

RURAL MUNICIPALITY OF WOLVERINE No. 340

BYLAW NO. 02-09

A Bylaw of the Rural Municipality of Wolverine to adopt an Official Community Plan in accordance with Part IV, Division 1 of *The Planning and Development Act, 2007*.

WHEREAS, in order to guide orderly development within the municipality, the Council deems it necessary to adopt an Official Community Plan; and

WHEREAS, Section 35 of *The Planning and Development Act, 2007* provides that an Official Community Plan must be adopted by bylaw; and

WHEREAS, the Council has complied with Part X of *The Planning and Development Act, 2007* in providing for public participation in adoption of this bylaw;

NOW THEREFORE, be it resolved that the Council of the Rural Municipality of Wolverine No. 340, in the Province of Saskatchewan in open meeting hereby enacts as follows:



1. This Bylaw may be cited as the "Rural Municipality of Wolverine No. 340 - Official Community Plan Bylaw".
2. "The Rural Municipality of Wolverine No. 340 Official Community Plan" shall be in accordance with Schedule "A" attached and forming part of this Bylaw.
3. This Bylaw shall come into force on the date of the final approval by the Minister of Municipal Affairs.

Read a first time this 20th day of May, 2009.

Read a second time this 8th day of July, 2009.

Read a third time and passed this 8th day of July, 2009.




REEVE

ADMINISTRATOR

Certified to be a true copy of Bylaw No. 02-09 adopted by the Council of the Rural Municipality of Wolverine No. 340 on the 8th day of July, 2009

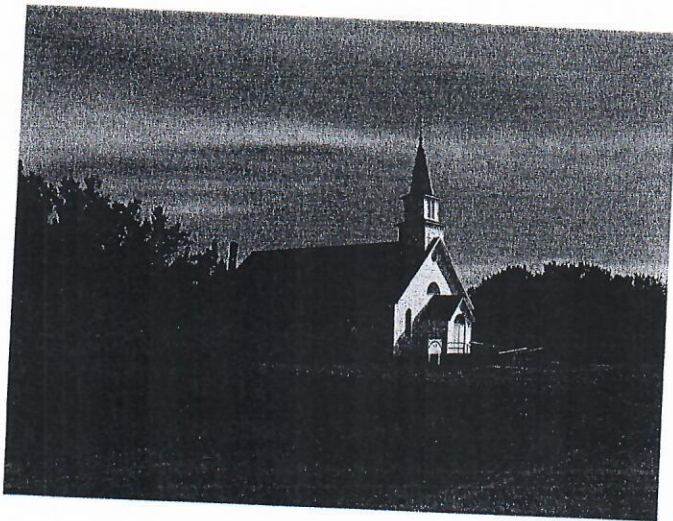
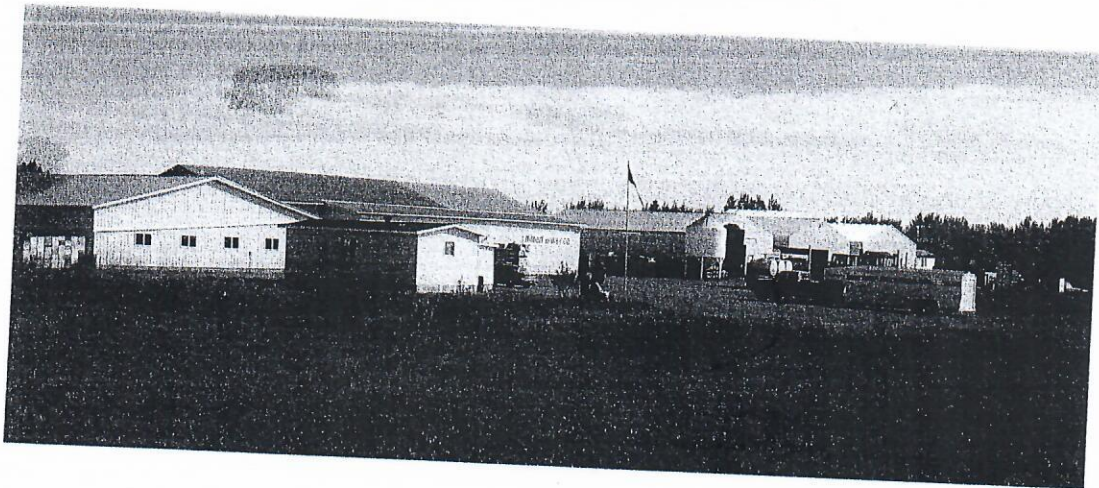

Administrator



SCHEDULE 'A'
BYLAW No. 02-09

**RURAL MUNICIPALITY OF
WOLVERINE NO.340**

OFFICIAL COMMUNITY PLAN



**This is Schedule 'A',
attached to and forming
part of Bylaw No. 02-09,
the Official Community Plan
of the Rural Municipality of
Wolverine No. 340**

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1 INTRODUCTION

This Official Community Plan is adopted by The Rural Municipality of Wolverine No.340 to provide a framework of goals, objectives and policies to guide the management and use of land and its future development within the Municipality. It is designed to assist decision makers in securing the goals of the community.

2 PLANNING CONTEXT

The Rural Municipality of Wolverine's community vision and goals are adopted by Council and form the basis for land use policy, and therefore, are important in establishing the tone and direction of the Official Community Plan.

Wolverine will continue to prosper as a predominantly agricultural producing area, but will also encourage non-traditional agricultural development. The existing potash mineral resource will present opportunity for economic development and employment.

Development will be encouraged if it will be beneficial to the community and within the goals of this plan and can be demonstrated to be economically and environmentally sustainable. Residential development will be encouraged in areas where services can be readily provided and that will not jeopardize potential agricultural, industrial or mining developments.

2.1 Community Vision

Wolverine is a diverse rural community which values:

- quality of life for its residents by promoting active, healthy lifestyles, public safety, and the pursuit of cultural, social and educational awareness and development;
- its agricultural heritage and entrepreneurial spirit which will serve as a legacy for future generations;
- economic development and employment opportunities;
- sustainable environmental stewardship;
- respect and co-operation with neighbouring communities in the region.

2.2 Community Goals

The following statements provide the focus for the Official Community Plan and its policies as they relate to development within the Municipality. The goals are not ranked by priority, but collectively represent the future aspirations of the Municipality.

- To accommodate growth and change in the Municipality in accordance with sound and sustainable land use planning practices that maximize

- appropriate and efficient land use patterns and minimize land use conflicts;
- To enhance and diversify the economic base of the Municipality;
 - To encourage and promote responsible and sustainable development of its mineral resources to diversify its economic base and secure a productive position in the global marketplace;
 - To promote responsible development of residential, commercial, industrial, institutional, recreational uses and other opportunities in the Municipality that add value to the community and enhance the rural way of life;
 - To promote the community quality of life, its natural resources and recreational opportunities to encourage residential development and enhanced opportunities for new, existing and retiring residents;
 - To encourage residential development that creates safe, liveable and strong communities that enable community development;
 - To encourage positive communication and beneficial cooperation between the Municipality and our neighbouring communities;
 - To identify, within a regional context, the Municipality's and neighbouring communities future growth plans and encourage the mutually beneficial and orderly development of land uses and infrastructure;
 - To support sustainable land use and development practices that will maintain the productivity and environmental quality of the land for future generations;
 - To provide and maintain a sound, economical, and sustainable system of transportation and utility infrastructure as a basis for the achievement of community goals;
 - To work together with other local governments, cooperative agencies, and First Nations for the mutual improvement of service capacity, governance and quality of life for the rural community and region;
 - To improve the social, cultural, economic and environmental health of the Municipality through the responsible management of municipal resources

3 AUTHORITY AND MANDATE

The Official Community Plan is adopted in accordance with *The Planning and Development Act, 2007*, which contains the following statement:
 "The purpose of an Official Community Plan is to provide a comprehensive policy framework to guide the physical, economic, environmental, social and cultural development of the Municipality".

The contents of the plan are guided by Section 32 of the Act which lists the compulsory and optional contents of an official community plan and requires that the plan must incorporate insofar as practical, any applicable provincial land use policies or statements of provincial interest.

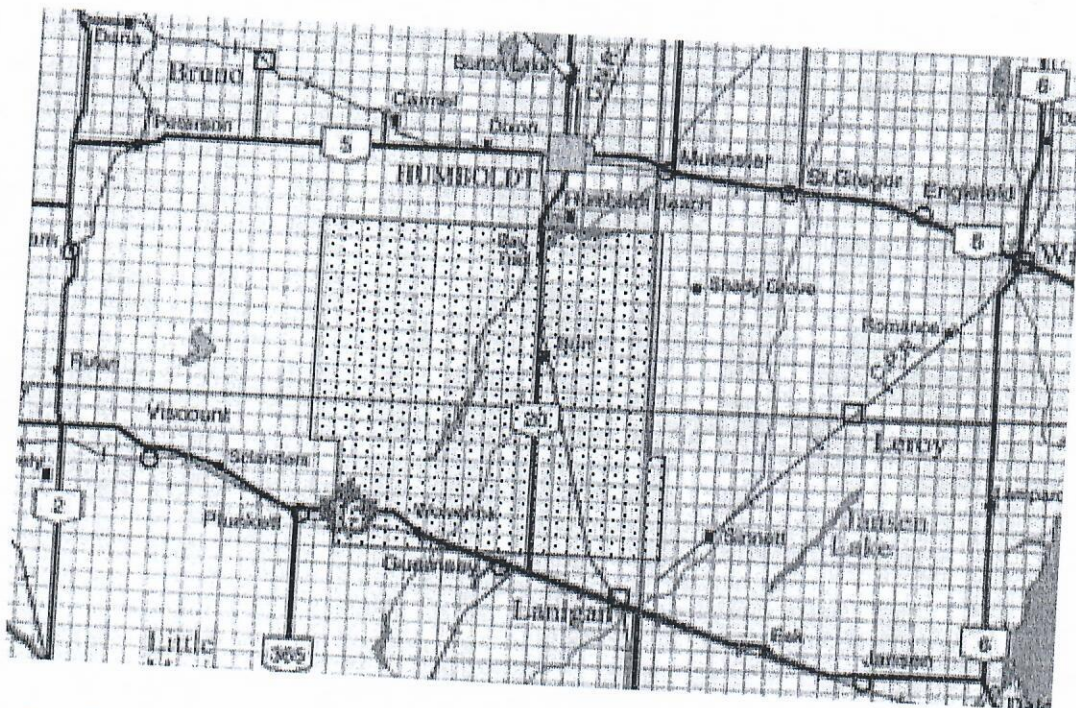
4 BACKGROUND

4.1 Geography

Wolverine is situated at 105° longitude and 52° latitude approximately 100 km. east of Saskatoon. (see location map below) Urban centres nearby include the City of Humboldt (pop. 5500) near the north border and Towns of Lanigan (pop. 1230) and Guernsey near the south border of the RM. Wolverine comprises a total population of 526 and has no urban centres.

Wolverine's land mass comprises all of Ranges 22–24 incl. of Townships 34–36 incl. with a total land area of 324 Sections [207,360 acres (83,917 Hectares)].

Highway 20 linking Humboldt to the Yellowhead Highway (16) runs north/south through Wolverine. Highway 16 crosses a small portion of the SW sector of the municipality.



4.2 Economic Outlook

The City of Humboldt has evolved as an important regional commercial centre in central Saskatchewan, central to the Carlton Trail Economic Region. Humboldt is experiencing growth due to the rich agricultural base of the region and the entrepreneurial spirit of its people. Manufacturing and agricultural product processing facilities are abundant and a strong retail commercial base is evident. Recently, the Saskatoon Health Authority has announced plans to construct a new Regional Health Centre, which will solidify Humboldt's role as the regional centre for the area. The northern sector of Wolverine, located within 10 km. of

Humboldt is well positioned to accommodate demand for residential and potential commercial development to complement the growing City of Humboldt.

Recently there has been interest shown for residential development within the RM in close proximity to Humboldt Lake located on the boundary between Wolverine and the RM of Humboldt. Demand originates from the recent economic upturn in the area and is mainly seen around the lake which is within minutes of the City of Humboldt. Humboldt Lake offers recreational opportunities and scenery which is desired by retirees, vacationers and families settling in the area.

There may also be interest for country residential development near the hamlet of Burr, the historic community centre of Wolverine and in the vicinity of Wolverine Lake.

Recently, with the exponential increase in potash demand it is also believed there will be additional potash exploration and mining in the area and the possibility of a new mine within Wolverine. The existing mine at Lanigan has recently undergone expansion in the wake of new world potash demand. Mineral Resource extraction industry has never been previously contemplated and not presently accommodated within the Zoning Bylaw.

Wolverine's economy has been dependant on agriculture, consisting mainly of field crops and livestock ranching. Big Sky Farms Inc. have developed a renowned intensive livestock hog industry. A Honey production facility has also been developed in recent years.

There may be other potential commercial development opportunities in the northerly sector near Humboldt and near the southern sector in proximity to the Yellowhead Highway and Lanigan Potash mine.

Wolverine may be well positioned to take advantage of new industrial growth and job creation and see an increase in population and demand for residential development.

4.3 Issues

It is believed a long range plan is necessary to provide guidance to Council regarding land use decisions and encourage community development in an economically and environmentally sustainable fashion. An Official Community Plan will be beneficial to prospective developers in providing consistent development policies and understanding the issues and opportunities to develop in Wolverine.

New residential development will be necessary to sustain the population base of Wolverine as the evolution to larger "industrial" farms has eroded the family farm. The community wishes to encourage population growth and provide opportunities

to retain existing and entice new residents to the area by diversifying residential development. To date there has been little experience with residential development beyond those associated with agricultural uses.

There are residential developments underway and additional proposals near Humboldt (Stony) Lake, which, without effective development controls, could place unnecessary demands on Wolverine to provide infrastructure and services (roads, sewage lagoons, water treatment). There have also been concerns expressed regarding potential environmental threats to lake ecosystems and wildlife habitat which may be exacerbated by additional development.

Development opportunities as briefly discussed above may be realized if effective provisions are included in a future based official community plan.

4.4 Infrastructure

4.4.1 Water

The majority of farms, residences and industrial uses depend on groundwater for potable water. Water quality in many locations has been described as marginal. The SHL Rural Pipeline Association provides distribution of potable water from a treatment facility located in Wakaw operated by SaskWater. The association priorities are to serve rural farmsteads, however it is also prepared to serve other non-farm uses, including new residential areas. The service is readily available to the north sector of the municipality.

4.4.2 Sewage Disposal

Septic tanks with mound or lagoon are common systems for domestic use. Intensive agricultural uses such as hog barns and feedlots have approved treatment systems and may rely on field spreading of liquid waste. Sewage lagoons are available in adjacent municipalities however capacity is limited therefore future development may be required to develop independent systems or pursue options to expand capacity in existing lagoons.

4.4.3 Solid Waste

Wolverine is a member of REACT and accesses the Regional Sanitary Land Fill, Recycling, and solid waste disposal site. Transfer stations are located near the north boundary of Wolverine, within the Rural Municipality of Humboldt, and near Guernsey just south of Wolverine.

4.4.4 Transportation and Roadways

Provincial Highway 20 dissects Wolverine in a north-south axis. An extensive grid road system maintained by Wolverine provides excellent access to lands throughout the RM. (see Appendix Map 1).

4.4.5 Power, Gas, Telephones

The public utility companies (SaskPower and SaskTel) and other service providers serve the Municipality on a competitive or cost recovery basis.

Electrical and telephone services are available throughout the Municipality. Industrial and commercial levels of service are attainable along the Highway 20 corridor, and available elsewhere at installation cost. Cellular telephone coverage is available near major highway corridors. Natural gas service is not available to all areas however is not expected to be a significant deterrent to growth.

4.4.6 Public Parks and Recreation Facilities

Residents of Wolverine depend on recreational and community facilities in the City of Humboldt and centres of Guernsey and Lanigan. A community centre operated by a local community association is located in the former Hamlet of Burr.

There are no developed public park areas maintained by Wolverine. The northerly portion of the former CP Railway Right of Way was donated to Trans Canada Trail, however there is no plan to develop the trail and it is not designated as a future segment of the trail system. Trans Canada Trail Officials encourage retention of the rail right of way for future trail systems serving the local community. New Lakeshore development areas will be required to develop public park areas for use of Lakeshore residents.

4.4.7 Schools and Institutional Facilities

Residents within Wolverine rely on schools located in adjacent municipalities, City of Humboldt in north sector and Lanigan in south sector. The Horizon and St. Paul's School division provides regular bus service for students.

4.4.8 Emergency Services

Fire protection is provided by volunteer fire fighters under the direction of a permanent Fire Chief (Inter-municipal agreement) and the Municipality cooperates with neighbouring municipalities to provide fire protection for the region. Ambulance service is provided to the community and surrounding region under the management of the Saskatoon Health District. Police service is provided by the Royal Canadian Mounted Police (RCMP) from the Humboldt detachment.

4.4.9 Subdivision and Servicing Agreements

New developments are being encouraged however there is concern that providing municipal services may present a challenge to the municipality. There is a need for policy to establish a system of user-pay alternatives to provide infrastructure to new development, particularly new residential areas. Servicing agreements with developers will be necessary to define what services will be required and who pays for installation costs for direct and indirect service infrastructure.

4.5 Land Use

The predominant agricultural land use in Wolverine consists of a mix of dry land cultivation of grains and oilseeds and livestock production. Recently an Intensive Livestock hog industry has evolved however, at present, it is not a significant user of land.

Information derived from a report entitled "The Soils of Wolverine Rural Municipality No. 340" dated May 1990, published by the University of Saskatchewan Institute Of Pedology was used to identify land Capability for Agriculture based on Canada Land Inventory (CLI) classes. Results indicate the majority of land in the RM is of a CLI Category Class 2 or 3. (see Appendix Map 2) Therefore, land use policy will be important to protect productive farmland thereby recognizing the importance of this industry to the economic future of the community.

4.6 Eco-Systems

Wolverine is within the Qu'Appelle River, Wascana Creek Watershed Area as defined by the Saskatchewan Watershed Authority. Two significant watershed systems include Wolverine Creek and Delwood Brook. Two other minor systems provide natural drainage courses within the SE quadrant of the RM. (See Appendix Map 1)

RM Wolverine is a member of the Lanigan Creek-Delwood Brook Watershed Association, which has the ability to undertake projects for the improvement and protection of drainage systems in the region. A source water protection plan has been initiated by Saskatchewan Watershed Authority which will receive input from a local watershed advisory committee.

There are no dedicated wildlife habitat areas. Significant wetland areas provide a natural habitat and may be unsuitable for development due to potential flood threat, however these areas may also be attractive for residential development and suitable with proper land use controls. With appropriate land use policy some development could be established in proximity to these areas which will complement the opportunities and constraints presented by wetland areas.

4.7 Archaeology/Heritage

Heritage Sensitivity Mapping was completed by Heritage Resources Branch of *Ministry of Tourism, Parks, Culture and Sport*. Potential archaeological or heritage sensitive areas are identified on Appendix Map 3.

4.8 Mines and Minerals

Wolverine is situated over the province's valuable potash resource. Several potash exploration and mining companies have expressed an interest in the potential to develop a new mine in the area. This would offer significant economic and employment opportunities for the region, therefore it is important that future land use policy consider and not jeopardize the potential of new mine

development. Appendix Map 3 illustrates active potash lease areas at April 30, 2009.

5 AGRICULTURAL USE AND DEVELOPMENT

5.1 Discussion

This Plan envisions and encourages a strong, viable agricultural industry that builds the foundation for a diverse and healthy local economy. The Municipality acknowledges that historically agriculture has been the backbone of the local and provincial economy and will encourage growth of agriculture and related service industries as a driving economic force within the Municipality. Development decisions will be made that consider land resource quality, environmental conditions, compatibility of adjacent land uses and relationships with other landowners.

Historically, development in the Municipality was focused on dry-land crop farming and non-intensive mixed farming. The majority of land in the Municipality is suited to these forms of agriculture. A few intensive livestock operations (ILOs) have been successfully developed. Council wishes to promote these traditional types of agricultural activities, as well as new emerging opportunities, in a manner that minimizes new or existing land use conflicts. Enhancement and development of agricultural activities and resources is a principal priority of the Municipality.

Most farmland in the Municipality remains in parcels of land that are comprised of unsubdivided quarter sections which provide the best opportunity for a viable farming industry and will be maintained insofar as possible. Subdivision may be necessary or desirable in order to recognize physical barriers, such as ravines, canals and highways, to provide for boundary adjustments between farms, to provide sites for intensive agricultural operations, or to facilitate settlement of an estate. Council will recognize, in policy, the potential of subdivision for other uses in a planned, orderly development pattern to provide for cost efficient access, services and infrastructure.

With the realignment of the transportation, elevator, and preliminary processing infrastructure, the Municipality will plan road networks carefully to provide the most efficient and effective access for the agricultural sector and other emerging development opportunities.

5.2 Objectives

- 5.2.1 To develop policies, bylaws, and programs to optimize the use of the agricultural land base in support of the growth, expansion and diversification of sustainable agriculture as a viable economic sector.
- 5.2.2 To protect agricultural land from negative impacts of incompatible land use and development.
- 5.2.3 To provide for intensive forms of agriculture such as ILOs, exotic animal operations and commercial greenhouses, and to allow for differing forms of land division patterns that intensive agriculture may create.
- 5.2.4 To support agribusiness, including processing, energy production, agro-forestry, agricultural by-product management, and agro-tourism, while ensuring facilities are sited appropriately to minimize land use conflict with other existing and predictable future uses.

5.3 Policies for General Agricultural Development

- 5.3.1 The development and operation of farms of a quarter Section or more for field crop, pasture and non-intensive livestock operations will not be restricted.
- 5.3.2 The subdivision of quarter sections into smaller parcels will not be encouraged, except in special circumstances.
- 5.3.3 There shall be no more than 3 sites created through subdivision in each quarter section.
- 5.3.4 If limited to cultivation without other improvement, any parcel of land not used for another purpose may be used for agricultural field crop.
- 5.3.5 Intensive agricultural operations and intensive livestock operations will be considered as uses which may be permitted at the discretion of Council in accordance with the criteria specific to such uses in the Agricultural Zone.
- 5.3.6 Council will encourage agricultural development to abide by best management practices regarding source water protection and will consider this when evaluating an application for a development permit.

5.4 Policies for Intensive Livestock Operation (ILO) Development

- 5.4.1 Council will support the development, expansion and diversification of ILOs within the Municipality that meet setbacks and other requirements to be contained within the Zoning Bylaw.
- 5.4.2 In order to manage the compatibility of ILOs with surrounding land uses, Council will apply the criteria and procedures established within the Zoning Bylaw.
- 5.4.3 Council will require an applicant to demonstrate rightful access to a proven water supply that sufficiently meets the needs of the proposed operation and to show that the water supply for neighbouring developments will not be adversely affected by the proposed operation.
- 5.4.4 ILO's will be required to receive approval of the provincial regulatory agency regarding all relevant aspects of management and operation.

- 5.4.5 When making a discretionary use decision Council may consider, in addition to separation criteria, areas of potential residential and recreational development, proposed development areas of an urban Municipality, access to roads of sufficient standards to serve the proposal, and the need for source water protection in the area.
- 5.4.6 ILO facilities and manure storage locations shall not be located on lands that are located within the 1:500 year flood elevation.
- 5.4.7 Council may apply standards or conditions that are consistent with Section 4.4.2. to the approval of an application for a discretionary or permitted use to be located on the site of specific ILO facilities.

5.5 Policies for Intensive Agricultural Development

- 5.5.1 As a basis for approval, Council shall require a proponent of intensive agricultural operations, such as nurseries and market gardens, to submit a site plan of the proposed operation.
- 5.5.2 Council will require an applicant to demonstrate rightful access to a proven water supply that sufficiently meets the needs of the proposed operation and to show that the water supply for neighbouring developments will not be adversely affected by the proposed operation.
- 5.5.3 When reviewing a discretionary use application, Council may consider the potential for land use conflict with respect to existing or potential future residential or recreational development, proposed growth corridors of an urban Municipality, access to developed roads, and the need for source water protection in the vicinity of the proposal.

6 RESIDENTIAL DEVELOPMENT

6.1 Discussion

The Rural Municipality of Wolverine is a very desirable place to live, providing alternative residential lifestyles to those typically found in urban centres. The growth in the economy is expected to lead to increased demand for country residential opportunities due to its proximity to the employment centres of the town of Humboldt and the village of Lanigan. Additionally interest continues to be expressed for lakeshore resort residential development around Humboldt Lake. These trends are expected to continue. Development that is complementary to the rural character of the Municipality and does not severely impact agricultural operations or create a land use conflict will be encouraged.

The un-organized hamlet of Burr was the historic service and community centre of the area and still contains the Rural Municipality office and equipment garage, post office, community centre, hotel and minimal residential uses. Burr's convenient location along Highway 20 equidistant from the Lanigan Potash mine and Town of Humboldt may prove attractive for additional small lot residential use provided water and sewer service can be provided. The land surrounding the hamlet is marginal for agricultural use and may offer opportunity for country residential development. There may be opportunity to sustain the role of Burr by

encouraging residential and business development which may be attracted by the convenient access to the Lanigan Potash mine and potential future mines in the area and the City of Humboldt.

There may be interest and opportunity for country residential development in proximity to Wolverine Lake. The area offers an attractive natural area and scenic location, which may be conducive to rural country living. Development in this area will be dependant upon road accessibility, availability of services and environmental concerns.

Humboldt Lake is attracting new residential development due to the natural beauty of the lake and scenic setting as well as its proximity to Humboldt. Policies are necessary to assist Council when considering applications for subdivision or rezoning.

Opportunities for additional residential development may be present on marginal agricultural land. Council believes that the demand for rural residential use may be partially met by permitting limited subdivision of existing quarter sections provided road infrastructure exists and no land use conflict will arise. Policy is needed to ensure this development is managed to ensure availability of services and to avoid land use conflicts.

6.2 Objectives

- 6.2.1 To provide for residential development associated with agricultural land use in areas of the Municipality devoted primarily to agriculture.
- 6.2.2 To encourage development of residential land uses on land that is not well suited for agricultural use.
- 6.2.3 To provide for country residential and lakeshore residential development.
- 6.2.4 To encourage the expansion and development of the former hamlet of Burr.
- 6.2.5 To promote servicing efficiency by encouraging clustering and intensification of residential development and to direct high density and large scale residential development to areas in proximity to existing infrastructure.
- 6.2.6 To minimize land use conflicts with existing agricultural use.
- 6.2.7 To minimize the negative impacts of residential development on the environment.
- 6.2.8 To ensure that new residential development is consistent with the Municipality's transportation infrastructure, road maintenance and servicing plans.
- 6.2.9 To provide for home based business in residential districts as an expansion of local business services.
- 6.2.10 To support appropriate commercial and tourism development within lakeshore districts to promote economic development within the Municipality.
- 6.2.11 To ensure that appropriate amounts of dedicated land or cash in lieu are received to meet the future recreational needs of future residents and in the case of lakeshore areas to provide public access to the lake.
- 6.2.12 To minimize the economic costs to the municipality as resulting from new residential development.

6.3 General Policies for Residential Development

- 6.3.1 The Zoning Bylaw will provide for residential development within the following zoning districts:
 - Country Residential District
 - Lakeshore District
 - Hamlet District
- 6.3.2 New residential development shall respect separation distances between residential development and intensive livestock operations, hazardous goods facilities, waste disposal facilities, rendering facilities, or other discretionary use development having setback requirements, which shall be specified in the Zoning Bylaw.
- 6.3.3 Council may refuse or delay consideration of a rezoning or discretionary use approval for a residential development where, in its opinion, the future expansion of a use listed within Section 5.3.2 may require greater separations than presently exist, or where Council has received an application for another use requiring such separation.

- 6.3.4 Council may require that a report prepared by a professional that is competent to assess the suitability of land be submitted in support of any application for residential development prior to rezoning the property. Such report, as a minimum, shall address:
- potential for flooding up to the 1:500 year flood line
 - required mitigation measures for sites with high water table
 - suitability of proposed development sites and public roadways having regard to slope instability and any proposed improvements
 - impact on water table
 - environmental impacts
- 6.3.5 Council will not consider new applications for multi-parcel residential if there are two previous approved subdivisions having the same zoning district designation under development. A subdivision shall be considered under development when less than 75% of the lots have been completed with residential construction. Notwithstanding, Council may consider additional subdivisions following 3 years of the date the subdivision was approved.
- 6.3.6 If more than 12 residential sites are proposed in a residential development, Council may require the project to be developed in phases to ensure that the proposal is not premature and may limit the area to be rezoned. Council may use a Holding Zone for staged development, and in doing so, may set criteria for entering the next phase of development based on market absorption, completion of specific capital works or servicing requirements related to the development.
- 6.3.7 Council may require a landowner to prepare a concept plan in support of a rezoning or subdivision application within or adjacent to an existing or proposed hamlet, lakeshore residential or country residential area.
- 6.3.8 Multi parcel residential development shall generally be discouraged on land which exceeds Canada Land Inventory Class 3 according to Appendix Map 3. Council may permit subdivisions on these lands and may require the application to be supported with a report from a registered agrologist or other competent professional which would more specifically document the land's agricultural value or limitations for agricultural production.
- 6.3.9 Proposals for new multi parcel residential development on lands which may be susceptible to subsidence due to known former or active mining operations may be required to provide appropriate engineering studies. For the purpose of this section any lands within 1 km. of lands with an active mineral lease shall be considered susceptible. (see Appendix Map 3 for active leases at April 30, 2009)
- 6.3.10 Council shall require proponents to enter a Servicing Agreement in accordance with *The Planning and Development Act, 2007* to address provision of all direct and indirect services required for the development.

6.4 Single Parcel Country Residential

- 6.4.1 Farmsteads and other residential developments, which are ancillary to an operating agricultural use, will be permitted uses on a quarter section.
- 6.4.2 There shall be a maximum of three subdivided sites within any quarter section, as registered on a township plan that may contain a farmstead, residence, or an accessory residential use within an agricultural district.
- 6.4.3 Where a part of a quarter is physically separated from the rest of the quarter by a railway, a registered road plan containing a highway or developed road, a river, lake or significant stream, the parcel may be subdivided from the quarter section. At its discretion, Council may approve a farmstead or residential site, in addition to the sites provided for under Section 5.3.2, under circumstances as described within this Section.
- 6.4.4 Site size shall be a minimum of .5 Ha. and a maximum of 2 Ha. unless unusual site circumstances or physical constraints warrant a larger site size.
- 6.4.5 Council may approve the development of a single residential parcel where the following conditions are met:
 - 6.4.5.1 The site takes direct access from a highway, a primary grid, or another all weather road.
 - 6.4.5.2 Where the proposed development is to separate the residence from a farmstead for the purpose of retirement from farming, Council will favourably consider the application unless prevented by other separation issues.
 - 6.4.5.3 The site contains an existing functional dwelling that is not used as a farmstead for farm operation, or is located in an area designated for future country residential development pursuant to this Plan.
 - 6.4.5.4 Where the proposed single parcel will be adjacent to other country residential development or other Residential Districts including hamlets and lakeshore development Districts Council will first consider rezoning to that Residential District.
 - 6.4.5.5 The development complies with the provisions of Section 9 (Environmental Management) of this Plan.
 - 6.4.5.6 The land contains a Canada Land Inventory Classification of 3 or less (see Appendix Map 2) or it can be demonstrated that the subdivision and development will not significantly detract from the productive agricultural use of the property.
- 6.5 Multi-Parcel Country Residential Development**
 - 6.5.1 Council may consider rezoning to accommodate the subdivision of multi-parcel developments (more than three sites) in all areas of the RM subject to the criteria contained in Section 6.3.
 - 6.5.2 Proposals will be assessed based on the following criteria:
 - 6.5.2.1 Council may require a landowner to prepare a concept plan in support of a zoning application.

- 6.5.2.2 Each parcel will gain access from a developed highway, primary grid, or other all weather road.
- 6.5.2.3 The availability and adequacy of a potable water supply, sewage disposal systems and storm-water management system necessary to support the proposed residential development.
- 6.5.2.4 Any adverse impact the proposed residential development will have on adjacent lands, the natural environment, the local road system, biophysical and heritage resources and its compatibility with the surrounding area.
- 6.5.2.5 The development complies with the provisions of Section 9 (Environmental Management) of this Plan.
- 6.5.2.6 Multi-parcel residential subdivision sites shall access internal roads constructed as part of the development. Lineal development having sites with direct access to primary or grid roads will be discouraged.

6.6 Hamlet Policies

- 6.6.1 The former hamlet of Burr will be zoned to a Hamlet District.
- 6.6.2 Residential development within Burr should be compatible with adjacent land uses.
- 6.6.3 Where a proponent can provide for appropriate sewer servicing and a suitable water supply to the proposed development, expansion of an existing hamlet district will be encouraged by Council.
- 6.6.4 The Hamlet District will provide for home based commercial and industrial development in areas that will not conflict with residential uses subject to criteria and special standards designed to ensure that the business is compatible with residential use.
- 6.6.5 Council will support the adaptive re-use and restoration of Municipal Heritage Properties, and to provide for their development as local tourism attractions or their redevelopment as residential or commercial uses.
- 6.6.6 The creation of new organized hamlets will generally be avoided. Council may consider creation of special purpose hamlets such as a golf course development with related residential use, subject to a detailed concept plan and servicing agreements.

6.7 Lakeshore Development Policies

- 6.7.1 Subject to Section 6.3, Council will consider rezoning of land for lakeshore residential development in proximity to Humboldt (Stony) Lake.
- 6.7.2 Any new lakeshore resort area will require the submission of a concept plan for the area. The plan will outline staging of residential development, and will address public recreation areas, beaches and access to the lake.
- 6.7.3 Plans for lakeshore development should articulate clear standards for subdivision and development, be sensitive to existing development,

- conform to the character of existing development, and achieve an ecologically sensible subdivision pattern.
- 6.7.4 Council will encourage lakeshore development to abide by best management practices regarding source water protection and will consider this when evaluating an application for zoning.
 - 6.7.5 Any stage of lakeshore development shall include both lakeside and backshore parcels at the same time. Lakeshore development that only subdivides or develops on one side of a road will be avoided.
 - 6.7.6 All lakeshore development will provide sufficient public access to the lake.
 - 6.7.7 Home based business development will be allowed within a lakeshore residential area, provided it is clearly compatible with quiet recreational residential use of the adjacent properties.
 - 6.7.8 Recreation, commercial and tourism developments will be considered in locations that maintain some separation between these uses and residential properties and where access to these developments avoids residential properties.
 - 6.7.9 Prior to considering re-zoning, Council may require new lakeshore development proposals to provide a report from a qualified professional identifying potential impacts on lake ecosystems, wildlife habitat and natural areas and any required safeguards and mitigation measures.

7 COMMERCIAL AND INDUSTRIAL DEVELOPMENT

7.1 Discussion

Development and diversification of business is important to the economy of the Municipality. New commercial and industrial development will be encouraged and should be of a scale and character that complements the existing land use pattern and transportation corridors and considers the character of the rural community.

Council recognizes that some farm operators diversify their income with onsite value added processing, home occupations, and other farm based businesses, such as vacation farms, bed-and-breakfast homes, and other forms of tourist service. Council wishes to support the development of farm based businesses where appropriate services exist.

Council acknowledges the significant importance of the resource industry and will encourage opportunities where those resources are located. Where practical, Council will encourage major industrial and resource businesses to cluster at appropriate locations, typically in proximity to provincial highways.

Highway 20 corridor offers an opportunity for business park development at the northern extremity near Humboldt and the southern extremity in the vicinity of Highway 20 and Yellowhead 16 intersection. Council may wish to encourage co-

operation with abutting Rural Municipalities of Humboldt and Usborne in that regard.

7.2 Objectives

- 7.2.1 To encourage agriculturally related business development secondary to farmstead operations.
- 7.2.2 To encourage business development opportunities with a particular emphasis on:
 - agricultural production and value-added processing
 - agribusiness expansion
 - tourism related businesses
 - natural resource extraction activities
 - mineral resource extraction and processing
- 7.2.3 To allow for a broad range of home based businesses.
- 7.2.4 To encourage business to locate within areas that provide adequate separation from incompatible land uses, mitigate hazardous or nuisance activities, and prevent or minimize impacts to the environment and water resources.
- 7.2.5 To encourage business development to locate in areas that maximize the use of existing infrastructure and reduces the need for road development and servicing upgrades.

7.3 General Industrial and Commercial Policies

- 7.3.1 Any industrial or commercial principal use provided for in the Bylaw, that is not specifically related to agriculture or oil and gas and mineral exploration and extraction, will either be a discretionary use in the agricultural district, or may be provided for through rezoning to an appropriate commercial or industrial district. Where such uses may be visually disruptive, Council may require screening of certain locations on the site as a condition of approval.
- 7.3.2 A railway and associated uses accessory to a railway operation, a petroleum or water pipeline and associated pumping or compressor stations, a power transmission line, or other utility transmission line will be considered transportation facilities and permitted. Such uses shall avoid conflict with farmsteads and residential developments.
- 7.3.3 The Zoning Bylaw shall contain restrictions for development within areas which may be susceptible to subsidence due to mineral extraction activity. For the purpose of this section any lands within 1 km. of an active potash mineral lease will be considered to be subject to subsidence. (see Appendix Map 3 for active leases at April 15, 2009)

7.4 Farmstead and Home Based Business Policies

- 7.4.1 The Zoning Bylaw will provide for home based businesses as an accessory use to a residential or farmstead use subject to the following criteria:
 - 7.4.1.1 no home based business shall change the essential agricultural or residential nature of the development of the property.
 - 7.4.1.2 a home based business shall be secondary to the residential use.
 - 7.4.1.3 the home based business should not cause any apparent variation from the agricultural character of the farmstead.
- 7.4.2 Council may consider conversion of a home based business to a principal use through the discretionary use process or through rezoning to a commercial district, provided that the site is appropriate for the business, the business use is compatible with existing surrounding land uses, and the roads providing access to the site are of an appropriate standard to support the business use.
- 7.4.3 The Zoning Bylaw will provide for business directly related to agricultural production within the Agricultural District. Business sites shall be appropriately located in relation to adjacent land uses and separated from residential development. Business sites shall only be allowed in locations where the roads are of an appropriate standard to service the development.
- 7.4.4 Tourist developments, in the form of bed and breakfast operations ancillary to a residence or vacation farms ancillary to an existing farmstead/operating agricultural use, will be provided for at the discretion of council. A bed-and-breakfast will be required to meet the criteria for a home based business, and be compliant with provincial requirements for tourist accommodation, as well as have an adequate and safe water supply.

7.5 Business Park Policies

- 7.5.1 The Zoning Bylaw will contain a Commercial District to provide for a range of Commercial and Industrial Uses in a clustered format in appropriate locations.
- 7.5.2 Whenever possible, businesses, which are not natural resource dependent or hazardous, are encouraged to locate within hamlets or business parks in the Municipality.
- 7.5.3 Proposed business parks should locate in proximity to primary or secondary highways.
- 7.5.4 Business Parks should be located in such a manner to avoid conflicts with adjacent residential uses or be suitably buffered.
- 7.5.5 Proposals for new business parks on lands which may be susceptible to subsidence due to known former or active mining operations and may be required to provide appropriate engineering studies. For the purpose of this section any lands within 1 km. of an active potash mineral lease will

be considered to be subject to subsidence. (see Appendix Map 3 for active leases at April 30, 2009)

7.5.6 Business Park development shall be subject to the following considerations:

- safe access and egress from highways or roads shall be provided
- water supply and waste disposal capacity adequate to meet provincial regulations.
- landscaping, berming, and separation distances from residential land uses to minimize negative visual impacts and provide sufficient noise abatement.
- appropriate servicing and standards (e.g. roads, domestic water supply, sewage and fire protection)
- the impact on surrounding land uses.

7.5.7 Council may require a landowner to prepare a concept plan in support of a business park rezoning application.

7.6 Aggregate and Mineral Extraction Policies

7.6.1 Lands identified as having significant commercial mineral resource or aggregate extraction potential shall be protected from development that would preclude or constrain future utilization of that resource.

7.6.2 Mineral resource extraction industries shall be allowed within the Agricultural Zoning District subject to the following:

7.6.2.1 the facility must receive approval of the appropriate provincial or federal government agencies.

7.6.2.2 Mineral resource extraction industries shall be encouraged to locate on sites that:

- do not have high agricultural capability;
- do not have unique historical or archaeological significance;
- do not have significant wildlife habitat;
- do not lead to land use conflicts with adjacent lands

7.6.2.3 sites be developed to provide appropriate buffering distance from abutting residential uses and areas of the site used for crushing mills, ponds, tailing stockpiles, storage, parking areas and similar potentially unsightly activities.

7.6.2.4 adequate provisions must be employed to ensure protection of groundwater resources.

7.6.3 Sand and gravel extraction operations shall generally be allowed if provided in the zoning district and shall be considered a discretionary use subject to approval of Council and subject to the following:

7.6.3.1 the submission of a plan that details: the staging of extraction; sequential reclamation of each stage, including slope stabilization and re-vegetation of completed areas; and addresses the mitigation of any other foreseen environmental concerns.

7.6.3.2 A revision of the plan or the addition of other operations such as rock crushing, concrete mixing, or asphalt preparation operations shall require a new discretionary use approval.

- 7.6.3.3 Extraction and site reclamation approval may be subject to time limits which may be renewed by Council
- 7.6.4 Council will work with the Ministry responsible for provincial highways to ensure that nothing in this Section will hinder the ability of the province to develop and maintain the provincial highway system.
- 7.6.5 Council may require, as a condition of approval that the proponent enter an agreement with the Municipality providing for heavy haul agreements, truck weight recording, financial performance bonds or other security against failure to carry out the sequential reclamation to ensure sustainable maintenance of any part of the municipal road system which may be impacted.

8 INFRASTRUCTURE

8.1 Discussion

8.1.1 Transportation and Roads

The Rural Municipality of Wolverine wishes to ensure the proper provision and maintenance of roads and infrastructure to encourage growth and diversity, and to provide suitable access for agricultural operations, resource industries and residential development. Encouraging development where adequate roads and services exist will reduce additional demands on the municipal road network, thereby reducing potential costs to the ratepayers.

The system of provincial highway, primary and secondary grid roads and main farm access roads is shown on Map 1. The RM regularly consults with adjacent RM's for the purpose of coordinating regional transportation needs.

Council is particularly concerned that the development of any new all weather road systems to serve new residential developments or business developments will be paid for through servicing agreements and new tax revenues derived from those developments.

8.1.2 Utilities:

Wolverine will continue to encourage the development and maintenance of utilities to service existing community needs and to provide opportunities for growth and development. Inter-municipal discussions on how to develop and maintain new infrastructure will be encouraged. Wolverine may consider sharing in the costs of infrastructure where the proposed service is of benefit to the Municipality as a whole.

8.1.3 Community Facilities and Services:

Council is committed to ensuring that the community is adequately protected and responsive in the event of an emergency. Protective services to be provided include fire, police, ambulance and other emergency measures.

New residential areas will be required to contribute to enhancing community services and recreational facilities.

8.2 Objectives

- 8.2.1 To develop a road system plan that:
- provides appropriate access to the agricultural lands in the Municipality
 - provides for necessary and efficient links to agricultural, industrial and commercial business locations within the RM and adjacent municipal jurisdictions
 - identifies criteria for upgrading requirements for road access to future developments
 - is complementary to regional transportation objectives
 - is a logical extension of the existing road network
- 8.2.2 To ensure that all new residential development in the Municipality will have access to a safe drinking water and sustainable water supply.
- 8.2.3 To provide for sustainable, cost effective and efficient waste disposal, transportation facilities, and utility services for the existing and future residents.
- 8.2.4 To explore, in cooperation with other local governments, opportunities for the development of infrastructure, community facilities and regional recreation and tourism sites that benefit the region as a whole.
- 8.2.5 To provide for the development and maintenance of facilities, protective services such as fire and ambulance and any other services required and desired by the community in coordination with the responsible authorities and other local governments.
- 8.2.6 To improve the capacity and efficiency of the RM in providing community services and facilities by entering into specific or general strategic relationships with neighbouring urban and rural municipalities, school divisions, health authorities and developers.

8.3 Policies – New Subdivisions and Development Infrastructure

- 8.3.1 Where a subdivision of land will require the installation or improvement of municipal services, such as roads, utilities, or water/sewage disposal facilities, the developer will be required to enter into a servicing agreement with the Municipality pursuant to *The Planning and Development Act, 2007* to cover the costs of the installation or improvements.
- 8.3.2 The Municipality may consider sharing in the costs of a service where the proposed service may be extended to and be provided to other areas of the Municipality.
- 8.3.3 The agreement referenced in Section 5.3.1 may also include off-site service fees or development levies on a pro rata basis for recovery of costs for indirect services.
- 8.3.4 Where no subdivision is involved and a development requires the installation or upgrading of roads, sewage, water or drainage works,

Council may require the developer to pay a development levy or enter into a development levy agreement pursuant to a Development Levy Bylaw adopted in accordance with the Act.

8.4 Policies - Road System

- 8.4.1 All residential, commercial, industrial, or intensive agricultural development shall require access to a legally registered developed road.
- 8.4.2 Where a proposed development requires the construction or upgrading of a road to provide suitable access, Council will enter into an agreement with the developer, pursuant to *The Planning and Development Act, 2007*, to provide for the road at the developer's cost. Council may consider sharing in the cost of the road where it will be of wider benefit, in conjunction with an adopted road system plan.
- 8.4.3 Any development of a new road system shall take into account the need for fire protection and emergency service access.
- 8.4.4 Where pipelines, utility lines or other transportation facilities cross municipal roads, the Municipality may apply special construction standards that are necessary to protect the municipal interest.
- 8.4.5 Council will work with the local School Divisions to define school bus routes and levels of service required for those routes.

8.5 Policies – Utilities

- 8.5.1 Solid or liquid waste disposal facilities shall be located in conformity with applicable minimum separation distances established within the Zoning Bylaw.
- 8.5.2 Council will support the separation of hazardous and recyclable waste from the solid waste stream to the extent that such actions are provided for by the regional waste facility.
- 8.5.3 The development of new or the expansion of existing municipal liquid or solid waste facilities will be permitted within the Zoning Bylaw, once the required provincial environmental impact assessment, public consultation, and necessary mitigation measures have been completed.
- 8.5.4 Development, or rezoning to provide for development, may not proceed until such time as adequate solid and liquid waste disposal for the development is available.
- 8.5.5 Development shall proceed only when an adequate and sustainable water supply has been demonstrated for the proposed development. Water hauling for a multi-parcel residential development is not considered an adequate or sustainable supply.
- 8.5.6 When utilizing a municipal utility or service provided by another Municipality, any off site servicing fees or a development levy collected for that purpose may be put towards the costs of construction or expansion of that facility.

8.6 Policies - Community and Recreational Land and Facilities

- 8.6.1 Where dedication of Municipal Reserve (MR) land is required for subdivision, Council may consider accepting land that provides recreational development opportunities.
- 8.6.2 Where land should be protected due to environmental sensitivity, Council shall require dedication of those lands as Environmental Reserve (ER).
- 8.6.3 Dedication of MR land will generally be preferred for high density residential and lakeshore development. Deferral of dedication shall only be used upon approval of a concept plan where MR is intended to be provided in a later stage of the development.
- 8.6.4 Payment of cash-in-lieu of land will generally be preferred for country residential and single parcel developments.
- 8.6.5 Council will use dedicated lands funds for Municipal Reserve development.
- 8.6.6 Lakeshore dedicated lands may be used to provide public access to the lake, pedestrian trails around the lake, communal beaches and public boat launch facilities and, by permit from the Municipality, steps and paths to the lake and to any permitted shoreline development.
- 8.6.7 The cost of developing improvements to lakeshore dedicated lands shall be covered in one of the following ways:
 - within a subdivision servicing agreement at the time of subdivision
 - funds collect as cash-in-lieu of dedicated lands
 - taxes collected within the Hamlet (where an organized hamlet exists)
 - a special levy from the benefiting area residents.

9 ENVIRONMENTAL MANAGEMENT

9.1 Discussion

While the provincial authorities responsible for environment, health and water each work to achieve environmental quality and water management and protection, Council recognizes its role and responsibility to develop and support environmental objectives within the framework of *The Planning and Development Act, 2007* and other statutes.

There are several areas in the Municipality, which while attractive for residential and other uses, may be naturally hazardous for development. Likewise, there are land use activities that potentially create hazards for adjacent development. These include:

- river and valley slopes which may be geo-technically unstable
- flood plains and shore lands which may be flood prone and prone to ice action
- lands in close proximity to mining, petroleum, agricultural chemical or hazardous storage and disposal sites.

Areas of environmental, historical or cultural significance or sensitivity should be managed to preserve and enhance their natural, historical or cultural features. These include:

- wetlands which may be aquifer and source water recharge area or may be critical wildlife habitat
- sand dunes and other sandy soil areas which may be particularly sensitive to removal of ground cover, overgrazing, or nutrient/contaminant loading
- prehistoric, archaeological, and paleontological sites may exist which require scientific examination and may offer unique tourism development potentials if preserved
- historical sites and structures - these may have tourism and development potential value if preserved.

9.2 Objectives

- 9.2.1 To encourage development and management practices which preserve and/or enhance the natural environment and minimize the risk of contamination, nuisance, or damage to environmental resources.
- 9.2.2 To preserve or enhance defined areas of critical habitat and heritage resources.
- 9.2.3 To preserve or enhance critical water supply resources, including both ground and surface water resources.

9.3 Policies

- 9.3.1 Council will encourage development practices that conserve soil, improve soil quality, conserve moisture, and protect water supplies. Council may deny a permit to any development that may significantly deteriorate the land resources for agriculture, negatively impact ground and surface water sources, or impact ground and surface water availability to adjacent lands.

- 9.3.2 Council will work with agencies of the provincial government to protect and preserve any significant heritage resources, critical wildlife habitat, or rare or endangered species. In the event that any of these resources require provincial review, Council will delay development until such time as the requirements of the relevant provincial agencies to protect such resources have been met.
- 9.3.3 Council may consult with provincial agencies or private professionals to ensure that soil, water and any other natural resources of significance are protected.
- 9.3.4 Where a subdivision is proposed for lands that Council has considered hazard land, the applicant shall submit a report prepared by a professional that is competent to assess the suitability of the proposed development. The report shall assess the geo-technical suitability of the site for the intended use, susceptibility to flooding, and any other environmental hazards, along with any necessary mitigation measures. These mitigation measures may be attached as conditions to a development permit approval.
- 9.3.6 Unless suitable protection or mitigation measures are employed, no structure shall be developed or constructed within the 1:500 year flood plain or on potentially unstable slopes as shown within a professional report submitted for a proposed development.
- 9.3.7 Council will encourage the identification of significant environmental or heritage resources and will explore opportunities, in cooperation with other local governments, for the development of ecological, historical or cultural tourism in conjunction with conservation efforts.

10 IMPLEMENTATION

10.1 FUTURE LAND USE CONCEPT

The goals, objectives and policies of this plan establishes the future land use concept of the municipality which will be implemented through zoning districts established in the Zoning Bylaw and Zoning District Map.

10.2 ZONING BYLAW

The Zoning Bylaw will be the principle method of implementing the objectives and policies contained in this Official Community Plan.

10.2.1 Content and Objectives

The Zoning Bylaw will implement the land use policies contained in this Official Community Plan by prescribing and establishing Zoning Districts. Initially the Zoning Bylaw will contain 5 districts as follows:

10.2.1.1 AGRICULTURAL DISTRICT

The objective of this District is to provide for the primary use of land in the form of agricultural development and associated farmsteads. Other uses compatible with agricultural development are provided for to support a rural

way of life. This District also provides for other uses compatible with intensive agricultural development that support a farming community. Intensive commercial agricultural pursuits may be allowed by Council as a discretionary use. Fragmentation of agricultural land holdings in this District will generally be avoided.

Resource based uses and mineral extraction and processing developments will be allowed subject to conditions contained in the bylaw.

10.2.1.2 COUNTRY RESIDENTIAL DISTRICT

The objective of this District is to provide for the subdivision and development of country residential development. It will be used to accommodate country residential development where more than three sites containing residential uses are located in a quarter section, and it will be used for multi-parcel country residential developments.

10.2.1.3 LAKESHORE DEVELOPMENT DISTRICT

This District provides for residential development along lake shores at a density higher than country residential development. It also provides for associated beach facility, resort commercial and resort facility development.

10.2.1.4 COMMERCIAL DISTRICT

The objective of this District is to provide for specific areas and standards for commercial and industrial development. Areas will only be designated to this District by a process of rezoning that involves the submission of a specific proposal that is satisfactory to Council and meets the criteria of this Plan. This District designation may be used to encourage business development opportunities along highway corridors.

10.2.1.5 HAMLET DISTRICT

The objective of this District is to recognize existing and provide for new residential, commercial and industrial development at urban densities which may not be directly related to agriculture. Organized hamlets with existing commercial and residential development will be zoned as Hamlet District.

10.2.3 Council will consider zoning lands to accommodate new development which conforms to the objectives of this plan.

10.2.4 Additional District Classifications

Council may consider adding other Zoning Districts to carry out the objectives of this Plan, or to provide for a greater density of development than initially considered in this Plan.

10.3 OTHER IMPLEMENTATION TOOLS

10.3.1 Inter-Municipal Cooperation

10.3.1.1 Council will cultivate positive, mutually beneficial relationships with neighbouring rural and/or urban municipalities to develop joint

service programs where such arrangements will be of benefit to both municipalities and the region.

10.3.1.2 Council will consider the support and funding of centralized/regional economic, cultural and recreational centres, with other local governments that the facilities are intended to serve.

10.3.1.3 Council will encourage discussion with the RM of Humboldt regarding the development of lands around Humboldt Lake to ensure long-term sustainability of the resource.

10.3.2 Provincial Land Use Policies/Statements of Provincial Interest

10.3.2.1 This Plan shall be administered and implemented in conformity with applicable provincial land use policies or statements of provincial interest, statutes and regulations and in cooperation with provincial agencies.

10.3.2.2 Council will review this Plan and the Zoning Bylaw for consistency with a new provincial land use policies or statements of provincial interest adopted pursuant to *The Planning and Development Act, 2007*.

10.3.2.3 Wherever feasible and in the municipal interest, Council will avoid duplication of regulation of activity and development governed by provincial agency controls.

10.3.3 Administration

10.3.3.1 This plan is binding on Council and all development in the Municipality.

10.3.3.2 The interpretation of words as contained in the Zoning Bylaw shall apply to the words in this plan.

10.3.3.3 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 bylaw as a whole, or any other part, Section or provision of this Plan.

11 MAP APPENDICES

The following maps are attached to and form a part of this plan:

MAP 1 Existing Infrastructure, Topography and Land Use

MAP 2 Canada Land Inventory (CLI) Agricultural Land Classification

MAP 3 Development Constraints

- Active Potash leases – April 30, 2009
- Heritage Resource Sensitivity Areas