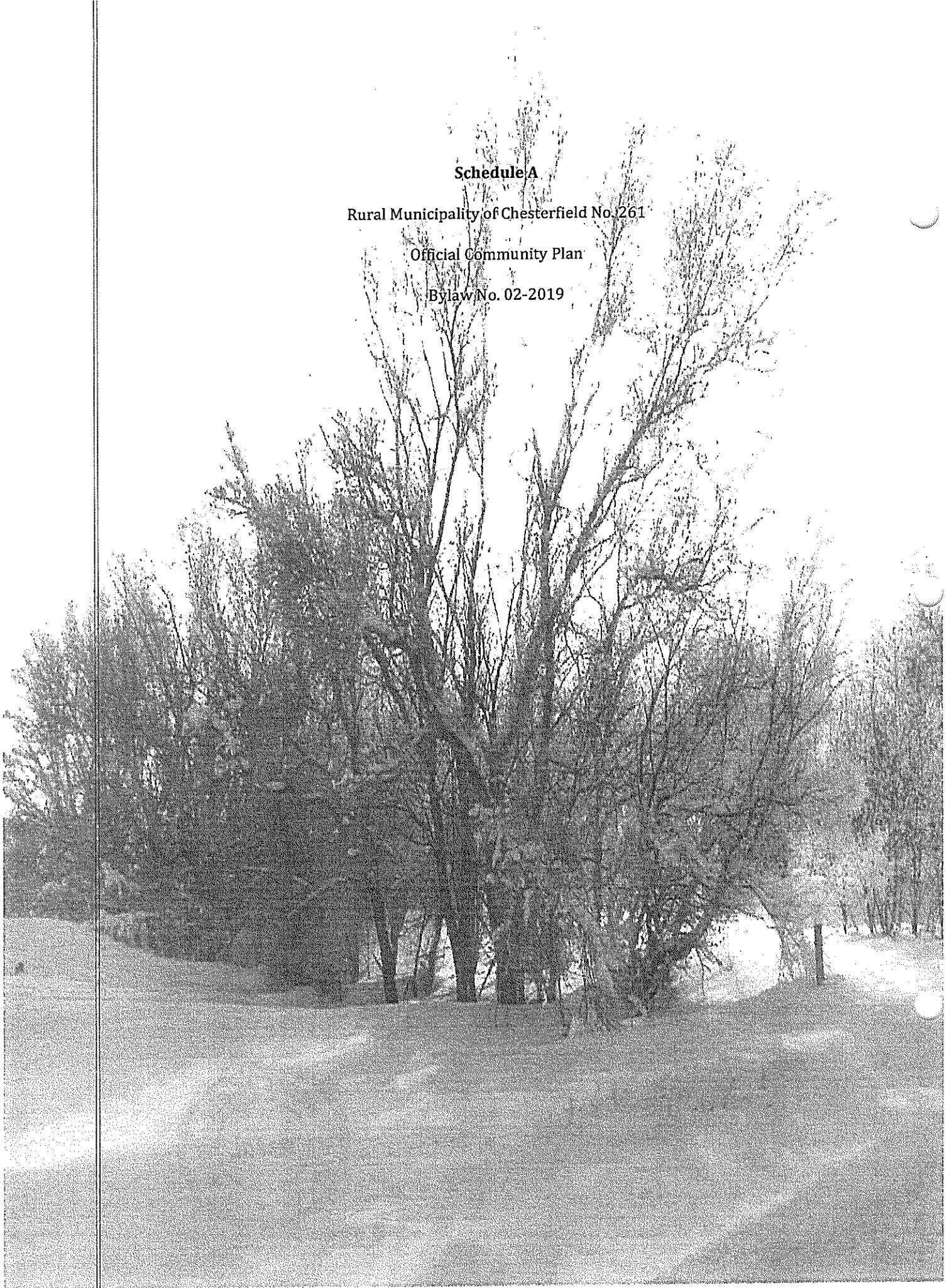


Table of Contents

1 Introduction.....4
 1.1 Authority.....4
 1.2 Purpose.....4
 1.3 Scope.....4
 2 Vision and Goals.....5
 2.1 Vision.....5
 2.2 Goals for Growth.....5
 2.3 General Development Policies.....5
 3 Municipal Services and Infrastructure7
 3.1 Objectives.....7
 3.2 Policies7
 4 Land Management10
 4.1 Objectives.....10
 4.2 Policies10
 5 Agricultural Development.....13
 5.1 Objectives.....13
 5.2 Policies13
 6 Mineral and Aggregate Resources15
 6.1 Objectives.....15
 6.2 Policies15
 7 Residential Development.....17
 7.1 Objectives.....17
 7.2 Policies17
 8 Economic and Business Development.....19
 8.1 Objectives.....19
 8.2 Policies19
 9 Recreation, Heritage and Crown Lands.....21
 9.1 Objectives.....21
 9.2 Policies21
 10 Implementation23
 10.1 Zoning Bylaw.....23
 10.2 Amendments23
 10.3 Other Implementation Tools.....23
 11 Appendix A – Future Land Use Map.....25
 12 Appendix B – Municipal Profile.....0

1 Introduction

1.1 Authority

The Planning and Development Act, 2007 (the PDA) provides the legislative framework for the preparation and adoption of an Official Community Plan to address future land use and development. In accordance with Sections 29 and 32 of the PDA, the Reeve and Council of the Rural Municipality of Chesterfield No. 261 (the RM), in consultation with a Registered Professional Planner, have prepared this Plan for adoption.

1.2 Purpose

The purpose of an official community plan is to establish a policy framework to guide a municipality's physical, environmental, economic, social and cultural development. The Plan should be viewed as a tool for guiding and managing growth in the community. By adopting this Plan, the RM will establish a responsible process for decision-making and a holistic approach to planning to promote high quality land use and development.

1.3 Scope

This bylaw shall apply to all land within the boundaries of the RM of Chesterfield. No development shall be carried out within RM limits unless the development complies with this Plan.

2 Vision and Goals

2.1 Vision

The RM offers a vibrant future and a high quality of life for its community by providing a positive physical and cultural environment and an atmosphere that encourages responsible growth. The Municipality works with adjacent municipalities, agencies and stakeholders to achieve efficient and effective service delivery, supportive relationships and sustainable growth.

2.2 Goals for Growth

The RM will:

- 2.2.1 Ensure agriculture remains the dominant economic sector in the RM by supporting and enhancing agricultural production while promoting diversification of the industry.
- 2.2.2 Promote the RM's mineral resource sector by encouraging safe and responsible development of oil and gas resources.
- 2.2.3 Enrich and diversify the municipal economy by building on community strengths. This includes a growing resource sector, sustainable agricultural operations, vibrant tourism and recreation, diverse commercial establishments and the capacity to sustain a healthy environment.
- 2.2.4 Ensure decisions about development proposals are environmentally sustainable and within the parameters of fiscal responsibility and municipal capacity.
- 2.2.5 Promote and preserve our heritage and culture.
- 2.2.6 Maintain a healthy and diverse community. This will be achieved through resource-sharing and cooperation with adjacent municipalities, government agencies, First Nations and Métis communities and stakeholders.
- 2.2.7 Enable responsible and environmentally compatible development by preserving and protecting natural features and habitat while encouraging development in less-sensitive areas of the RM.
- 2.2.8 Look for opportunities to improve our transportation network, apply sustainable transportation practices, and focus on providing efficient services to our residents.

2.3 General Development Policies

- 2.3.1 New development and subdivisions shall be encouraged to locate in areas of existing services or where infrastructure can be extended to support the proposed type and intensity of development.
- 2.3.2 The RM will provide for a mix and range of development including agriculture, commercial, residential, and recreation in order to promote a high quality of life and provide opportunities for economic development.
- 2.3.3 Agricultural and mineral resource development will remain the dominant land uses in the municipality. Rural areas will be differentiated from urban centres by fewer subdivisions and larger parcels of land.

- 2.3.4 Development shall complement the natural environment and shall not cause undue financial hardship on the municipal tax base.
- 2.3.5 Prior to considering a large-scale development, multi-parcel subdivision, or amendment to the Plan or zoning bylaw, Council may require a detailed concept plan, as described in the zoning bylaw.
- 2.3.6 Where applicable, the RM will work with adjacent municipalities and First Nations and Metis communities to ensure growth and the provision of services is complementary and compatible with that of neighbouring jurisdictions.
- 2.3.7 The RM will maintain an inventory of services and infrastructure to effectively manage changing needs and to ensure growth will not place an undue strain on municipal infrastructure or public services.
- 2.3.8 To achieve an orderly and efficient pattern of development and service delivery, the Municipality will avoid sporadic development. Council shall require the developer to provide the Municipality with all the information needed to properly assess the following applications:
- a) Amendments to the official community plan;
 - b) Amendments to the zoning bylaw;
 - c) Subdivision applications; and
 - d) Development permit applications.
- 2.3.9 A Developer may be required to address the following concerns as part of a subdivision or development permit application:
- a) Compliance with the official community plan and the zoning bylaw;
 - b) Compliance with provincial and federal regulatory jurisdictions;
 - c) The effects of the proposed development on water and other natural resources;
 - d) A cost-benefit analysis of the proposal;
 - e) A description of service provision; and
 - f) Site suitability in terms of:
 - i. physical hazards such as flooding, erosion, slope instability or poor drainage, such applications will include a site assessment from a qualified professional;
 - ii. topography, critical wildlife habitat, or other environmental factors; and
 - iii. heritage sensitivity;

3 *Municipal Services and Infrastructure*

3.1 Objectives

- 3.1.1 All development shall have access to the infrastructure needed to support the use. Each site shall have the appropriate level and standard of municipal services.
- 3.1.2 Optimize the capacity and efficiency of municipal services and facilities. Where appropriate, and beneficial to both parties, partnerships with neighbouring jurisdictions will be pursued.
- 3.1.3 Provide for roads, utilities, parks, and other services at a standard appropriate to the area, and ensure development will support the cost of those services.
- 3.1.4 Provide a municipal road network that accommodates anticipated traffic patterns and provides an effective and efficient link to provincial highways.

3.2 Policies

3.2.1 Roads

- a) All new subdivisions require direct access to a developed road or a road for which a servicing agreement has been signed with Council to provide for the design and construction of the road. A developed road shall mean an existing, all-weather road on a registered right-of-way.
- b) Development will be directed to areas with existing roads and services. The Future Land Use Map identifies key transportation corridors that would support future development with the least amount of new road construction.
- c) The RM will ensure the future acquisition of land for highway rights-of-way is protected by supporting the dedication of land during the subdivision process.
- d) Service roads should be designed to accommodate emergency response vehicles, school buses and maintenance equipment. Safe and efficient access shall be considered at all stages of the planning process.
- e) Where a high volume of truck traffic exists, 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 concerns and nuisance factors with adjacent land uses.
- f) All development shall include safe access and egress without disrupting the function and traffic flow of the adjacent roadways. The RM may require developments to have a consolidated access at major intersections between provincial highways and/or municipal roadways.
- g) Proposed development that 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. The developer may be required to incorporate sound barriers, landscaped buffers, site grading, fencing, or berms to mitigate such impacts.

3.2.2 Railways

- a) Development in proximity to railways shall take into consideration the "Guidelines for New Development in Proximity to Railway Operations" document.

- b) Where a new or expanding development is proposed in proximity to a railway operation, consultation with the railway company may be required prior to issuing a permit for a proposed development or prior to proceeding with a subdivision.
- c) Where a new or expanding development is proposed in proximity to a railway operation, Council will consider public safety and the potential for land use conflicts and nuisance to the rail operation and the proposed development.
- d) If sufficient safety measures, or nuisance mitigation, cannot be reasonably implemented, Council may deny the development proposal.

3.2.3 Public Works and Utilities

- a) Where pipelines, utility lines or other distribution facilities cross municipal roads, the Municipality may apply additional construction standards to protect the public safety and the integrity of the road.
- b) The RM will ensure, through the subdivision and development process, that the future acquisition of land for easements and utility corridors is protected through dedication.
- c) Cooperation will be encouraged with SaskPower, SaskEnergy, TransGas, SaskTel and other utility companies to ensure the provision of services is economical and efficient. Prior to the installation of major utility systems, utility companies are encouraged to consult with the Municipality.
- d) The RM will require all development to have adequate water supply and sewage disposal systems. Water supply and sewage disposal systems must meet the requirements of the Saskatchewan Health Authority or the Water Security Agency.
- e) Development shall not adversely impact the water supply of neighbouring properties.
- f) Where possible, the RM will work with other municipalities in the region, to pursue comprehensive plans for the regional provision of public works. This may include a plan for the management of solid waste, a plan for the provision of water utilities and wastewater disposal, or other joint servicing plans.
- g) Public works and public works renewal projects will be a priority. The Municipality will maintain an updated inventory of services and growth and will act proactively with respect to service upgrades and expansions.

3.2.4 Agreements

- a) Where a proposed development or subdivision requires new or upgraded municipal roads and services, the proponent will be responsible for all costs associated with installing those services. Council may establish the standards to which infrastructure will be designed and constructed. Council may also require the proponent of a development to undertake an engineering study that identifies the infrastructure and services required to support the development.
- b) Pursuant to the PDA, Council is authorized to adopt a development levy bylaw. A development levy bylaw must be based on a professional study and would establish development levies to recover the capital costs of services and facilities.
- c) If Council adopts a development levy bylaw, where a proposed development requires the construction or upgrading of a road or other infrastructure, Council may enter into a development levy agreement with the developer, pursuant to The Planning and Development Act, 2007 to provide for the road and services at the developer's cost.

- d) 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.

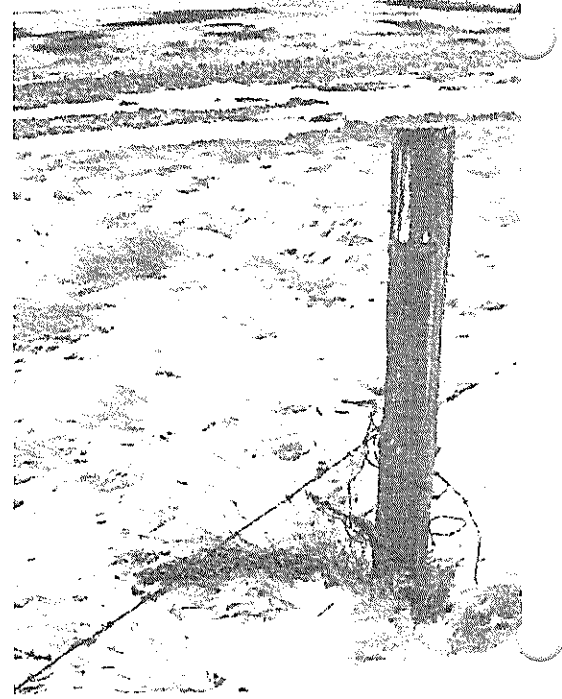
3.2.5 Public Safety

- a) Public health and safety shall guide all new development in the RM. Proposals which may pose detriment or harm to the health, safety or general well-being of the community will be denied.
- b) Council will develop and maintain updated emergency response plans, which will reflect changes in land use patterns and activities. Emergency response plan(s) should be coordinated with provincial and/or federal policies for safety and should be supportive of neighbouring municipalities.
- c) Separation distances from existing or planned public works facilities, pipelines and other distribution lines shall conform to provincial and industry standards.
- d) The expansion of operations or developments shall minimize the encroachment onto land used for landfills, waste management facilities, airstrips, transportation corridors and industrial activities.
- e) To the extent possible, the RM will partner with surrounding jurisdictions to best provide emergency response coverage in the region. The objective of partnerships will be to work towards a regional emergency response plan that will be mutually supportive and minimize the duplication of services.

4 Land Management

4.1 Objectives

- 4.1.1 Encourage land development practices that can be sustained without significant pollution, nuisance, or damage to the natural environment.
- 4.1.2 Restrict development in areas that are potentially hazardous or where special land considerations exist. Such conditions may include slope instability, erosion, flooding, slumping or other environmental hazards.
- 4.1.3 Protect water resources, areas of critical habitat, and environmentally sensitive land.
- 4.1.4 Cooperate with municipal, provincial and federal authorities as well as property owners to promote the safe, and environmentally responsible use of land.



4.2 Policies

4.2.1 Conservation, Wildlife Habitat and the Environment

- a) Council will encourage farming and practices and development designs that maintain soil quality, conserve moisture, and protect water supplies. Council will deny a permit for a development that could significantly deteriorate environmental resources or deplete or pollute ground water sources.
- b) Council will work with the provincial government to protect significant fish and wildlife habitat, conservation easements, grazing co-ops and rare or endangered species. Where significant potential for negative impact has been identified, Council may delay development until comments have been obtained from the relevant provincial agencies.
- c) Service and utility maintenance that is not environmentally sustainable, such as applying used oil to municipal roads, will not be acceptable.
- d) During the subdivision process, and in consultation with the appropriate federal or provincial agents, Council may recommend areas of critical habitat or sensitive environments as environmental reserve.
- e) Roads and utility corridors will be directed to developed areas and previously disturbed lands.

4.2.2 Flooding, Slumping and Slope Instability

- a) Hazard land includes areas known, or with the potential, to be prone to flooding, poor drainage, slope instability, erosion, or land with similar constraints. Areas that are potentially hazardous are identified as environmentally sensitive on the Development Opportunities and Constraints Map and shown on the Zoning Map to be in proximity to a water body or watercourse. Council may also consider local knowledge when identifying the potential for natural hazards.
- b) Where development is proposed on land identified as potentially hazardous, a professional report about the impacts of the potential hazards 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 hazard(s), as well as any required mitigation measures. These measures may be attached as a condition for a development permit approval.

- c) 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.
- d) 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.
- e) The Water Security Agency or other appropriate consultants may be utilized as a source of technical advice regarding flood levels and flood proofing techniques. Development proposals may be referred to the Water Security Agency for review prior to approval.
- f) Development and activities shall be avoided in areas of potential slope failure or erosion. No new development shall be permitted on any potentially unstable slope unless the required professional report indicates the site is suitable for the proposal and the appropriate mitigation measures are implemented.

4.2.3 Source and Groundwater Protection

- a) The RM will consider the potential impacts of development on water bodies, waterways and shore lands. Where necessary, applications will be referred to the applicable agencies and departments for review.
- b) In order to ensure ground water resources and aquifers (source water) are protected from depletion or contamination, the RM may require reports or assessments from qualified professionals. Such reports should assess the potential impacts of the development on groundwater resources (water supply, contamination, adjacent water users, etc.) and should include recommended development standards.
- c) Council will work with the appropriate provincial and federal agencies to maintain the quality and quantity of water resources.
- d) 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;
 - v. Water control structures shall be designed to a 1:500 flood design, or other standard approved by Council and the Water Security Agency; and
 - vi. Proposals adjacent to watercourses, shall be developed in such a way as to retain onsite drainage, and to minimize erosion and maximize water quality.

4.2.4 Drainage

- a) In order to avoid flooding, erosion and pollution, adequate surface water drainage will be required on all sites. A professional drainage report may be required where an area has, or exhibits, the potential for poor drainage.
- b) Unauthorized drainage of surface water runoff from any land in the RM shall be prohibited. Watercourses shall not be altered without the prior approval of the Water Security Agency, the

RM Council, and other applicable provincial/federal agencies. Agricultural drainage works require approval from the Water Security Agency and the Municipality.

4.2.5 Vegetation and Soil Disruption

- a) Development shall not needlessly destroy existing trees, vegetation or unique flora.
- b) The planting of new vegetation, and the implementation of protective vegetation measures, shall be encouraged as part of all new developments.
- c) Development practices shall minimize soil erosion and topsoil disruption in order to avoid pollution, slope instability, silting, water contamination, and the alteration of surface drainage.

4.2.6 Wildfire

- a) Where necessary, development shall include measures to minimize the risk to human life and damage to property caused by wildfires. The RM may apply the following fire protection policies as part of a development review:
- b) Subdivision and development permit applications may be referred to the local fire marshal for comment prior to a decision being issued;
- c) Green space may be used to separate buildings from trees and vegetation when necessary;
- d) Municipal roads shall be appropriately designed in order to provide for emergency vehicle access.

5 *Agricultural Development*

5.1 Objectives

- 5.1.1 Support agricultural activities that promote the continuation and diversification of agriculture in the municipality.
- 5.1.2 Provide for intensive forms of agriculture including intensive livestock. Recognize and accommodate the differing forms of development patterns that may be required by intensive agriculture.
- 5.1.3 Protect prime agricultural land by limiting the number and area of subdivisions and identify, on the Future Land Use Map, areas where non-farm development would be welcome and compatible.

5.2 Policies

- 5.2.1 Council will not restrict agricultural activities, such as field crops, pastures and non-intensive livestock operations, on land of a quarter section of land or more.
- 5.2.2 In addition to agricultural production, a range of activities directly related to agriculture will be supported in order to encourage diversity and growth within the agricultural sector.
- 5.2.3 The intensification and expansion of agricultural activities shall be planned and sited in a manner that requires minimal improvements to municipal servicing.
- 5.2.4 In order to prevent fragmentation of agricultural land, Council will limit the number of non-agricultural subdivisions allowed per quarter section.
- 5.2.5 Crop spraying, pasturing of livestock, intensive agricultural production and manure spreading are considered necessary agricultural activities. Such activities should only be limited for reasons of environmental protection or public health and safety.
- 5.2.6 Smaller agricultural sites may be considered to accommodate the development of small-scale or specialized farming practices.
- 5.2.7 Ag-related commercial operations may be allowed on the same site as an agricultural production operation in order to support the sale or distribution of products.
- 5.2.8 Rural and agricultural tourism will be supported at appropriate locations and where services are accessible.
- 5.2.9 Intensive Livestock Operations (ILO)
 - a) Council will support the development of ILOs, unless specific land use, environmental, or locational conflicts would be created.
 - b) An expansion of an ILO, to provide for a greater number of animal units, or a change that alters the species of animal, shall require a new permit approval.
 - c) The RM may require screening and separation, or encourage the use of innovative technologies, to mitigate odour and other nuisances.

- d) ILOs shall locate where there is an adequate area of land to support the number of animal units, manure management, and meet required separation distances, while considering future expansions.
- e) Council will encourage intensive livestock operators to apply environmentally responsible land management practices.
- f) ILOs must be carried out in a manner that reduces the production of odour and the potential for pollution to soil and water.
- g) The application, operation and monitoring of ILOs will be carried out in consultation with the Ministry of Agriculture, the Water Security Agency, and any other applicable provincial agencies.
- h) Proponents of an application for an ILO will be encouraged to host a public meeting or consultation session, separate from the municipal public hearing, early in the application process. Consultation should include a representative of the ILO and shall be at the developer's own cost.
- i) The separation distances required in the zoning bylaw may be contingent upon the number and density of animal units and the neighbouring residential use.

6 Mineral and Aggregate Resources

6.1 Objectives

- 6.1.1 Encourage mineral and aggregate resource development and protect those lands from incompatible developments.
- 6.1.2 Ensure the exploration and development of mineral and aggregate resources are conducted in a manner that reduces environmental impacts and disturbances to the community.
- 6.1.3 Protect land with the potential for mineral and aggregate resource development from unsuitable forms of development.
- 6.1.4 Encourage planned, orderly and sustainable oil, gas and aggregate development in the RM.

6.2 Policies

- 6.2.1 Mineral resource development shall include exploration, extraction, and the primary processing of oil, gas, potash, and other mineral resources, excluding sand and gravel. Aggregate resource development shall include the exploration, extraction, and light processing of sand and gravel.
- 6.2.2 The exploration, development, production and cessation of all mineral and aggregate resource development shall be implemented in a manner, which is environmentally sound and minimizes nuisance to adjacent development.
- 6.2.3 Proposals for exploration or development in environmentally sensitive areas of the RM will be subject to prior review by the Saskatchewan Ministry of Environment, the Water Security Agency and/or other qualified environmental professionals. Any proposal that meets the criteria of a development as defined under *The Environmental Assessment Act* shall be subject to ministerial approval.
- 6.2.4 Extraction operations and land with the potential for resource extraction will be protected from incompatible land uses. A land use will be considered incompatible with resource development if it would inhibit the operation or expansion of the development, or if normal resource development activities would cause nuisance to the adjacent use.
- 6.2.5 The approval of mineral and aggregate resource development will be based on the regulations in the zoning bylaw and the compatibility of existing and planned land uses, potential for disturbance to the environment and aquifers, the impact on municipal services and infrastructure, and the reclamation plan.
- 6.2.6 Land with the potential for mineral and aggregate resource development may remain under agricultural production until a proposal for resource development is approved. Higher forms of development will be restricted on land with natural resources. Areas with high potential for resource development, or expansion of existing operations, will be limited to non-intensive agriculture or temporary land uses that would not prohibit or hinder a future aggregate resource development or expansion.
- 6.2.7 Separation distances, buffers, screening and landscaping may be used to prevent disturbance to the community.

- 6.2.8 Plans for decommission and reclamation and post development will be required as part of any proposal for aggregate resource development. Prior to approving a proposal for an oil, gas, potash or aggregate development, Council shall consider the timeliness and effectiveness of the reclamation plan.
- 6.2.9 To the extent possible, new pipelines shall be routed in existing easements and utility corridors, adjacent to existing disturbed lands, or through areas of cultivation and pasture.
- 6.2.10 Development proposals shall include fire prevention and suppression plans.
- 6.2.11 Proponents of resource operations that require a water supply will be required to demonstrate that water resources will not be negatively impacted by the development.
- 6.2.12 Pipeline easements may be used as passive open space and trails, subject to easement rights and other conditions that would maintain public safety and the integrity of the pipeline facilities.
- 6.2.13 Council may require a performance bond for sand, gravel, and mineral exploration, development and extraction to ensure remediation of the site.
- 6.2.14 New operations shall be located with direct access to roadways suited to the operation, and if this is not the case, a development agreement, servicing agreement or road maintenance agreement shall address this concern.

7 Residential Development

7.1 Objectives

- 7.1.1 Accommodate farm, farm-related, and non-farm residential development in suitable areas at densities that will enhance the agricultural character and function of the municipality.
- 7.1.2 Optimize the use and long-term maintenance of services and infrastructure. Medium to high density residential development will be encouraged to locate in or adjacent to the unorganized hamlets.
- 7.1.3 Minimize the potential for conflict between country residential development and non-residential uses.
- 7.1.4 Each residential site shall be served by a public road, constructed to municipal standards, so as to provide the needed level of access to the site.
- 7.1.5 Provide, on a limited basis, separate sites for the development of residences while avoiding disordered and fragmented land use patterns.

7.2 Policies

- 7.2.1 Residential subdivisions shall be serviced in a manner that meets municipal standards. If the proposal is not in proximity to existing services, new services may be installed to accommodate the application, at the cost of the developer. Any new, upgraded or extended services will be addressed in a servicing agreement or development levy agreement.
- 7.2.2 The water supply and method of sewage disposal for residential sites must meet all requirements of Water Security Agency, Saskatchewan Health Authority, and any other applicable provincial agency. The cost of installing such services will be the responsibility of the developer.
- 7.2.3 Clustered development will prevent fragmentation of agricultural land and maximize the use of infrastructure services. The RM will support clustered residential development by encouraging subdivisions to locate adjacent to one another or adjacent to an existing residential subdivision.
- 7.2.4 Separation distances will be required between residential developments and an ILO, a solid or liquid waste disposal facility, oil, gas or aggregate operation or other incompatible land use.
- 7.2.5 A drainage plan for future subdivisions may be required to ensure adequate drainage of the development site. Drainage plans shall also protect neighbouring sites and infrastructure from adverse effects of potential runoff.
- 7.2.6 Country Residential
 - a) Council may consider applications for low to medium residential development if the necessary services can be provided.
 - b) New residential clusters will only be allowed if they front a good quality, developed gravel or paved municipal road. New or upgraded roads and services shall be constructed at the cost of the developer and addressed in a servicing agreement.
 - c) New residential subdivisions shall be directed to the area(s) designated on the Future Land Use Map for future residential development.

- d) Where applicable, development of multi-parcel country residential subdivisions shall:
 - i. Maintain and protect existing watercourses, wetlands and activities that integrate storm water management systems with natural water courses;
 - ii. Dedicate and/or integrate natural open spaces and recreational areas to protect existing habitat corridors;
 - iii. Preserve existing trees and other natural features.
 - iv. Avoid the need for fill or excavation.
 - v. Avoid including areas with natural hazards.

7.2.7 Urban Centres

- a) The unorganized hamlets of Laporte and Mantario are included in the RM's jurisdiction and function as residential areas and service centres for the surrounding community.
- b) Provided there is adequate servicing capacity, Council will encourage infill development of the vacant lots in the hamlet.
- c) Proposals for higher density residential development will be directed to the hamlet districts, provided infrastructure services can support additional development.

8 Economic and Business Development

8.1 Objectives

- 8.1.1 Diversify the economic base by encouraging a variety of business development opportunities including commercial, industrial and resource-related development.
- 8.1.2 Ensure the development and operation of all businesses occur in a manner that minimizes negative impacts on the environment and the surrounding land uses.
- 8.1.3 Ensure all businesses are adequately serviced to meet municipal standards.
- 8.1.4 Businesses should be located appropriately with respect to infrastructure, accessibility and demand.
- 8.1.5 Increase the establishment of highway commercial operations, which cater to the traveling public and local population, as well as light or small-scale manufacturing.
- 8.1.6 Provide for farm and home-based businesses in order to provide a variety of employment options.

8.2 Policies

- 8.2.1 All business development shall have adequate services, including all-weather roads, safe access, and utilities that meet municipal standards. Council will encourage new proposals to locate in areas of existing infrastructure. Businesses with high volumes of expected traffic or that require the use of heavy vehicles may be required to locate in proximity to existing highways.
- 8.2.2 Large-scale commercial and industrial uses, may be accommodated provided their function is related to agricultural or natural resource industries, and provided they do not conflict with surrounding land uses.
- 8.2.3 The RM may require screening, landscaping or buffering to separate commercial and industrial businesses from adjacent land uses.
- 8.2.4 Not including home-based businesses, vacation farms or bed and breakfast operations, commercial development will be encouraged to locate within or adjacent to an urban centre or along the highways.
- 8.2.5 Industrial development will be directed away from residential sites.
- 8.2.6 The functional integrity of the highways will be maintained through the use of service roads, internal subdivision roads, or controlled highway access points, subject to approval from the Ministry of Highways.
- 8.2.7 Commercial and industrial uses with the potential to be unsightly, due to the nature of the operation, exterior storage or type of building or structures, should generally be discouraged from locating along the highway approaches and entrances to urban areas. If such uses are proposed in these areas, landscape buffers or other mitigation measures should be applied to screen industrial uses from view.
- 8.2.8 Home-based businesses will be accommodated provided they are clearly secondary to the principal residential use of the site. The business shall not be incompatible with nor deter from the character of the surrounding area.

8.2.9 Council may request the developer enter into a development agreement as authorized by Section 235 of the PDA. Development agreements for commercial or industrial development should address the following:

- a) Adequate buffers, landscaping and screening where deemed necessary by Council;
- b) An established trucking route and provisions for continued maintenance of the municipal roads;
- c) Water supply and waste disposal, whether on-site or off-site and adherence to all regulatory requirements, policies and guidelines established by the appropriate provincial and federal agencies;
- d) The posting of a suitable bond or letter of credit to ensure the fulfillment of the development agreement; and
- e) Any other matter(s) Council may require.

9 Recreation, Heritage and Crown Lands

9.1 Objectives

- 9.1.1 Protect areas with heritage value and cultural significance.
- 9.1.2 Provide recreational opportunities for municipal and regional residents.
- 9.1.3 Encourage the sustainable development of recreational resources while minimizing the costs to the municipality.

9.2 Policies

9.2.1 Dedicated Lands

- a) Money in lieu of municipal reserve land will be preferred unless the dedication of land for municipal reserve is needed for the development of community recreational facilities or school purposes.
- b) Environmental reserve dedication will be recommended during a subdivision that involves environmentally sensitive land or land that has environmental constraints.
- c) The dedicated lands account funds may be used for the development of municipal reserve, environmental reserve, or public reserve either within the municipality or in urban areas where the development will serve the residents of the RM.
- d) School Sites:
 - i. The RM recognizes the importance of providing sites for schools and educational purposes. At the time this bylaw was approved, the need for a future school site within the municipal boundaries was not identified.
 - ii. If, in the future, the need for a new school site is identified, the Municipality will work with the Ministry of Education and the Sun West School Division to ensure the creation of a site suitable for that purpose, and amend the bylaws accordingly.
 - iii. If the need for a school site, is identified in a neighbouring municipality and that school site will accommodate students from the RM of Chesterfield, Council will contribute funds from the dedicated lands account for the acquisition of that site.
 - iv. If the need for a new school site is identified for the municipality/region, and dedicated lands will be used for school purposes, the Municipality will consult with the Ministry of Education and the Sun West School Division early in the process to identify a suitable location.

9.2.2 Heritage and Culturally Sensitive Areas

- a) The RM will work with agencies of the provincial government to protect significant heritage resources. Where significant potential has been identified, development will not be approved until such time as the requirements of the relevant provincial agencies have been obtained.
- b) Sites with heritage and cultural significance will be considered an asset to the community. Heritage and cultural assets will be operated and maintained appropriately so as to avoid becoming derelict and deteriorated.
- c) Where proposed development sites present a potential for heritage significance, the Exempt

Activities Checklist for Private Landowners and the Online Heritage Sensitivity Screening Tool, administered by the Heritage Conservation Branch of the Ministry of Parks Culture and Sport, may be used to assess the need for further analysis. Applications may be referred to the Heritage Branch to assess the potential for heritage sensitivity.

- d) Federal, provincial or other stewardship/interest groups may be consulted before Council finalizes a decision regarding a development permit or a recommendation for a subdivision application.

9.2.3 Recreation

- a) Proposals for new recreational facilities will be assessed based on physical access, available services, separation from incompatible land uses, existing and future resource development, and other factors that may render the development unsuitable for the area.
- b) The development of public open space, recreational facilities and tourism will be promoted in areas with higher densities of residential development or where natural environmental features provide recreational opportunities.
- c) Tourist accommodations, such as bed-and-breakfasts and vacation farms, which are ancillary to a residential or agricultural use, are considered acceptable secondary uses.
- d) Passive recreational activities may locate in environmentally sensitive areas, hazard land, and heritage sensitive areas only to the extent that public safety will not be jeopardized and sensitive areas will not be negatively impacted.
- e) Council will cooperate with other jurisdictions and private developers to encourage a diverse range of recreational opportunities and facilities within the RM.

9.2.4 First Nations, Metis and Crown Lands

- a) When a development proposal or planning decision may impact the activities of a nearby First Nations or Metis community, Council will ensure adequate consultation prior to finalizing a decision.
- b) Development proposals on or adjacent to unoccupied Crown land may require additional consultation to prevent adverse impact on the activities of First Nations and Metis groups.
- c) Consultation shall involve information letters, phone calls, meetings, or other forms of engagement. The level of consultation will depend on the potential for impact.
- d) Where there is potential for a proposed development to negatively impact neighbouring communities, including First Nations and Metis groups, further investigation will be required in order to reduce or eliminate potential impacts. If sufficient mitigation is not achievable, the proposal will be refused.

10 Implementation

10.1 Zoning Bylaw

The zoning bylaw will be the principal method of implementing the goals, objectives and policies included in this official community plan. The zoning bylaw will include the following zoning districts:

AR – Agricultural Resource District

CR – Country Residential District

HC – Highway Commercial District

H – Hamlet District

10.2 Amendments

The RM may consider adding new zoning districts to the zoning bylaw. However, all amendments to the zoning bylaw must align with the policies and objections of this Plan. If there is a need to amend the Plan, Council must pass a bylaw to accept the amendment. Amendments may provide for changes to objectives, an increase in density, or other changes as accepted by Council.

10.3 Other Implementation Tools

10.3.1 Regional Planning and Engagement with First Nations

- a) The RM will work with neighbouring municipalities to provide efficient and cost-effective infrastructure and service directory. The RM will also explore opportunities to develop joint service programs where such arrangements will be of benefit to the municipality and community.
- b) The RM will cooperate with urban centres to ensure development will not hinder future urban growth. Where future development is proposed in proximity to the Town of Eatonia, the RM will implement a coordinated approach with the Town for reviewing the development applications.
- c) Pursuant to Section 32.1(1) of *The Planning and Development Act, 2007*, Council may enter into an inter-municipal development agreement with another municipality to address inter-jurisdictional issues.
- d) To coordinate planning and growth with other jurisdictions, the RM will consult with provincial and federal government agencies and other communities and organizations.
- e) The RM will engage adjacent municipalities and neighbouring First Nations communities to ensure the regional community grows and advances in the most progressive way possible.
- f) Council shall cooperate with the provincial authorities to enforce fire safety, flood protection, environmental protection and shore land pollution control regulations within the RM.
- g) Annexation:

- i. The periodic need for urban expansion may be addressed through annexation. The annexation process shall be logical, timely and consistent with the policies of the Plan. Large, complex annexations will be avoided; the annexation of smaller areas of land on an as-needed basis will be preferred.
- ii. When urban expansion is necessary, the design and development of the annexed area should be well-integrated with the existing community structure and shall be directed away from prime agricultural land and ILOs. The annexation process and the need for urban expansion should consider the conversion of rural land for urban expansion in order to protect rural land uses from premature conversion.
- iii. Annexation shall follow legal boundaries in order to avoid creating a fragmented pattern of land ownership and should, ensure consistent planning, efficient and cost-effective service delivery and good governance.

1032 Provincial Land Use Policies

- a) This Plan shall be administered and implemented in conformity with applicable provincial land use policies, statutes and regulations, such as the *Statements of Provincial Interest Regulations*, and in cooperation with provincial agencies.
- b) Council will ensure this Plan and the accompanying zoning bylaw remain consistent with provincial land use policies.

1033 Administration

- a) This Plan is binding upon Council and all development within the RM.
- b) If any part of this Plan is declared to be invalid for any reason, by an authority of competent jurisdiction, that decision shall not affect the validity of the Plan as a whole, or any other part, section or provision of this Plan.

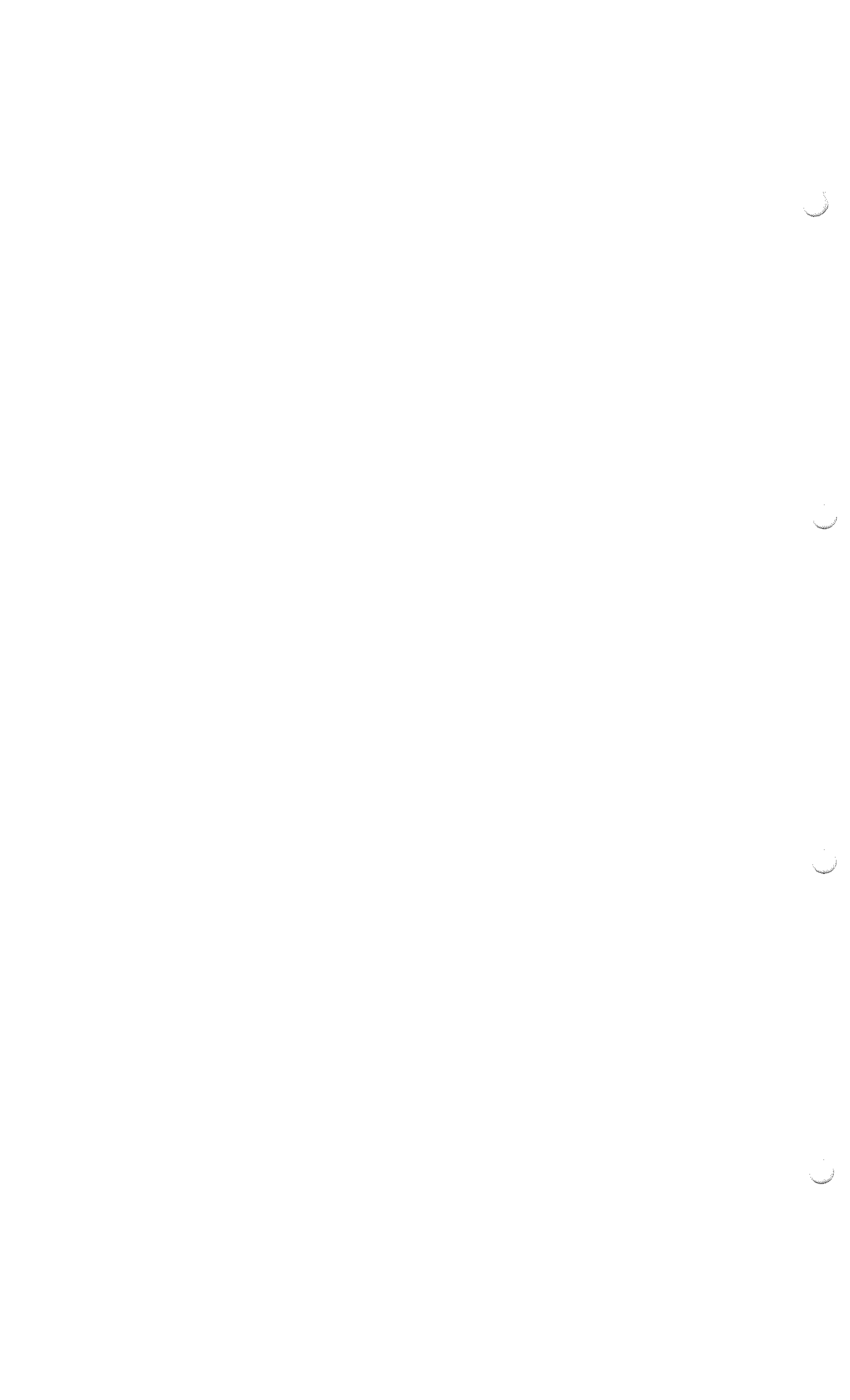
1034 Definitions

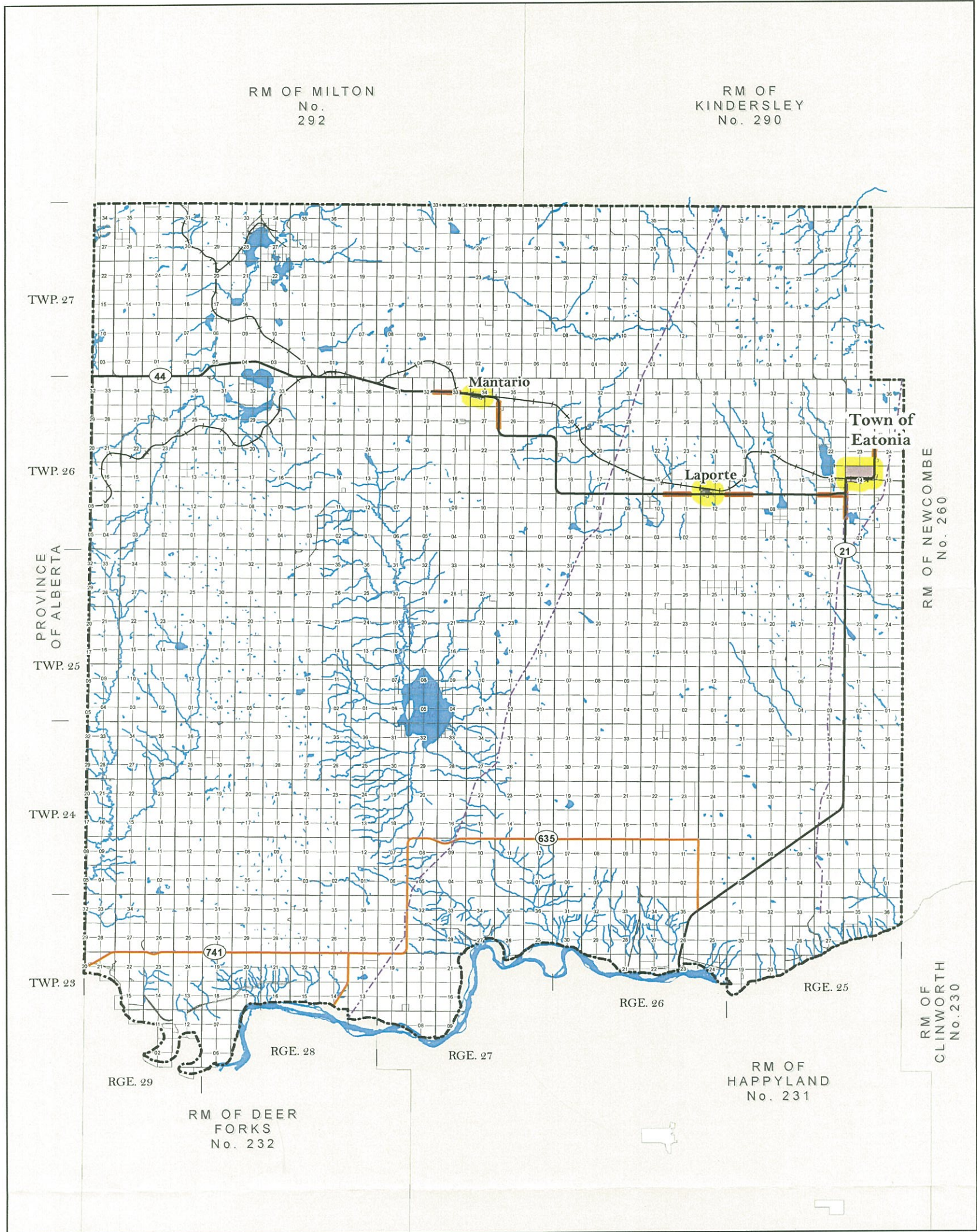
The definitions contained in the Zoning Bylaw shall apply to the Official Community Plan.

1035 Land Use Map

The Future Land Use Map illustrates the existing pattern of land use and developer and designates the location of future land use. The designation of land uses reflects potential future development in the RM and provides guidance for decision-making.

11 Appendix A - Future Land Use Map





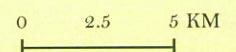
**RM OF CHESTERFIELD
NO. 261**

**Future Land Use
Map**

Future Land Uses

- Future Residential
- Future Commercial

- Natural Gas Pipeline
- Railways
- Watercourse
- Waterbody
- Urban Municipalities
- RM Boundary



12 Appendix B - Municipal Profile



Appendix B - Community Profile

Rural Municipality of Chesterfield No. 261



Table of Contents

1 Purpose.....2

2 Location and Area Overview3

2.1 Environment.....3

3 Population4

3.1 Age Composition.....4

3.2 Population Projections.....4

3.3 Population Density.....5

4 Household Characteristics6

5 Economy.....7

5.1 Infrastructure.....8

5.2 Services.....9

6 Heritage and Recreation10

6.1 Heritage10

6.2 Recreation.....10

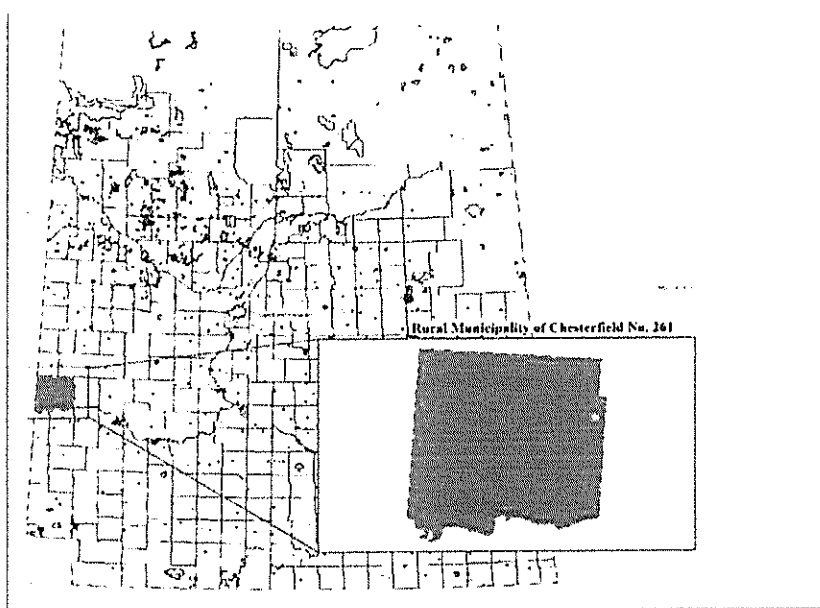
1 Purpose

Understanding the social, economic, environmental and cultural characteristics of a municipality is key to sound municipal decision-making. In order for a municipality to provide for the needs of current and future residents, it is crucial to understand factors such as population and demographics, economic activity, history, heritage and environmental constraints. Projected trends can help municipal leaders anticipate and plan for future growth and development in the community. Further, understanding the demand for municipal services, and municipal servicing capacity, can assist leaders to prioritize and meet the needs of the future population. Analyzing these factors will help Council develop the policies and regulations that will form suitable and effective municipal planning bylaws.

2 Location and Area Overview

The Rural Municipality of Chesterfield No. 261 (the RM) is located in southwestern Saskatchewan. The RM shares its western border with Province of Alberta, on the 4th meridian (the world's longest surveyed line); the South Saskatchewan River Valley forms the southern boundary. The Town of Eatonia is within the RM borders and provides services to the RM community. The RM comprises an area of unique geography and economic activity. The municipality is rich in agriculture, tourism and wildlife, with some oil production occurring to the northwest.¹

Figure 2-1



2.1 Environment

The South Saskatchewan River is an important watercourse to the residents of both Alberta and Saskatchewan. The river valley supports cottonwood trees and various types of shrubs that differ from the grasses and crops that dominate the flat plains. Almost the entire area of the RM is within the South Saskatchewan River Watershed. In order to protect the sensitive watershed environment, a local organization called the South Saskatchewan River Watershed Stewards implements programs and initiatives focused on maintaining important environmental features.

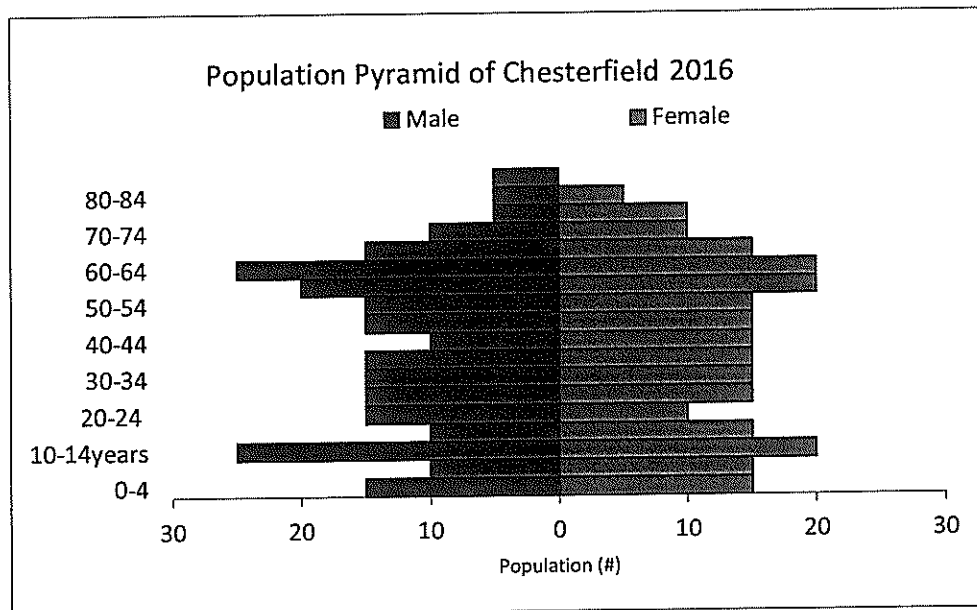
In addition to the river valley, the RM includes the Great Sandhills Wildlife Federation Trout Pond and the Mantario Hills Interested Bird Area, which encompasses over 55,000 acres.

¹Our Towns, David McLennan

3 Population

Population trends can be used to illustrate the present and future needs of different age groups within the region. Population projections provide information about the potential demand on infrastructure and community services and helps focus local and regional growth strategies. Councils can apply this information to better serve their community, including waste management, water resources, employment opportunities, economy, housing, education, health care, recreation, and bylaw enforcement.

Table 3-1



3.1 Age Composition

The total population of the RM, based on 2016 census data, is 481. Between 2011 and 2016, the municipal population increased by approximately 0.2%. The largest population age cohorts are between the ages of 10-14 and 60-64 years. This shows that a number of families with school-aged children live in the area, along with an older population. As the 60-64 age category matures, there will be a greater need for geriatric services. This trend is not only local to the RM but to the province as a whole. The lower number of people in the 20-39 age category could indicate that the younger population is migrating out of the region for education or employment opportunities. The shortage of rental housing, and perhaps the lack of social facilities, might also play a role in the emigration of younger people. The RM could consider ways to increase the provision of these services in the region. Over the age of 70, the population is relatively low but an increase can be expected over the next 10 years as the 60-64 cohort ages.

3.2 Population Projections

Population projections are based on current population and projected births, based on the calculated ratio of childbearing adults (ages 20 – 49) to children (ages 0 – 19) as 1.245:1.000. The projection is a rough estimate assuming the population ages in place; it does not consider those who would move in or out of the jurisdiction. The population of Saskatchewan is projected to continue to grow between now and 2038. To

benefit from the estimated population growth, retaining young adults (ages 20 – 30) should be a priority. The RM could benefit from focusing on family-oriented programs, career and employment opportunities, education, housing, and community and business services. The proportion of the population in Saskatchewan aged 65 and over is projected to reach approximately 20% of the total population by 2038.³

3.3 Population Density

The RM comprises 1,943 square kilometres (750 square miles) and has a population density is 0.2 persons per square kilometre. When developing bylaw enforcement and emergency measures, consideration of the land area, population density, transportation corridors and access to services is very important.

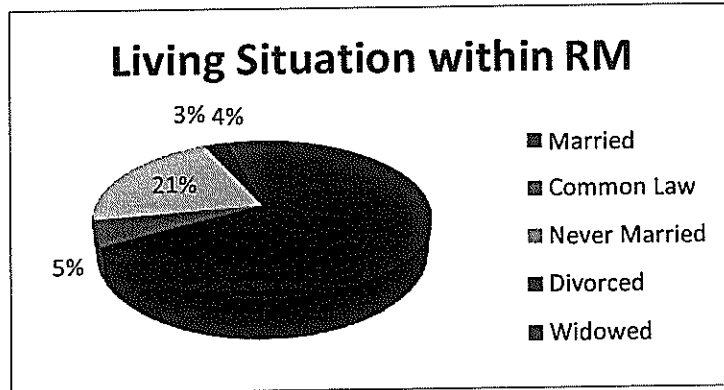
³ Populations Projections for Canada 2013 to 2063, Provinces and Territories, Statistics Canada

4 Household Characteristics

An analysis of household characteristics can identify the municipality's need for employment opportunities, housing and community programs. This information can be used to develop policies and regulations to guide future initiatives and developments.

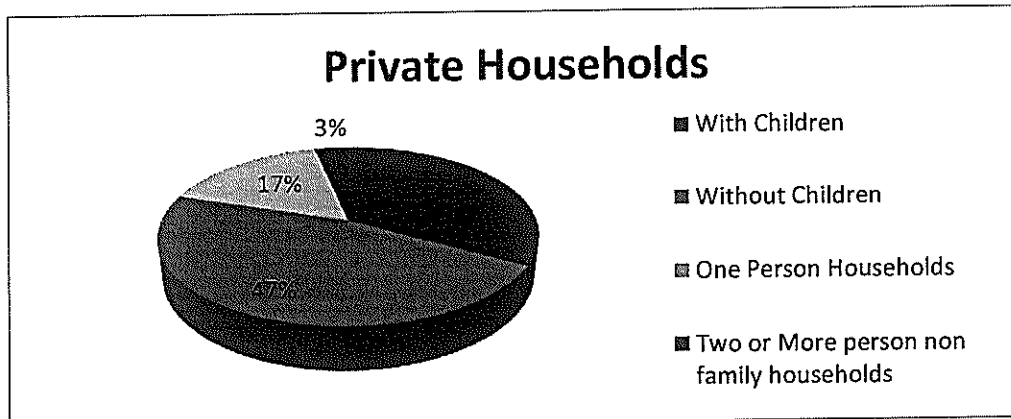
There are 165 private dwellings in the RM. Ninety-three percent (93%) of housing in the RM consists of single-detached homes, the remaining 7% are mobile homes. The majority of adults are married. As illustrated in the figures below, a very small percentage of the families (3%) have experienced divorce or separation. This may indicate a quality of life in the region that supports family values and has community supports in place for families. Thirty-three percent (33%) of households in the RM have children; 47% of households are without children. The remaining percentage of households includes multiple adult households (such as students or young adult roommates). Despite the predominance of married couples; the second largest group is individuals that have never married. Increased availability of community and family resources would enhance the level of support for residents, as well as encourage families to move into the RM.

Figure 4-1



2016 Canadian Census, Statistics Canada

Figure 4-2



2016 Census, Statistics Canada

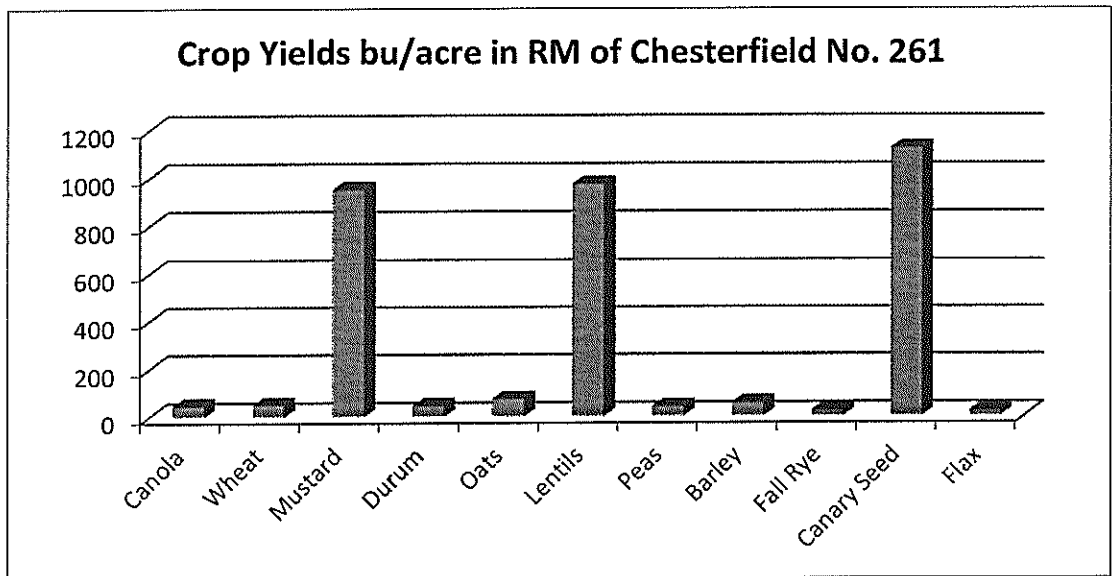
5 Economy

Information about places of work can be used to address economic development opportunities, the need for job creation, and investment in local business. The major economic sectors in the RM are agriculture and agri-business, oil and gas, and the service industry. Business and retail trade, as well as other services supplement the economic base.

Agriculture is the economic foundation of the RM. The sector currently makes up the largest land use in the municipality. Agricultural-based employment, such as grain production and livestock, is the primary source of income for residents. Dry-land crop farming and cattle production has been the principal form of agricultural development. Producers in the area have followed the provincial and national trend of moving toward larger farms, comprising a higher number of acres and a greater volume of production.

Crops grown in the RM in 2016 included spring wheat, canola, mustard durum, oats, lentils, peas, barley, fall rye, canary seed and flax. Table 5-1 illustrates the number of bushels per acre of each crop grown in the RM. During the 2016 Census of Agriculture, a total of 7,853 cattle and calves from 31 farms were reported on census day.

Table 5-1

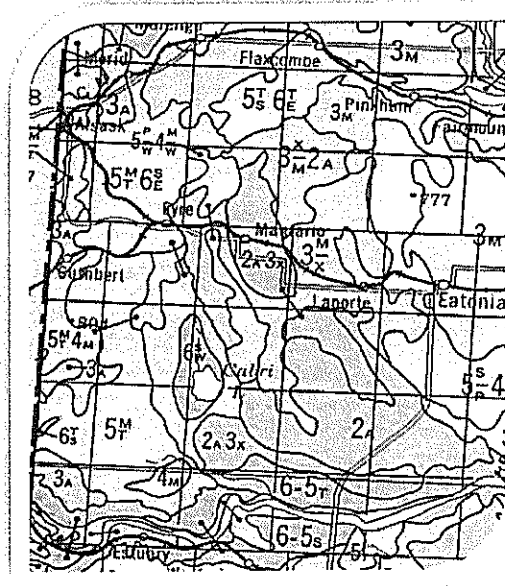


Source: Saskatchewan Ministry of Agriculture, Crop Yields by Rural Municipality 2016

Agricultural land is also used for agricultural-related commercial ventures that serve the agricultural sector. The neighbouring urban centers, such as Leader, Eatonia, Kindersley and Saskatoon, provide the commercial establishments needed to assist agricultural land uses. This includes equipment repair, parts supply, implement dealers, auction marts, etc.

Table 5-2 Map of Soil Classes

Classes	
Class 1	Soils in this class have no significant limitations to use for crops.
Class 2	Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices.
Class 3	Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices.
Class 4	Soils in this class have severe limitations that restrict the range of crops or require special conservation practices, or both.
Class 5	Soils in this class have very severe limitations that restrict their capability to producing perennial forage crops, but improvement practices are feasible.



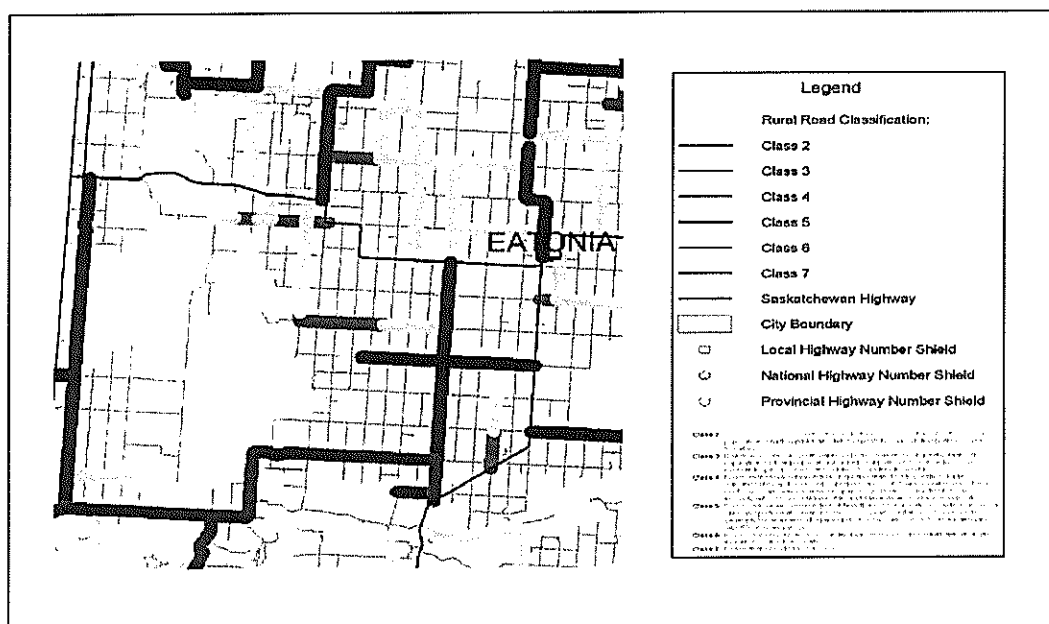
According to Canada Land Inventory ratings, land within the RM ranges from Class 2-6 with the majority in Class 2-3 and 5.

5.1 Infrastructure

Everyday demands on regional infrastructure can be understood by examining the flow of commuters into and out of the region. An examination of commute patterns and transportation studies identifies areas in need of investment, expansion and service development. Areas that require stronger traffic bylaw enforcement, as well as highway and rural road maintenance can also be identified.

A thorough study of regional highways, emergency response plans, and traffic bylaw enforcement is recommended to demonstrate the potential for hazardous freight to be hauled through the RM as well as the potential for damage to roads. The figure below shows the location of primary weight routes, primary and secondary highways, and rural roads.

Figure 5-1 Rural Road Classifications



The RM has two provincial highways within its boundaries; Highway No. 44, and Highway No. 21. These highways connect some of the urban municipalities in the area. When highways are not maintained, the RM roads are impacted by increased traffic; heavy truck traffic is particularly detrimental. Excessive moisture over the past five years, has added to the issues with the current municipal road system.

5.2 Services

The RM includes the Unorganized Hamlet of Laporte and the special service area of Mantario. With the exception of potable water, services in both centres are provided by the RM.

Wastewater treatment and disposal for existing development is primarily through onsite systems which have been approved by the provincial health authority. The RM does not own a wastewater treatment facility. Therefore, prior to any development that would require a municipal lagoon, arrangements will need to be made with neighbouring municipalities and hauling companies for acceptance of sewage waste. Alternatively, the developer would have to discuss options for onsite sewage management with the RM and the regional health authority.

The Town of Eatonia operates the only public landfill in the RM. All rural residents are responsible for disposing their garbage at the landfill. Recycle bins have been provided by the RM and are located in the Town of Eatonia. The volunteer Fire Brigade is operated out of Eatonia and provides fire protection services. The towns of Kindersley and Eatonia provide the RM with emergency protective services including fire, police, ambulance and other emergency measures. Educational services are located in Eatonia, which has a school that houses kindergarten through grade twelve.

6 *Heritage and Recreation*

6.1 Heritage

The RM of Chesterfield has three registered heritage properties:

- The Laporte Community Hall is located on Main Street in the Unincorporated Hamlet of Laporte, which has served as a public gathering place since 1928. It is a symbol of community spirit in the region and hosts a variety of events from church services to movie showings and community organization activities.
- The Trosley school site is also designated. Trosley School was a one room school located at the NW 1/4 9-25-28-W3M. The school opened in September of 1924 and closed in June of 1942.
- The Royal Canadian School is one of the few remaining country schools in the municipality.

6.2 Recreation

There are a variety of opportunities for recreation in the RM and the surrounding area including the Eston Riverside Regional Park and Golf course, the River Ridge Golf course in Leader, Kindersley Regional Park Golf Course, and the Great Sandhills south of the RM. The RM also offers hunting, fishing and bird watching, particularly in the South Saskatchewan River Valley. The surrounding region provides a number of indoor and outdoor recreational facilities including arenas, campgrounds, parks, ball diamonds and a museum.

The RM encompasses Mantario Hills, an Important Bird Area (IBA) (Figure 6-2). IBAs are areas of international significance for the conservation of birds and biodiversity. The areas are defined using a set of internationally agreed-upon criteria. The areas are important for the protection and conservation of birds and bird habitat.

The site is located west of Mantario, adjacent to the Alberta border. During the fall migration, at least 6,000 Short-grass Prairie Geese stage and thousands of ducks and other waterfowl have been recorded at this site. According to IBA Canada, approximately 35 nests of Ferruginous Hawks, which are a vulnerable species in Canada, have been recorded at Mantario Hills.