

## **Rural Municipality of Laird No. 404**

### **BYLAW NO. 6-2017**

#### **A bylaw to amend Bylaw No. 5-2008 known as the Inter-Municipal Plan**

The Council of the Rural Municipality of Laird No. 404, in the Province of Saskatchewan, enacts to amend Bylaw No. 5-2008 as follows:

1. Bylaw No. 5-2008 shall be known as the Rural Municipality of Laird Official Community Plan.
2. Section 1.1 Area Covered by the Plan, is amended by replacing the existing text with the following:

“This Official Community Plan, hereinafter referred to as the OCP, applies to lands within the corporate limits of the Rural Municipality of Laird No. 404. The Plan enables growth and change through policies that will guide the RM with its development-related decisions to ensure the area develops as intended by the OCP under an established decision-making process. This Plan will encourage a stronger, creative and more cohesive community that can manage change towards a desired future.”

3. Section 1.2 Enabling Legislation, is amended by replacing the existing text with the following:

“This Official Community Plan (OCP) has been prepared in accordance with Section 32 of The Planning and Development Act, 2007 (The Act). The purpose of an OCP is to provide a comprehensive policy framework based on the goals and values of the community to guide the physical, environmental, economic, social, and cultural growth and development in the community over the next 25 years. The OCP is not a static document and it is intended to be reviewed every five years and amended from time to time as circumstances change.”

4. Section 1.3 Purpose of the Inter-Municipal Plan is deleted.
5. Section 1.4 Regional Context, is amended by replacing the existing text with the following:

“The RM is in central Saskatchewan, bordered by the North Saskatchewan River to the north and west, the RM of Rosthern to the east, and the RM of Corman Park to the south. It is accessible by Highways 12 and 312. The RM represents a planning area of 729.98 square kilometers.

The 2016 census records a total population of 1387 in the RM. The RM is characterized by a low density rural population distribution.

There are two Hamlets in the RM and the Towns and Village of: Waldheim, Hepburn, and Laird. These communities are experiencing heightened demand for new residential development. Rural residents value the services and amenities of the urban municipalities and support the coordination of development initiatives in the area to stabilize and expand the population in all communities.

The cultural and ethnic heritage of the RM is very important to the residents. However, it would be agriculture and the quality of the land that defines this RM and its identity within the province.

The RM abounds with a 'high' agricultural productivity rating: the RM has primarily Class 2 and 3 soils. Most of the agricultural lands in the RM have been under cultivation for years, and little natural vegetation remains. There are several sections of Provincial Crown land that are privately leased along the North Saskatchewan River.

Livestock operations have experienced a high degree of consolidation from historically, small family dairy/cattle and mixed-farm operations to larger confined operations, rotational cattle grazing and bison farms. The area supports several agri-food processing operations and has a reputation for fine quality meat products that extends outside the province.

Water resource quality and quantity are very important in the RM as most urban and rural residents rely upon groundwater wells for their potable water supply. Several intermittent streams drain into the River during spring run-off, creating flood prone areas that will require attention when development is proposed in these areas.

Sensitive environmental lands include many critical wildlife species and habitat. Heritage Resources in the RM include many sites "of significant nature", as well as many areas with that have moderate to high archaeological potential. These areas are located primarily along the Riverbanks which would have been favored for habitation or other uses in the past. These areas may require limiting large scale developments which could have a negative effect on either natural or heritage resources."

6. Section 1.5 Community Issues & Priorities, is amended by replacing the existing text with the following:

"Members of the community were involved in the plan process through participation in Focus Groups and invitations to Open Houses that were held in Rosthern, Hepburn, Hague and Waldheim. The Focus groups provided a forum in which residents could express their opinions and concerns and identify future growth opportunities for the benefit of the greater community.

The Open Houses were organized to receive feedback on a Preliminary Land Use Concept Plan, which was based on a collaborative effort with input from the focus groups and Council. The RM is going through a period of transition where some change is welcomed, if planned. The Community was highly supportive of the need for a Plan to guide growth. Issues discussed included:

- The change in agricultural operations from traditional practices and the need to raise awareness to the greater community, and newcomers, that this is an active agricultural area, not pristine prairie where normal operating practices create traffic sounds and dust anytime and anywhere.
- Balancing agriculture with residential subdivisions requests: where prime lands are not competing with subdivision hopes for agricultural operations to continue and invest in food production activities.

- There is some land which has a better use or potential that should be recognized as there are opportunities for residential and industrial/commercial development in appropriate places due to location, the proximity to Saskatoon and Prince Albert, highway access, commute distances, a strong lifestyle choice, wealth of local amenities, and a “Green and Clean” environment.
- New Residential “country lifestyle” Subdivisions, notably the quality of development and having policies in place to provide development standards to minimize community concerns with regards to the protection of water resources, water quality, high water tables, and drainage issues.
- The value of the Rivers: many suggested the Riverbanks are underutilized for recreational purposes, and are appealing for some residential development.
- Changing demands and traffic patterns, road quality and the funding challenges to maintain existing roads might suggest promoting new development adjacent to Towns and Villages.
- Improving the lines of communication and relationships between farm and non-farm residents, and between the RM, the Towns, Village, and Hamlets.

Findings from the consultative processes, together with technical research, have focused the Plan onto the issues residents and land owners identified as of prime importance for the future of the RM, notably the need for greater certainty when it comes to land uses. The Community has traditionally competed for development with other nearby municipalities; however, the RM has the opportunity to:”

- Attract new residents to support local amenities and increase tax base;
- Take advantage of the existing infrastructure, central location, community assets;
- Market economic opportunities: recreational, commercial and industrial; and
- Share the benefits among the urban and rural municipalities.”

7. Section 1.6 Format of the Plan is deleted.

8. Section 2.0 is amended by replacing the existing text with the following:

“2: Guiding Growth in the RM”

9. Section 2.1 Introduction is amended by replacing the existing text with the following:

“Guiding future population growth to support social-economic development in the RM, Towns and Villages is needed to assure a better future for the region. A dynamic municipality requires a strategy to successfully promote agricultural diversification, business enterprises, job creation, and a variety of residential options to attract new residents.”

10. Section 2.2 Guiding Principles is amended by replacing the existing text with the following:

“This OCP:

- Strives to maintain the rural character and quality of life.

- Encourages sustainable development and growth which efficiently uses land and existing transportation infrastructure, provides for the affordable servicing of land and to limit the fragmentation of land;
- Builds foundations for a sustainable, healthy rural economy by planning in the context of land resource quality, geographic location, economic opportunities, environmental conditions, natural features, adjacent land uses and relationships with other municipalities.
- Promotes new development in rural areas that is compatible with agricultural land uses, the Hamlets, Towns and Villages and recommends taking advantage of the proximity to the major urban centres to promote industrial and agricultural diversification.
- Promotes inter-municipal co-operation and public/private partnerships to stimulate community initiatives through land development in a manner that contributes positively to the well-being of all communities in the region.
- Profiles the RM's economic, cultural, heritage and natural resources and the need to organize community development initiatives, which promote business investment and expansion, job creation, business stabilization and economic growth.
- Preserves, connects, and enhances natural areas for eco-tourism, agriculture, health and recreation for their contribution to the quality of life enjoyed by residents.

11. Section 2.3 Goals of the Rosthern Laird District, to be amended by replacing the existing text with the following:

"2.3 Plan Goals

***Vision Statement***

The Rural Municipality of Laird is a community where agricultural pursuits are encouraged, the demand for quality and sustainable growth is met, new residents are welcomed, economic development is enhanced, environmental and lifestyle quality is uncompromised and the unique cultural heritage is recognized.

**Agricultural Pride:** To protect and enhance the RM's valuable agricultural land resources, the agriculturally based economy, agricultural operations and the rural lifestyle, while appropriately locating and planning for non-agricultural uses."

**Residential Alternatives:** To meet the diverse housing and lifestyle needs for current and future residents by providing opportunities for a variety of country residential development that complements existing urban areas and by encouraging non-farm acreages that enhance agricultural areas.

**Economic Development:** To foster economic growth and employment opportunities by supporting agricultural diversification and the establishment of appropriately planned and located industrial and commercial developments.

**Environmental Management:** To minimize air, water, and soil pollution, reduce resource consumption and to protect natural systems while encouraging access and development along the North Saskatchewan River.

**Sustainable Servicing:** To support economic and social growth in the region in a safe and economically sustainable manner by focusing development in areas serviced by existing municipal infrastructure.

**Community Development:** To encourage rural residents to actively support the Town, Villages and Hamlets in the region as the focal point for community services and the best location for urban-scale developments.

**Inter-Municipal Cooperation:** To foster dialogue among all municipalities when planning long-term growth strategies that offer opportunities for all rural and urban municipalities. “

12. Section 2.4 General Policies for New Development, is to be amended by replacing the policy 2.4.1 with the following text:

“2.4.1 The Rural Municipality of Laird will strive, through this OCP, to provide policies related to land use, transportation, servicing and other aspects of planning that are consistent throughout the RM.”

13. Section 2.4 General Policies for New Development, is to be amended by replacing policy 2.4.2 with the following text:

“2.4.2 The RM shall have a sustainable form, mix of uses and densities that allow for the efficient use of land, infrastructure and public facilities. The OCP Plan will designate an adequate inventory of suitable lands to attract a broad range of residential, business enterprise, recreation, institutional, and industrial development to meet anticipated long-term need.

14. Section 2.4 General Policies for New Development, is to be amended by replacing policy 2.4.3 with the following text:

“2.4.3 In managing growth and change, the RM shall maintain a long-term asset management plan to ensure growth will not place an undue strain on municipal infrastructure or public service facilities.”

15. Section 3.1 Introduction, is to be amended by replacing the introductory text with the following:

“This section of the OCP outlines the objectives and policies for the Rural Municipality of Laird. Land uses such as agriculture, extensive outdoor recreation, commercial and industrial uses are appropriate in rural areas. Rural residents will continue to rely on urban areas for a range of commercial and public services and facilities, indoor recreational and institutional facilities.”

16. Section 3.1 Introduction, is to be amended by replacing policy 3.1.1 with the following text:

“3.1.1 Rural areas shall continue to be differentiated from urban areas by less dense development and larger land parcels, where agricultural activities are the dominant land use. This land use will be supported and strengthened to maintain the rural character of the RM and the livelihood of residents.”

17. Section 3.2 Agriculture, is to be amended by replacing the introductory paragraphs with the following text:

“Agriculture is important to the RM economy and the soils within the Laird area are well-known for their high productivity. Most soil within the RM is considered by the Canada Land Inventory (CLI) as Class 2 and 3 which is considered as "prime" land. Farm practices have changed over the years in reaction to economic conditions and market demands, the total number of farms within the area has decreased and continuing operations have mechanized to a new and different intensity. Agriculture, within the RM, ranges from large-scale operations which employ outside labour to diversified operations involving value-added processing, as well as small-scale hobby farms.

A broad range of lands are under the greatest pressure for non-farm development. Farm populations have declined and so has the ratio to non-farm population to where rural residential is now interspersed with agricultural operations. New non-farm developments should be directed away from prime agricultural lands and viable lower class agricultural lands. The quality of the RM's agricultural soils, per the Canada Land Inventory (CLI) is illustrated in Reference Map #3: Agricultural Capability.”

18. Section 3.3 Intensive Livestock Production, is to be amended by replacing the introductory paragraph with the following text:

“Sustainable agricultural practices place increasing responsibility upon farmers and Municipal Councils to address public concerns over farm management and environmental protection. Agricultural operations are required to assume more responsibility including public relations for neighbour acceptance and more direct responsibility for environmental stewardship. Reference Map #4 identifies the existing Intensive Livestock Operations in the RM.”

19. Section 3.4 Utilities and Facilities, is to be amended by replacing the introductory paragraph with the following text:

“Efficient and safe infrastructure and utility systems are essential to support development within the RM. Provincial Utilities include SaskPower high-voltage lines, 3-Phase power provisioning and SaskEnergy's main natural gas line to Northern Saskatchewan. SaskWater provides service to the Town of Hepburn. There are also several communication towers and currently, high speed internet access is limited to the urban centres. The RM provides a waste transfer station. Reference Map #4 identifies the Utility Corridors and Facilities located in the RM.

#### Objectives

- To protect existing public and private utilities, from land uses which may adversely affect their operation.
- To ensure the appropriate levels of utilities are provided for the health and well-being of the residents, businesses and institutions.
- To cooperate with other agencies and Municipalities in the planning of utility facilities.”

20. Section 3.4 Utilities and Facilities, is to be amended by replacing policy 3.4.3 with the following text:

“3.4.3 Prior to the installation of major utility systems, such as electrical transmission lines, wind energy systems and communication lines or towers, the utility companies are encouraged to consult

with Council and the community at large on matters such as route selection and potential impact on local road networks.”

21. Section 3.4 Utilities and Facilities, is to be amended by replacing policy 3.4.7 with the following text:

“3.4.7 The RM shall continue to work with other Municipalities to:

- a) pursue a comprehensive solid waste management plan;
- b) adopt consistent waste water disposal requirements; and/or
- c) collectively approach and plan for future water utility provisioning.”

22. Section 3.4 Utilities and Facilities, is to be amended by replacing policy 3.4.8 with the following text:

“3.4.8 The physical and economic ability to extend urban services to specific areas within the RM should be logical, reasonable and cost effective. When an urban municipality enters an agreement to service land outside of its corporate boundaries, the agreement shall also address boundary alteration.”

23. Section 3.5 Ground and Source Water Resources, is to be amended by replacing the introductory paragraph with the following text:

“Ground water is the principle source of water supply throughout the RM. Ground water must be managed and protected to ensure an adequate long term supply for existing and future users.”

24. Section 3.5 Ground and Source Water Resources, is to be amended by replacing policy 3.5.1 with the following text:

“3.5.1 Development shall occur in a manner which sustains the supply and quality of water supply. Land development within ground water pollution hazard areas shall require a detailed analysis of the specific site, prepared by a qualified engineer.”

25. Section 3.5 Ground and Source Water Resources, is to be amended by replacing policy 3.5.3 with the following text:

“3.5.3 Waterways, water bodies and shore lands may require protection to limit impacts of development. This may be achieved through site-specific planning programs and cooperation with Federal, Provincial or regional programs.”

26. Section 3.6 Natural and Environmental Areas, is to be amended by replacing the introductory paragraph with the following text:

“Clean air, soil, surface water, groundwater and natural eco-systems are qualities residents appreciate. The natural environment is complex and does not recognize municipal boundaries. Planning for the future development in the RM will consider the protection and enhancement of the natural environment recognizing there are varying limits to the amount of development that can be absorbed. Good stewardship of the natural environment begins with this Plan by allowing land uses and activities which respect environmental limitations.”

27. Section 3.6 Natural and Environmental Areas, is to be amended by replacing policy 3.6.1 with the following text:

“3.6.1 The RM will work with Provincial departments and agencies to identify significant:

- a) Critical Wildlife Habitat and rare or endangered species; or
- b) Wetlands and sensitive environment.”

28. Section 3.7 Conservation and Heritage Resources, is to be amended by replacing the introductory paragraph with the following text:

“The North Saskatchewan River, as former transportation route, left behind a rich heritage of significant historical sites such as traditional Aboriginal settlement areas and former battle sites. These historical areas raise awareness of the unique heritage and cultural resources that are located within the RM and their regional, provincial and national significance. Reference Map #5 illustrates the locations of potential heritage resources.”

#### Objectives

- To protect significant archaeological, historical, and other cultural sites from incompatible development.
- To encourage partnerships amongst urban and rural municipalities to promote the cultural assets within the region.
- To prioritize projects that promote local interest and public appreciation of heritage attributes.”

29. Section 3.7 Conservation and Heritage Resources, is to be amended by replacing policy 3.7.1 with the following text:

“3.7.1 The RM shall work with community stakeholders to identify and assess the importance of natural, heritage sites and areas within the RM. At the request of owners, and in accordance with *The Heritage Properties Act, 1980*, and amendments, significant historic sites and architectural features shall be designated and suitably recognized.”

30. Section 3.7 Conservation and Heritage Resources, is to be amended by replacing policy 3.7.3 with the following text:

“3.7.3 Existing heritage resources shall be protected from incompatible or potentially incompatible land uses, which may threaten their integrity or operation. Where development is proposed in an area of the RM that has been identified as a heritage sensitive area or an area containing potential heritage resources, the Municipality will refer the proposal to the Resources Unit of the Heritage Branch to determine if a Heritage Resource Impact Assessment (HRIA) is required pursuant to *The Heritage Properties Act*.

31. Section 3.8 Outdoor Recreational Amenities, is to be amended by replacing the introductory paragraph with the following text:

“The RM has a broad range of resources that provide an assortment of recreation opportunities for local and regional users. It has many natural attributes that contribute to its attractiveness as a place to live: the picturesque North Saskatchewan River, numerous creeks, open space and recreation opportunities, wildlife and fishing, and availability of services. Local communities, and residents nearby, would benefit from a wider array of recreational pursuits and tourist attractions. Parks within or adjacent to the RM that are locally administered include the Waldheim Regional Valley Parks, and Shekinah, a privately-operated retreat centre.”

32. Section 3.8 Outdoor Recreational Amenities, is to be amended by replacing policy 3.8.4 with the following text:

“The RM shall work with private sector developers and provincial agencies to encourage and facilitate the development of new, or the intensification of existing recreational facilities and parks to broaden the recreational activities available for residents and visitors.”

33. Section 3.9 Community Services and Resources, is to be amended by replacing the introductory paragraphs with the following text:

“Institutional sites within the region include public services such as government offices, churches, and educational facilities. Community facilities and programs are primarily provided by the Towns and Villages for the benefit of the RM and include numerous educational facilities such as public schools in each of the urban municipalities, and the Bethany College which is privately administered. Reference Map #6 provides the School Attendance Area boundaries within the RM.

#### Objectives

- To initiate campaigns to promote inter-municipal partnerships, public engagement and community based leadership to improve existing institutional services and amenities for residents.
- To ensure that emergency response plans are current and reflect changes in land use or activities.
- To cooperate with the Towns and Villages to ensure a full range of institutional, public and community services in areas of education, health and spiritual development are available for the rural residents.”

34. Section 3.9 Community Services and Resources, is to be amended by replacing the following policies:

“3.9.1 The RM will support the development and joint-use of institutional, health, recreational, spiritual and cultural facilities for the benefit of rural residents.

3.9.3 The RM will strive to recognize and respond to the needs of a growing community and work with various organizations, business leaders, other public institutions, non-governmental organizations, community groups, residents and community volunteers to determine these needs and the best methods to provide and maintain needed community facilities and programs.

3.9.4 Council shall advocate for the planning and provision of services, programs and facilities on a cooperative basis, involving appropriate agencies, groups and individuals to ensure accessible, appropriate, and flexible service provision for all residents irrespective of their physical, economic, social or cultural characteristics

3.9.5 Council shall work with business, agriculture and industry, non-governmental organizations, community groups, conservation authorities, educational and economic development agencies, Urban Councils and representatives of other levels of government to:

- a) Initiate inter-community cooperation to coordinate the efficient provision of services and infrastructure;
- b) Promote environmentally and economically sustainable developments;
- c) Stimulate population growth to support social-economic development; and
- d) Coordinate local and senior government economic and social development initiatives.

3.9.6 Public safety and health requirements shall guide all development. The Emergency Response Plan shall be coordinated with federal and provincial programs and policies and shall draw upon a range of skills and experience from the urban and rural municipalities within and outside the region.

3.9.7 The Laird Official Community Plan follows the lead of the existing emergency planning and response agencies in the region to coordinate the planning and integration of a regional Emergency Response Plan which is mutually supportive and reduces unnecessary duplication of resources. “

35. Section 3.10 Economic Development, is to be amended by replacing the introductory paragraphs with the following text:

“Rural areas have been designated for rural commercial or industrial development as alternative to urban locations. Highway Commercial Services or Industries that require a more rural or open location and highway access may be suited to these areas. There is need to promote opportunities for employment by developing and promoting an economic development strategy as a joint venture among the Rural Municipalities of Laird and Rosthern and the communities of Rosthern, Waldheim, Hague, Hepburn and Laird.

Objectives:

- To provide an adequate supply of land suitable for rural industrial or commercial activities in appropriate rural locations which do not require a full range of municipal services.
- To minimize or eliminate land use conflicts between commercial, industrial and other land uses.
- To promote the RM and the region as a premium choice for industrial and commercial development.”

36. Section 3.10.14 is to be amended by replacing the existing text with the following:

“3.10.14 The minimal separation distances required for an Industrial subdivision follow. Council may require a greater setback if it is deemed that the use may substantially interfere with the safety and amenity of adjacent sites:

- a) Within 500 m (0.3 mile) of a hazardous industry;

- b) Within 1 km (0.6 mile) of a residence;
- c) Within 305 m (1000 ft.) of a sewage lagoon site; or
- d) Within 457 m (1500 ft.) of a solid waste disposal site.”

37. Section 3.11.1 a) is to be amended by replacing the existing text with the following:

- a) “Lands subject to flooding by the North Saskatchewan River, including all lands which would be flooded by the 1:500-year flood event, or in any flood prone area unless the development is above the elevation representing the 1:500-year return frequency flood event and necessary freeboard; or”

38. Section 3.11.4 is to be amended by replacing the existing text with the following:

“3.11.4 The Water Security Agency or other appropriate government or private sector consultants will be utilized as a source of technical advice regarding flood levels and flood proofing techniques. Development proposals in flood plain areas shall be referred to Water Security Agency for review prior to approval.”

39. Section 3.12 Transportation Networks is to be amended by replacing the existing introductory paragraph with the following text:

“There are several major provincial highway corridors within the region that service the local population and carry large volumes of commuter, recreational and truck traffic. Development is drawn by the improvement and “dividing” of Highway 11 and as this investment in infrastructure connects Saskatoon to the northern regions of the Province. The nature and degree of access to public roads plays an important role in determining the use of land which will influence the nature of the road system. Proper land use and road planning are essential for the development of efficient, safe and convenient movement of people, goods and services. The Transportation Network for the district is illustrated in Reference Map #7.

#### Objectives

- To establish safe, efficient and convenient transportation facilities and service for all users.
- To provide a network of municipal roads to accommodate anticipated traffic movements within the region and provide an effective linkage to the Provincial highway system.”

40. Section 3.13 Aggregate Resources is to be amended by replacing the existing introductory paragraph with the following text:

“Aggregate resource activities which traditionally included sand and gravel operations, today include the processing and storage of materials such as concrete, brick or asphalt used in the construction industry. Aggregate resource extraction is valued by the RM as an important natural resource. These activities have high potential for conflicts with adjacent land uses and are dependant on access to established transportation networks.

#### Objectives

- To encourage aggregate resource development for the benefit of the RM.

- To minimize community and environmental disruption from extraction and aggregate related activities.”

41. Section 3.13.1 is to be amended by replacing the existing text with the following:

“3.13.1 Resource development that benefits the RM and surrounding region will be supported in locations which are sufficiently separated from incompatible activities, well-removed from residential areas, and present minimal disruption to the community and the environment. Proposals for these activities shall be referred to the appropriate government agencies for their review.”

42. Section 3.14 Rural Residential Development is to be amended by replacing the existing introductory paragraph with the following text:

“Country residential development is a lifestyle that is attractive to a large segment of the population. The proximity to Saskatoon, highway connections, and attractive landscape makes the RM particularly appealing to urban people seeking rural properties. Incrementally, rural residential development can complement and preserve the rural character where it is located and designed in a planned manner based upon well defined municipal expectations. Uncontrolled, it can have widespread negative effects ranging from inflated land prices and environmental stress to the creation of urban- like service expectations resulting from an inflow of urban people into rural areas.

Non-farm country residential development influences the settlement pattern within the RM. Rural residential development contributes to increases in local population and RM revenues and the local economy through taxation and the consumption of local goods and services. Diligent planning, in both the short and long term, must be emphasized to ensure all aspects of growth are sustainable and to minimize municipal cost for service provision.”

43. Section 3.14.4 is to be amended by replacing the existing text with the following:

“3.14.4 Residential subdivision or development proposed along the North Saskatchewan River Valley shall comply with the Natural Hazard Lands policies contained in Section 3.11 of this Plan.”

44. Section 3.14.6 is to be amended by replacing the existing text with the following:

“3.14.6 Residential subdivision shall not be permitted:

- a) Within 500m (0.3 mile) of a hazardous industry;
- b) Within 1 km (0.6 mile) of a rural industrial site;
- c) Within 305 m (1000 ft.) of a sewage lagoon site for a single isolated residence and 600 m (2000 ft.) for a multi-parcel residential development;
- d) Within the required separation distances from intensive livestock operations as provided within the Zoning Bylaw, or
- e) Within 457 m (1500 ft.) of a solid waste disposal site.

Council may require a greater setback if it is deemed that the use may substantially interfere with the safety and amenity of adjacent sites.”

45. The following new Section 3.15.2 is to be added with the subsequent sections being renumbered accordingly:

“3.15.2 Notwithstanding Section 3.15.1, where the quarter section has been fragmented by original township survey, road widening, road right-of-way, drainage ditch, pipeline or transmission line development or government action, natural features such as water courses or water bodies, or because of subdivision; council may consider an exemption to the maximum number of building sites that may be accommodated on the quarter section where the following conditions are met:

- a) the applicant can demonstrate to the satisfaction of Council that each parcel proposed for residential development contains at least 1 ha (2.47 acres) of contiguously developable land for a building site;
- b) the site can accommodate potable water service and an on-site wastewater/sewage disposal system;
- c) the proposed use of the parcel does not negatively impact adjacent agricultural uses; and
- d) the fragmented parcel has legal and year-round, all weather physical access to a municipally maintained roadway and, if not, the expansion or upgrade of the roadway to the R.M.’s standard shall be at the applicant’s expense.”

46. Section 3.15.3 is to be amended by replacing the existing text with the following:

“3.15.3 With exception to the exemption defined in 3.15.2, where an agricultural holding has been subdivided to its full potential under these policies, no further residential development shall be permitted on the balance of the agricultural holding. Where an existing residence or farmstead exists on the agricultural holding intended for subdivision, the residential subdivision shall include the existing residence within the proposed subdivision.”

47. Section 3.16 Hamlet Areas is to be amended by replacing the existing introductory paragraphs with the following text:

“This section of the OCP outlines additional objectives and policies for the existing hamlets within the RM. These “urban-like” areas are differentiated from rural areas by more dense development and smaller lots. These communities are separate and distinct from the surrounding rural area and have lot sizes more representative of urban areas primarily serviced with private wells and septic holding tanks. The hamlets offer a diverse range of residential holdings.

The population has remained relatively stable in these communities; however, in the event of development proposals in these areas, there should be a level of awareness on the ability for these hamlets to sustainably accommodate growth. The degree of change will vary among the hamlets because some areas will have greater or lesser potential to attract or accommodate development.

Gruenfeld: is an old settlement with twelve residences on a ¼ section. Several these holdings have accessory buildings for agriculture. There is also a cemetery.

Mennon: consists of four residences and a small one room schoolhouse on a ¼ section.

Objectives

- To promote and strengthen each hamlet as an asset and as an alternative residential lifestyle option to the existing urban and rural residential areas.
- To provide opportunity areas for non-residential development that serves the hamlet residents and the surrounding area.”

48. Section 4.1 Making Things Happen is to be amended by replacing the existing text with the following:

“Successful implementation of this Plan depends to a large degree on whether its policies can guide local development and action in a variety of contexts over the next fifteen years. This Section contains policies to ensure that planning is sensitive to local conditions while at the same time advancing the Plan’s core principles and building on its broad objectives.

To achieve the goals set out in this OCP, a clear plan of action or implementation strategy is required. The following tables have been included to provide a checklist of the key action items that will need to be completed to help the RM achieve its goals as outlined in the OCP. Each action item relates to policy statements included in the OCP and will require an Implementation Committee to be established to prioritize the action items. The action items should be reviewed regularly to monitor progress and to determine if changes are required.”

49. Section 4.2 The Plan Guides Action is to be amended by replacing the existing text with the following:

“As a statutory document for guiding development and land use in the RM, the OCP gives direction to Council on its day-do-day decision making. The land use policy areas illustrated in the Future Land Use Concept Plan “Appendix A” provides geographic references for the OCP policies. If the RM is to move closer to the future envisioned by the OCP, it must guide other related decisions of Council.

*The Planning and Development Act, 2007* requires that all Bylaws enacted conform to this OCP:

- Municipal bylaws and public works will conform to this OCP.
- The decisions and actions of Council and staff, including public investment in services, service delivery and infrastructure, will be guided by this OCP.
- Implementation plans, strategies and guidelines, consistent with this OCP will be adopted, identifying priorities, detailed strategies, guidelines and actions, to advance the plan vision, goals and objectives.”

50. Section 4.3 The Future is a Shared Responsibility is to be amended by replacing the existing text with the following:

“A community is successful when all sectors cooperate with their time, effort and resources to enhance the quality of life. Municipalities can lead by example with engaged and informed residents to successfully guide future, measured by the accomplishments made in managing agricultural diversification, environmental stewardship, economic development, community service provision, population growth, and the overall lifestyle available. To achieve the goals and objectives of this OCP, the RM will lead by example and advocate for provincial partnerships and technical assistance to deliver services and programs for sustainable agricultural economic and community development.”

51. Section 4.4 Monitoring Performance is to be amended by replacing the existing text with the following:

## “Review

The OCP is a document intended to guide decision making over the long term and is not a static document that commits the Municipality to an inflexible development policy. As new issues and concerns arise, or old one’s change, the OCP shall be revised to meet these changes. The OCP shall be reviewed after five years and before ten years from the date of its adoption to evaluate the stated goals, objectives and policies as to their relevancies.

The OCP must be kept up-to-date to ensure that it effectively responds with the real development issues facing the RM. New implementation initiatives will be needed and priorities will require adjustment in response to the varied and changing local and regional conditions. The periodical review and amendment of the OCP should serve as an effective guide for the Council to make decisions on the future development of the Municipality.

## Amendment

On occasion land uses or developments may be proposed that do not conform to the OCP. The OCP can be amended in accordance with *The Planning and Development Act, 2007*, to allow the new development to proceed. However, before any amendment is made, the impact of the proposed change on the balance of the OCP shall be examined. Any changes to the OCP or the Zoning Bylaw shall be considered with the public interest in mind.”

## Community Development

IMPLEMENTATION	
Action Item	Policy Reference
Develop an Action plan to organize community development initiatives	Section 2 and 3.9
Coordinate Economic Development initiatives	Section 3.10
Prepare a Fire Master Plan and Emergency Response Plan	Section 3.9
Research a Cost Sharing Strategy for Community Services to increase equity between urban and rural residents	Section 3.9 and 5.4
Provide support for a regional tourism strategy	Section 3.7, 3.8 and 3.9

## Land Use Planning

IMPLEMENTATION	
Action Item	Policy Reference
Set up administrative procedures for review and amendment of the OCP.	Section 1.2 and 6.3
Integrated Road Network/Infrastructure Planning including Highway access roads, and Clearing the Path designation	Section 3.12
Review Subdivision/Development Fees and Servicing Agreements	Section 6.9 and 6.10
Explore Regional Waste Management opportunities	Section 3.4

<b>Prepare an Annexation Policy</b>	Section 5.5
<b>Prepare a Flood Management Plan</b>	Section 3.5 and 3.11
<b>Research Revenue/Tax Sharing and opportunities for collective service provision</b>	Section 3.9 and 5.4
<b>Explore the opportunity for regional Development Appeals Board</b>	Section 5.2

52. Section 5.2.2 is to be amended by replacing the existing text with the following:

“5.2.2 The RM shall support the inter-municipal partnerships established by the Twin Rivers Planning District to minimize potential land use conflicts for existing and proposed uses on the undeveloped lands adjacent to surrounding RMs, Towns and Villages.”

53. Section 5.2.3 is to be amended by replacing the existing text with the following:

“5.2.3 The RM will cooperate to ensure that development and land use patterns which are adjacent or in proximity to urban areas that may hinder urban expansion will be discouraged, or mitigated. This does not apply to such effects that arise during normal, non-intensive farm operations.”

54. Section 5.2.4 is to be amended by replacing the existing text with the following:

“5.2.4 Inter-municipal cooperation and public/private sector initiatives that focus on a cooperative approach to providing cost efficient services that optimize the RM’s financial and infrastructure resources shall be encouraged. The capital works program and public improvements are an important implementation tool since the RM may influence the location of future development and growth through the provision of municipal services to land.”

55. Section 5.3.1 is to be amended by replacing the existing text with the following:

“5.3.1 Inter-municipal revenue sharing and other agreements to equitably share costs and benefits of future development in the region shall be encouraged.”

56. Section 5.4.4 is to be amended by replacing the existing text with the following:

“5.4.4 The RM will develop a coordinated approach for future boundary expansions to ensure consistent planning, cost effective and efficient service delivery and good governance for residents on the municipal fringe. Development and land use patterns which are adjacent or in proximity to urban areas that would hinder the expansion of these areas, or which may have negative effects on future urban design and/ or densities, will be discouraged. This does not apply to such effects that arise during normal, non-intensive farm operations.”

57. Section 6.2 Definitions is to be amended by replacing the existing text with the following:

“The definitions contained in the RM of Laird Zoning Bylaw shall apply to this OCP.”

58. Section 6.3 Adoption of the Inter-Municipal Development Plan is to be amended by replacing the existing text with the following:

### “6.3 Adoption of the OCP

Adoption of this OCP will give it the force of law. Once adopted, no development or land use change may be carried out within the area affected by the OCP that is inconsistent or at variance with the proposals or policies set out herein.

By setting out goals, objectives, and policies, the OCP will provide guidance for the RM in making decisions regarding land use, zoning, servicing extension, subdivisions and development in general. These decisions must be made in conformity with the stated objectives and policies to ensure that the goals for the future development of the RM will be achieved.

The application of the OCP policies is illustrated in the Future Land Use Concept Plan contained in “Appendix A.” The Future Land Use Concept Plan is intended to illustrate the locations of the major land use designations within the RM. This “map” should not be interpreted in isolation without consideration of the balance of the OCP. The Land use designations have been determined by several factors including existing patterns of land use, projected land needs, resource areas, natural attributes and man-made features.

The OCP will be implemented, in part; by the development-related decisions that will be made in the future; however, the two most important tools available for guiding the future development of the Municipality are the Zoning Bylaw and the subdivision process, including associated agreements.”

59. Section 6.4 Adoption of Municipal Zoning Bylaws is to be amended by replacing the existing text with the following:

### “6.4 Adoption of a Zoning Bylaw

Following the adoption of the OCP, the RM is required to enact a Zoning Bylaw which will set out specific regulations for land use and development:

- a) The Zoning Bylaw must generally conform to the OCP and future land use and development shall be consistent with the goals and objectives of this Plan;
- b) Future development will avoid land use conflict and meet minimum standards to maintain the amenity of the RM;
- c) Zoning Bylaws designate areas for certain types of development. Permitted and discretionary uses and development standards are prescribed for each zone.
- d) Development will be consistent with the physical opportunities of the land and of reasonable engineering solutions;
- e) Undue demand shall not be placed on the RM for municipal services, such as roads, parking, water, sewers, waste disposal, and open space;
- f) The objectives and policies in the OCP provide guidance to Council when preparing the Zoning Bylaw or considering an amendment to the Zoning Bylaw.

*The Planning and Development Act, 2007*, requires the RM to adopt a Zoning Bylaw in conjunction with the OCP. The Zoning Bylaw will be used to implement the policies and achieve the objectives of this OCP by prescribing the uses of land, buildings or other improvements that will be allowed in the

different zoning districts established in the RM. In addition, the Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet.

The Zoning Bylaw provides the RM with actual control over land use and the types of development and uses allowed in each land use district. The associated supplementary requirements, and development standards will be specified in the Zoning Bylaw respecting building setbacks, parking, loading, landscaping, signage, buffering and all other relevant standards proscribed by the RM from time to time.

To ensure that these regulations work to help achieve the stated goals and objectives, the Zoning Bylaw itself must be consistent with the policies and the intent of this OCP. In considering a Zoning Bylaw or an amendment, the RM should refer to the policies contained in the Plan and the “Future Land Use Concept Plan” (Appendix A), to ensure that the development objectives of the Municipality are met.”

60. The Future Land Use Concept Map attached as Appendix A is to be replaced by the revised Future Land Use Concept Map appended to this bylaw as Schedule “A”.

61. This bylaw shall come into force and take effect when approved by the Minister.

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Reeve

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Administrator

Certified a true copy of Bylaw 6-2017  
Passed by Council on \_\_\_\_\_  
A.D.

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Administrator

# Schedule A: Future Land Use Concept Map

