

THE RURAL MUNICIPALITY OF LAKE LENORE NO. 399

BYLAW NO. 3/2015

THE RURAL MUNICIPALITY OF LAKE LENORE OFFICIAL COMMUNITY PLAN

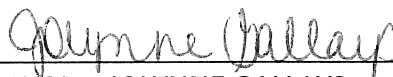
1. Pursuant to Section 45 of *The Planning and Development Act, 2007*, the Council of the Rural Municipality of Lake Lenore No. 399 hereby adopts the Official Community Plan, identified as Schedule "A" to this Bylaw.
2. The Reeve and Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this Bylaw.
3. This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time this 06 day of May, 2015.
Read a second time this 19 day of July, 2016.
Read a third time and passed this 19 day of July, 2016.



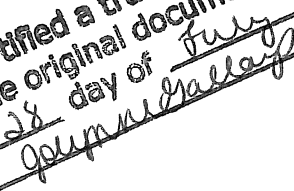


REEVE – JEAN KERNALEGUEN



ADMINISTRATOR – JOLYNNE GALLAYS



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the original document
On the 28 day of July, 2016


THE RURAL MUNICIPALITY OF LAKE LENORE NO. 399

OFFICIAL COMMUNITY PLAN

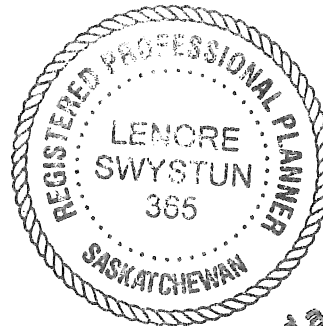
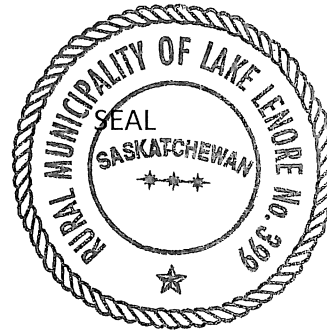
SCHEDULE "A" TO BYLAW NO. 3/2015



[Signature]
REEVE – JEAN KERNALEGUEN

[Signature]
ADMINISTRATOR – JOLYNNE GALLAYS

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Lenore Swystun, MCIP, RPP
Professional Planner



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the original document
On the 28 day of July, 2016
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2015

RM of Lake Lenore No. 399
Official Community Plan
Bylaw No. 3/2015

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On the 28 day of July, 2016
Gayne Gallard

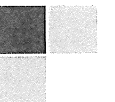


Table of Contents

Section 1: Introduction.....	2
1.1 Welcome to the RM of Lake Lenore Official Community Plan.....	2
1.2 Purpose of the Official Community Plan	2
1.3 RM of Lake Lenore Map	3
1.4 Community Context	3
1.5 Format of the Plan.....	4
Section 2: RM of Lake Lenore Community Voice, Vision and Goals.....	5
2.1 Community Engagement.....	5
2.2 Vision Statement	6
2.3 Goals of the Community.....	6
Section 3: Rural Municipality of Lake Lenore Development Policies.....	8
3.1 General Development Land Use Policies	8
3.2 Agricultural Resources.....	9
3.3 Residential Development	12
3.4 Community Economic Development.....	15
3.5 Lakeshore Development	18
3.6 Community Services, Resources and Public Safety.....	19
3.7 Recreational Amenities	21
3.8 Conservation and Heritage Resources	22
3.9 Municipal, Environmental Reserve and Green Space	24
3.10 Ground and Source Water Resources	25
3.11 Natural Hazard Lands	27
3.12 Natural Resource Development.....	30
3.13 Public Utilities and Facilities	32
3.14 Transportation Networks	33
3.15 Inter-Municipal Cooperation.....	35
Section 4: Administrative Tools.....	37
4.1 Action Planning.....	37
4.2 Implementation and Monitoring.....	37
Appendix A – RM of Lake Lenore No. 399 Future Land Use Map	43
Appendix B – Reference Maps	44
Appendix C – Action Planning Template	43

Section 1: Introduction

1.1 Welcome to the RM of Lake Lenore Official Community Plan

The RM of Lake Lenore No. 399 celebrates the completion of its local land use planning document, referred to as the “Official Community Plan” (OCP), or “Plan.” This Plan is a voluntary effort, formed to assist the Rural Municipality with growth and development opportunities over the next twenty-five plus years.

The opportunity exists to promote and address the need to continue stimulating economic development, provide guidelines to reduce conflicts between land uses, protect sensitive environmental areas, and to develop strategies which support community revitalization and population growth. There is the potential to plan and provide for the best possible mix of activities, services and land uses for the greater Community.

The OCP contains a local vision with goals and policies that will help the RM with future development that is reflective of the community. These were developed in collaboration with community members and stakeholders, along with Council and Administration. Each of the policies and sections are linked with one another. To enable a comprehensive understanding of the future direction of the community, the Plan and its sections should be read in its entirety, and not in isolation from one another.

1.2 Purpose of the Official Community Plan

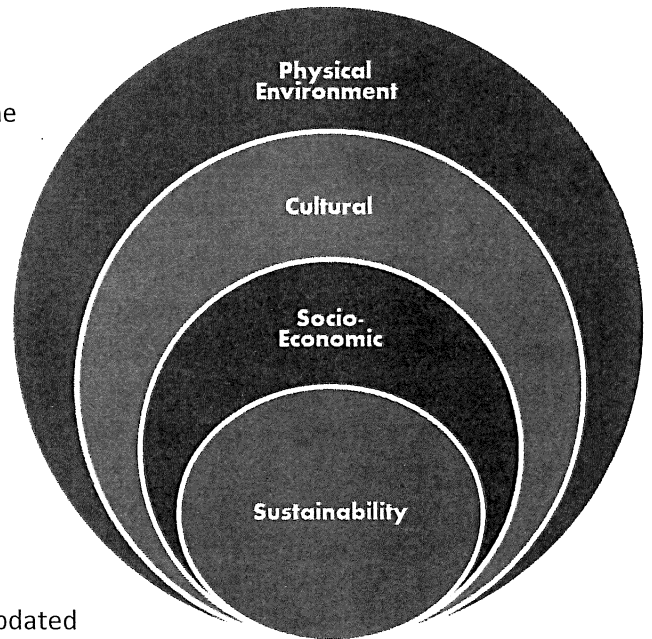
The purpose of the Official Community Plan is to provide a comprehensive policy framework to guide the physical, environmental, economic, social, and cultural development of the community. The OCP also contains provisions and procedures for the resolution of land use conflicts, administration, and amendments of the Plan.

1.2.1 Enabling Legislation

The RM of Lake Lenore Official Community Plan meets the legislative requirements as outlined by *The Planning and Development Act, 2007* and *Statements of Provincial Interest*. The OCP has been established and adopted in accordance with Section 32 of the *Act*.

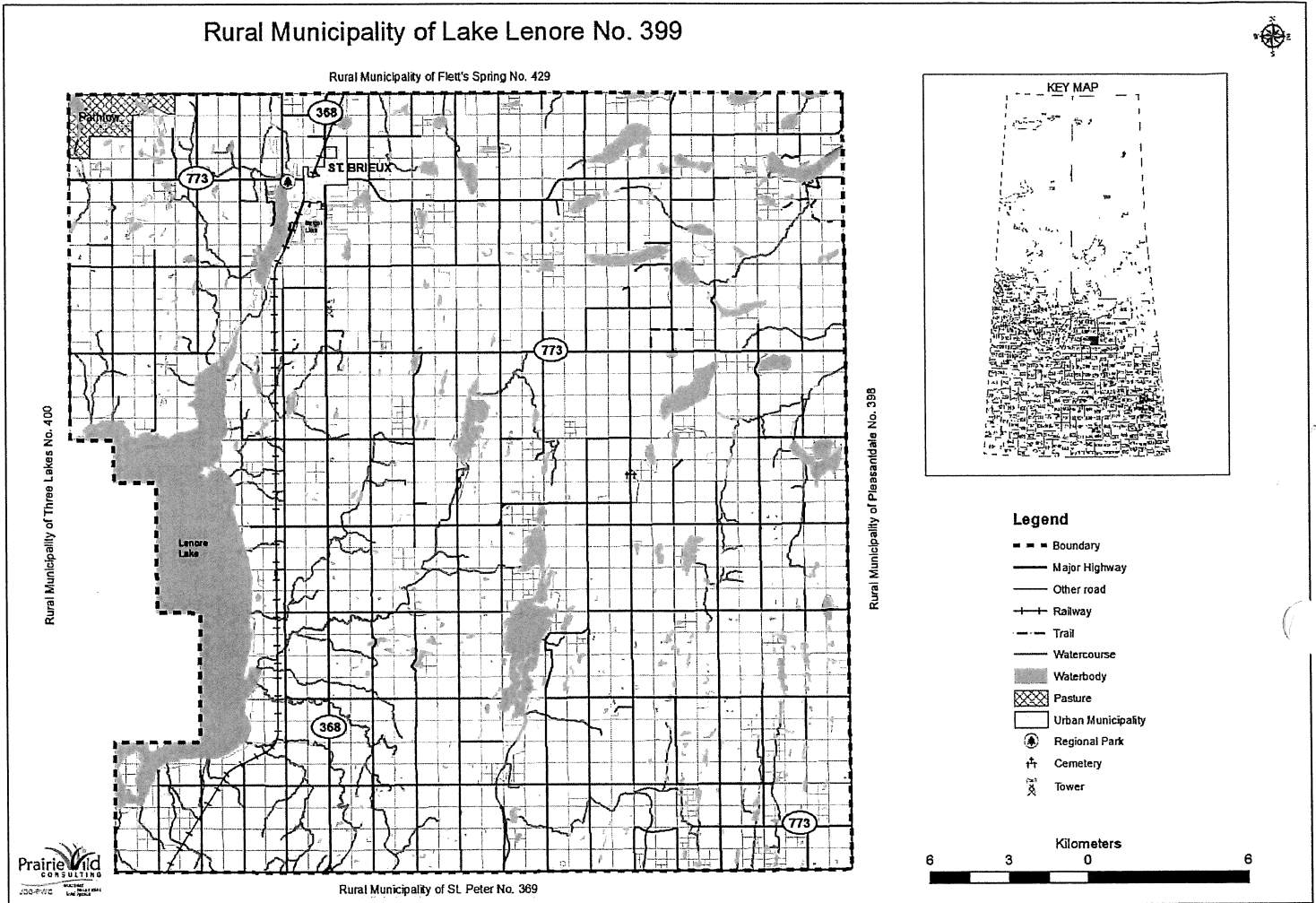
The Plan responds to the requirements of the *Act* by providing policies based upon “Community Goals.” This will reduce uncertainty for both the public and private sectors with respect to future use of land by ensuring development practices are compatible with the land base and environment.

The RM will also, in accordance with the *Act*, adopt an updated Zoning Bylaw consistent with the policies and provision of this OCP. The Zoning Bylaw is a regulatory tool of the OCP, implementing the policies contained within the Plan and includes site specific regulations.



1.3 RM of Lake Lenore Map

The map below identifies the boundaries of the RM of Lake Lenore No. 399 that illustrates road networks, environmental features, urban settlements and more within the RM.



1.4 Community Context

The RM of Lake Lenore No. 399 is located in east-central Saskatchewan in the parkland region, with Lenore Lake forming most of the western boundary of the municipality. The Rural Municipality borders other RMs, such as St. Peters No. 369 to the south, Three Lakes No. 400 to the west, Pleasantdale No. 398 to the east and Flett's Springs No. 429 to the north. The RM of Lake Lenore No. 399 has a land area of approximately 72.53 km².

The 2011 Census records a total population of 536 in the RM boundaries, an increase from the 2006 census record, which had a population of 513. For context, the Town of St. Brieux, the Urban Municipality that resides within the RM boundaries, has a 2011 population of 590. The area has seen a gradual increase in population, due to the amenities available in the area, and proximity to other urban centres such as Melfort and Humboldt.

1.5 Format of the Plan

Section 1	An Introduction to the Official Community Plan, providing some general background information and guidance.
Section 2	Provides the vision, goals, general principles and general development policies which will guide the overall use, planning and development of land in the Municipality.
Section 3	Provides objectives and policies for the Municipality on a number of different policy areas.
Section 4	Provides preliminary action plans for consideration for implementing the Plan.
Section 5	Provides an overview of the inter-jurisdictional dialogue of the area.
Section 6	Presents the tools available for Council to administer the Official Community Plan.

The **Policies** of the Plan are action statements intended to address particular issues and advance the Municipality toward its vision. Policy implementation should involve appropriate levels of consultation with the public and relevant stakeholders. As future amendments to the Plan are contemplated, consideration should be given as to how the proposed amendment conforms to the vision and themes presented in this Plan.

Future Land Use Map: One of the key aspects of the Plan is to provide an overall future land use and development concept for the RM. The “Future Land Use Map” (Appendix “A”) illustrates general land use designations which have been determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and man-made features.

Reference Maps: The series of reference maps attached in Appendix “B” provide supplementary information. These maps may be updated periodically by a resolution of the Council. All Reference Maps are approximate and are subject to change. Reference Maps are conceptual only and should not be used to make site specific decisions.

Action Plan: To achieve the goals set out in the Plan, a clear plan of action or implementation strategies is required. Preliminary Actions Plans for the Rural Municipality have been included in Appendix “D” to provide a checklist of the key action items that will need to be completed to help the Municipality achieve its goals outlined in the Plan.

Section 2: RM of Lake Lenore Community Voice, Vision and Goals

2.1 Community Engagement

Community Engagement is vital in the development of the RM of Lake Lenore No. 399 Official Community Plan. Gathering and collecting information through local wisdom and experience is considered the most valuable source. A number of community members, stakeholders and business owners from the Municipality participated in meetings, events and data collection. The process is designed to be engaging and participating.

Findings from the consultative process, together with technical research, have focused the OCP on the potentials and challenges residents and landowners identified as prime importance for the future of their community. Together there is opportunity to:

- Attract new residents and businesses to the RM to support local amenities and increase tax base;
- Take advantage of the existing infrastructure, central location, community assets; and
- Market economic opportunities and natural features- recreational, lakes, commercial and industrial.

2.1.1 Community Engagement Process

The process during this planning framework and the facilitation is based on the Appreciative Inquiry model, intended to ensure time for community capacity-building and quality results. The model builds from the positives and asks participants to discuss “best-hopes and goals” for the future of their communities.

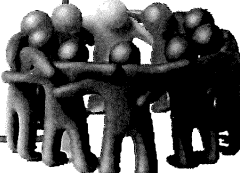
Community engagement involves a wide range of participants with varying opinions and ideas. The model allows for the creation of open space where everyone can voice their opinions and be heard throughout the process. It guides the community to create a shared vision.

Roles were shared at the beginning of each session for the facilitative planners and participants, with a common goal for everyone to learn something new, have fun and share with others the work being done together.

2.1.2 Foundations for Success

The RM of Lake Lenore planning process includes the creation of a list of Foundations for Success; statements of values to ensure successful and productive meetings and time well spent for both participants and facilitators.

Communication	Guidelines
Open-minded	Ideas
Cooperation	Respect
Refreshments	



2.2 Vision Statement

The vision statement is intended to give a broad, aspirational image of the future that someone or a group of people are aiming to achieve. The vision statement is written in present tense, in a positive tone and is easy to understand. From the planning process, the following vision statement was created:

In 2040...

The Rural Municipality of Lake Lenore No. 399, with its lakes, prime agricultural lands and forested areas, is as a thriving area with an abundance of year-round recreational activities and sustainable country residential living.

The agricultural industry remains as the prime industry along with innovative value-added and alternative agriculture initiatives.

2.3 Goals of the Community

The RM of Lake Lenore Official Community Plan responds to the requirements of *The Planning and Development Act, 2007* and *The Statements of Provincial Interest*, by providing polices based upon Community Goals for the conservation and use of municipal resources. The day-to-day decisions of the Council will be based upon these goals.

Agricultural Pride:

- Preserving the prime agricultural lands to support the main industry while also exploring opportunities to diversify agriculture activities.

Residential Options:

- Providing opportunity for all residents to have access to safe, affordable and secure housing, and that a wide range of housing is available to individuals and families regardless of background.
- Ensuring lakeshore residential development is sustainable and responsible and does not adversely affect the enjoyment of the lake to the public.

Rural Landscape – Natural and Environmental Areas:

- Being good stewards of the environment by reducing resource consumption and to protect natural systems and ecological sensitivities, including air quality, water systems and other natural landscapes.

Community Economic Development and Tourism:

- Supporting the existing local businesses in place while promoting the area to attract new businesses and value added industries.
- Promoting the local assets such as the lake, diverse landscape and other amenities to attract visitors and potential new residents.

Community Services and Well-being:

- Engaging in partnerships with municipalities and agencies to ensure public health and safety is a priority.
- Ensuring residents and visitors are able to make use of current community services available and exploring opportunities to expand to meet future needs and demand.

Heritage and Culture:

- Continue to conserve, interpret and promote the heritage and culture in the RM of Lake Lenore and area in a manner that is complementary to other potential development in the area.

Infrastructure – Transportation and Public Utilities:

- Ensuring that existing public utilities and infrastructure meet the current demands of the population and expanding when possible.
- Collaboration with municipalities and agencies to ensure road networks and multi-modal trails are maintained to keep the area well-connected.

Inter-Municipal Dialogue:

- Fostering meaningful dialogue with members, stakeholders and leaders within the Rural Municipality and neighbouring communities, First Nations, Provincial and Federal agencies.

Section 3: Rural Municipality of Lake Lenore Development Policies

The policies outlined in this section address issues which may arise throughout the RM of Lake Lenore. In managing change, the Rural Municipality will undertake comprehensive, integrated and long-term planning to ensure that development with the landscape quality of the area can be sustained by service levels and meet the *Statements of Provincial Interest*.

3.1 General Development Land Use Policies

The Rural Municipality is committed to provide a positive quality of life and experience within the Municipality. Sustainable and ecological awareness to development is a key aspect of the Community, namely around environmental areas such as treed areas, the lakes and sloughs. It has been identified by community members and stakeholders that Lenore Lake, St. Brioux Lake and Ranch Lake are important to protect into the future.

Objectives

- ❖ To promote development that conforms to the guidelines within the Plan and reflective of the Future Land Use Map.
- ❖ To ensure development is located in areas where the capacity exists to host such developments and is reflective of the Plan and Future Land Use Map.
- ❖ To explore service delivery options which are financially viable for the Rural Municipality.
- ❖ To encourage the clustering of development to ensure the best utilization of the land is achieved.
- ❖ To support development that is responsible towards sensitive environmental areas and sustainable into the future.

General Policies

1. The Rural Municipality will strive, through this Plan, to provide policies related to land use, transportation, servicing and other aspects of planning that are consistent.
2. In managing change, the Rural Municipality will build and renew a comprehensive, integrated and long-term asset management plan so that the impact of growth will not have an undue strain on municipal infrastructure or public service facilities.
3. Primary consideration shall be given to each proposal's conformity with the over-arching policies in this Plan. A proposal shall be denied when is it detrimental to the health, safety, general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity.
4. The Rural Municipality shall have a sustainable form, mix of uses and densities that allow for the efficient use of land, infrastructure and public facilities. The Plan will help to identify suitable lands to attract a broad range of residential, business enterprise, recreation, institutional, and industrial development to meet anticipated long-term needs for the area.

5. Rural areas shall continue to be differentiated from urban areas by less dense development and generous larger land parcels in order to maintain the rural character of the community. The Rural Municipality shall accommodate new development opportunities that can successfully co-exist with existing and evolving agriculture uses.
6. Cumulative effects, land fragmentation, best management practices, innovative procedures development phasing, route modification, alternative construction techniques and impacts on municipal servicing shall be considered when reviewing all developments and their compliance.
7. Major deviations to the Official Community Plan design and policies shall require a formal amendment based on research and evaluation. Minor relaxations may be considered without an amendment to this Plan where the developer can demonstrate to the satisfaction of the municipality that the reconfiguration of parcels and street design would maintain the overall intent of the community policies. The Future Land Use Map provided in Appendix "A" shows the general designation of land use.
8. Public safety and health requirements shall guide all development, as per *The Statements of Provincial Interest*.
9. New development or additions shall not be permitted within the 1:500 year flood way in order to allow flood waters to flow freely. Referrals shall be made to hydrologists and the Water Security Agency for a development permit that is altering or modifying lands within the floodway for the purposes of elevating the site above the flood event elevation.
10. Development and new subdivisions shall be encouraged to located where servicing and infrastructure are in place, or planned, to support the intensity and type of development. Development shall minimize the potential impact to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.
11. Appropriate development standards for the various uses relating to landscaping, signage, parking, building setbacks, and other relevant standards shall be administered through the Zoning Bylaw.

3.2 Agricultural Resources

The RM of Lake Lenore No. 399 is home to prime agricultural land and production, it is one of the major economic activities in the area. Through the community engagement process, members and stakeholders have identified that maintaining the prime agricultural lands is important for their local economy – while also looking at small-scale alternatives such as organic farming and supporting farmer's markets and market gardens. Council deems it necessary to develop in a sustainable manner in order not to compromise the natural environment or the quality agricultural lands that characterizes the region.

Objectives

- ❖ To protect and promote the continuation and diversification of the agricultural industry.
- ❖ To identify and protect agricultural land, and lower class agricultural land where farming is dominant or which has potential for different types of farming enterprises.
- ❖ To recognize areas in which the interests of the farmers will be paramount in land use and planning decisions, subject to the protection of the environment.
- ❖ To ensure flexibility for farm operators to engage in different types and sizes of agricultural operations and to provide agricultural producers the opportunity to utilize evolving technologies.
- ❖ To provide adequate separation distances between Intensive Livestock Operations and development in urban centres and environmentally sensitive lands.

General Policies

1. Protecting the dominant role of agriculture and promoting a full range of agricultural activities shall be accomplished in ways compatible with the environment and adjacent land uses where it is desirable and feasible to provide protection to such activities.
2. Highly productive prime agricultural lands shall not be developed for non-agricultural uses, unless there is no suitable alternative site with equal attributes capable of serving the proposed use, or if the development at the selected location meets an important public need.
3. Crop spraying, intensive agriculture production, pasturing livestock, and manure spreading are legitimate operations and shall be restricted only by public health regulations and environmental protection measures, unless otherwise stated herein.
4. Small holdings for small-scale or specialized agricultural operations may be considered for approval, provided that such proposals are compatible with other existing agricultural operations, and that the size of the proposed parcel is appropriate for the intended use.
5. Agri-industrial developments which directly serve farming activities, and either process or store agricultural produce or products shall be allowed in agricultural areas. When possible, preference shall be given to locations on lower quality land.
6. Community-supported agricultural activities such as local farmers markets, market gardens and organic farming operations will be supported by the Rural Municipality as an opportunity to add diverse and value-added production to the industry.



Intensive Livestock Operations

7. Proponents and operators of Intensive Livestock Operations will be required to develop facilities and conduct their operations in a manner which reduces the production of offensive odours and the potential for pollution of soils, groundwater and surface water.
8. New Intensive Livestock Operations, or applications for the expansion of existing operations, shall be encouraged to locate in areas of the Rural Municipality where land conditions support this activity. The Future Land Use Maps in Appendix "A" indicates general areas which may be suitable for intensive livestock development. Specific studies will be required to select locations within these areas.
9. Livestock operations will be characterized by the total number of animal units and animal type. Intensive Livestock Operations will be required to locate where they provide an appropriate land base size to support their operation and where they have a sufficient land base for manure application.
10. The development, application and environmental monitoring of livestock operations shall be undertaken in consultation with Saskatchewan Ministry of Agriculture to ensure the land use decisions and agricultural operating practices regulated by the Province are coordinated with the Rural Municipality.
11. Building setback standards shall be applied to new intensive livestock development along municipal roads, in order to provide a measure of safety for the traveling public, to provide a measure of buffering of buildings from roadway nuisances, such as noise and dust, and to reduce snow drifting problems along rural roads.
12. The Zoning Bylaw shall provide for mutual separation distances or buffers between new Intensive Livestock Operations and to minimize environmental and socio-economic impacts upon other residential uses not related to the operation.
13. The Rural Municipality shall work co-operatively with Water Security Agency (WSA) to monitor ground water resources and may require an annual assessment of residual nutrient levels in the soil, ground and local surface water by a qualified professional recognized by WSA demonstrating:
 - a. The development and on-going operation of activities associated with the land use will not pose a risk or cause pollution of the soil, surface water or groundwater resources; and,
 - b. The precautionary measures which are required to be taken to sufficiently mitigate the potential risks of endangering soil, surface and groundwater quality resources.

Crown Lands

14. The RM shall continue undertaking consultation and coordination with Federal and Provincial departments with regard to matters that may have an impact on lands outside of these jurisdictions.
15. Crown lands are defined in *The Province Lands Act and Regulations*. Crown lands include agricultural lands and environmentally sensitive lands including, waters or watercourses, easements, resources such as forest, mines and minerals.

16. The administration of Crown land is the responsibility of both Saskatchewan Agriculture and Saskatchewan Environment. Saskatchewan Agriculture provides services for: lease administration, oil and gas development, gravel exploration and extraction, Crown lease management assistance and the sale of Crown land.
17. Crown lands, just as deeded lands (those with title to an individual), are subject to *The Planning and Development Act, 2007* and municipal bylaws, except in the specific designations such as Provincial Forest, Provincial and Regional Parks. Municipalities must work with the Ministries to develop complementary planning on these lands.

3.3 Residential Development

In 2011, according to the Census Canada, the population of the RM of Lake Lenore was at 536 with a total of 195 private household units. Nearly all the household units are single-detached homes, with a low number of row-housing and movable housing.

Providing adequate and sustainable housing for residents in the RM of Lake Lenore is of high importance. In addition to this, lakeshore development of residential areas is an emerging trend in the area. During the consultative process, members and stakeholders have identified that Lenore Lake and St. Brieux lake have the potential for residential and other non-noxious type developments. Moving forward, the RM would like to see this type of residential development happen in a balanced and sustainable manner.

Objectives

- ❖ To locate country residential development in areas where the future or continued operation of the agriculture industry will be least affected or restricted.
- ❖ To provide planned areas for rural residences which do not require a full range of municipal services.
- ❖ To ensure country residential development is developed in areas that are compatible.
- ❖ To identify locations for country residential acreages which do not require a full range of municipal services and which are suited to rural locations.
- ❖ To promote the area as a four-season destination.
- ❖ To view hamlets, or hamlet-like areas, such as Daylesford, as potential for infill residential development.

General Policies

1. Country Residential development shall be encouraged to maintain the country-living environment which retains its land value, where land use conflicts are avoided and where efficient cost-effective municipal services can be provided.

2. The subdivision of land for Country Residential purposes shall meet all requisite government department requirements including, though not limited to, Saskatchewan Ministry of Environment, Kelsey Trail Health Region, and Saskatchewan Water Security Agency.
3. All Country Residential subdivisions, regardless of the level of development, shall have access to an existing all-weather road and the proponent may be responsible to enter into an agreement with the Municipality to upgrade an existing road or develop a new road access to the municipal standard. The proponent shall be solely responsible for all of the costs of the new or upgraded roadway construction which will be addressed through a Development or Servicing Agreement.
4. Country Residential subdivisions shall not be permitted:
 - a. Within 1 kilometer (0.6 mile) of a hazardous industry except in instances where transition and buffering can mitigate concerns;
 - b. Within 1 kilometer (0.6 mile) of a rural industrial site except in instances where transition and buffering can mitigate concerns;
 - c. Within 357 meters (1500 ft.) of a sewage lagoon site;
 - d. Within the required separation distances from Intensive livestock operations as provided within the Zoning Bylaw; or
 - e. Within 457 meters (1500 ft.) of a solid waste disposal site.
5. Where a subdivision is proposed adjacent to a watercourse, the Municipality will identify and designate the channel, adjacent floodplain, and significant natural habitat as Environmental Reserve to protect sensitive areas and preserve the potential for public access. This will be done through consultation with relevant agencies and adjacent municipalities.
6. Rural residential development shall not be permitted in areas subject to flooding, erosion, or bank instability, unless detailed analysis of the specific site, prepared by a qualified engineer can prove the development to be safe from the aforementioned hazards.
7. The "St. Brieux and RM of Lake Lenore" fringe identified as having the potential for further country residential development because of the proximity to the St. Brieux Regional Park, lakes and the Town amenities. Further development shall be compatible with surrounding uses and not adversely affect the environment.

Single Parcel Country Residential Policies

8. Single parcel residential development shall be required to provide for such onsite services as is deemed necessary by the Municipality, at the expense of the developer, including though not limited to, upgrading municipal roads to an all-weather standard as a condition of approval.
9. Residential subdivisions shall be planned and located in an order that:
 - a. Services such as school bussing, snow removal and protection services can be provided with reasonable efficiency and without undue cost to the Rural Municipality;
 - b. Increased assessments associated with residential development are confined and upward pressure on taxation and limitation of uses of agricultural resource land is minimized; and,

- c. Normal agricultural activities will minimally affect the quiet enjoyment of the non-farm residential area.
10. On-site wastewater disposal systems must receive approval from the Kelsey Trail Health Region prior to installation. The location and size of building lots shall reflect the capability of local soils to adequately support an approved on-site wastewater management system.

Multi-Parcel Country Residential Policies

11. A comprehensive development proposal may be requested by the Municipality to any person proposing to rezone, subdivide, or re-subdivide land for multi-parcel country residential or hamlet development prior to consideration of an application by Council. The review shall be undertaken according to the standards provided in the Zoning Bylaw and shall address all matters of land use integration, potential conflict mitigation and the provision of services to the development.
12. Where a multi-parcel country residential subdivision is proposed on lands abutting an existing urban area, the Rural Municipality may require the proposed development to be designed to complement the existing development including measures such as visual buffering, lot site separation, complementary lot sizing or any other measures necessary to achieve compatible land use and development.
13. Working with the Ministry of Government Relations and other respective agencies, the Council may provide comments on the number and arrangement of approved lots within a subdivision application on a case-by-case basis upon review of a Comprehensive Development Review and having consideration for:
 - a. The carrying capacity of the lands proposed for development and the surrounding area based on site conditions, environmental considerations and potential impacts, and other factors that may warrant consideration in the design of the proposal;
 - b. The suitability and availability of municipal and other services and infrastructure necessary to support the proposal; and,
 - c. The compatibility of the proposed subdivision with that of the surrounding area.

Hamlet Policies

14. Promoting infill development in existing hamlet areas will be encouraged where possible. All developments shall be required to comply with Multi-Parcel Residential policies provided in this Section.
15. Where suitable vacant land is not available, new development shall be encouraged to locate adjacent to built-up areas where public services, including roads, water and sewer services, power lines and other services can be efficiently and economically expanded.
16. Proposed developments shall take into account the health, safety and general welfare of the residents, and the viability and character of the settlement area. No land use or activity that is detrimental to the residents or the community shall be permitted.

3.4 Community Economic Development

Within the Rural Municipality, it is identified that commercial and industrial activities and development are centred on agriculture, tourism and limited natural resource development. The area around the Town of St. Brieux is identified as having potential for commercial development that is complementary to the residential development and Regional Park.

Attracting new businesses and industries that complement the existing services to locate to the area is encouraged. Energy and aggregate related development including gravel extractions and other related industry has been identified as potential in the RM.

Objectives

- ❖ To provide an adequate supply of land suitable for rural industrial or commercial activities in compatible 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 support existing commercial and industrial activities within the municipality.
- ❖ To collaborate with the Town of St. Brieux on possible partnerships or business plan development.
- ❖ To market small scale enterprises and ensure competitiveness with large businesses and industry.
- ❖ To provide an investor and business friendly atmosphere by exploring options for tax breaks and incentives.
- ❖ To encourage manufacturing opportunities and ventures.

General Policies

1. The Rural Municipality shall promote economic development and competitiveness by providing for an appropriate mix and range of employment opportunities including agricultural, tourism and eco-tourism, recreational, commercial, industrial and institutional uses to meet long-term needs by ensuring the necessary infrastructure is provided to support current and projected needs.
2. The Rural Municipality will take into account the needs of existing and future businesses and ensure the necessary infrastructure is provided to support current and projected needs.
3. The Rural Municipality shall work with neighbouring municipalities to promote existing commercial and industrial activities, through means such as a regional marketing initiative to promote local services and businesses within the area.

4. Commercial and industrial developments with extensive site requirements, such as outdoor storage, display, parking requirements (e.g. large trucks), will be encouraged to locate at appropriate locations outside existing urban municipalities or on suitable, well-accessed sites in the RM.
5. The Rural Municipality shall work with business, agriculture and industry, non-governmental organizations, community groups, conservation authorities, educational and economic development agencies, other municipalities and First Nations and representatives of other orders 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 developments.
6. The Rural Municipality may explore opportunities to create complementary programs and initiatives to attract new businesses and industry to the area, which can include tax break or incentives. Collaboration with the Town of St. Brieux and other municipalities is encouraged.

Commercial Policies

7. Commercial developments should be encouraged to locate at appropriate locations where it is possible to consolidate access to major roadways and Provincial highways via the municipal road system. The Future Land Use Map provided in Appendix "A" indicates areas with commercial development potential.
8. The Zoning Bylaw establishes procedures and conditions to ensure commercial development is compatible with surrounding uses, the natural environment and has access to the primary rural transportation network.
9. Commercial developments in rural areas shall be encouraged to locate at appropriate locations where it is possible to consolidate access to major roadways and Provincial highways via the municipal road system.
10. Commercial uses which primarily serve the travelling public shall be encouraged to locate where there is access available from major roadways, including Provincial roads and highways, if appropriate.
11. Commercial lot sizes shall permit effective functioning of waste disposal systems, provide separation in order to minimize hazards such as fire and provide an adequate protective buffer to neighbouring uses. Commercial activities that are dependent upon an abundant water supply and which may affect ground water resources will not be encouraged to locate in the rural areas.
12. Home-based occupations shall be encouraged throughout the community as a valuable contribution to the local economy. Home-based occupations will be accommodated provide they are clearly secondary to the principal residential use of the dwelling unit, are compatible with and do not change the character of surrounding residential areas and are not of a size, scale or use that would affect the viability of established commercial areas.

Industrial Policies

13. The designation of industrial areas shall be directed to locations that have good access to highway networks or to the primary rural transportation network. Agriculturally related industrial development may be located in appropriate rural areas. The Future Land Use Map in Appendix "A" indicates areas designated for industrial development potential.
14. New developments which could be incompatible with industrial uses shall be directed away from areas where industrial uses occur or are anticipated to occur.
15. Industrial uses which are likely to be unsightly due to the nature of the industrial operations, exterior storage, or type of building or structures, shall generally be discouraged from locating along the highway approaches and entrance roadways to the Town of St. Brieux. If such uses are proposed in these areas, special landscape buffers or other mitigation measures shall be taken to screen these industrial uses from view.
16. Where areas are designated for industrial development, the Zoning Bylaw may establish;
 - a. Special limitations and conditions for potentially incompatible uses, including residences, within a specified distance of the designated area; and
 - b. Procedures and conditions to ensure rural industrial development are compatible with surrounding uses and the natural environment.
17. Industrial lot sizes shall permit effective functioning of waste disposal systems, provide separation in order to minimize hazards such as fire and provide an adequate protective buffer to neighbouring uses. Industries that are dependent upon an abundant water supply and which may affect ground water resource will not be encouraged to locate in rural areas.

Hazardous Uses

18. Hazardous industries must be approved by applicable Provincial and Federal environmental agencies and provide clear evidence of compliance with *The Saskatchewan Fire Code*, *The Environmental Management and Protection Act*, *The Dangerous Goods Transportations Act*, *The Fire Prevention Act*, the National Building Code, and other applicable codes and standards.
19. Facilities or developments, which manufacture, handle, store or distribute hazardous materials, will be governed by the following:
 - a. Hazardous facilities shall not be located closer to dwellings than permitted or recommended by the Saskatchewan Environment;
 - b. Anhydrous ammonia facilities shall be located a minimum of 100 meters from provincial highways and municipal roadways;
 - c. Where new development or expansion of a potentially hazardous use is proposed, information may be required relating to the nature of any potential discharges into the air, soil or water, the nature of outside storage requirements, the compatibility of surrounding land uses, and plans for buffering such activities from adjacent uses; and
 - d. In instances where the risk is severe, development may be directed to a suitable rural location.

3.5 Lakeshore Development

The Rural Municipality of Lake Lenore is home to a number of lakes and water bodies, which offers the potential for lakeshore development. Lakeshore development adds recreational, residential and tourism capacity for the Community. At the same time, it has been identified that development along lakeshores and water bodies shall be done so in an environmentally-conscious manner. It is a priority of Council to ensure development does not adversely affect the environment and the public enjoyment of residents and visitors. In particular, St. Brieux Lake and Lenore Lake are identified as having residential and non-noxious type development potential. Ranch Lake has been identified as an environmentally sensitive area with limited potential for development.

Objectives

- ❖ To protect the natural environment and eco-sensitive areas surrounding water bodies.
- ❖ To promote sustainable development within eco-sensitive areas.
- ❖ To encourage environmentally respectful residential and lakeshore development.
- ❖ To ensure access to the lakeshore is included for public use and amenities.

General Policies

1. The Rural Municipality shall ensure all development is set back from natural hazard and eco-sensitive areas to ensure the lakeshore is a protected natural area. Development shall integrate the natural surroundings and shall complement the surrounding landscape and vegetation.
2. To ensure sustainable and environmental responsible development is achieved, the Rural Municipality shall:
 - a. Require all development adjacent to the lakeshore and the Municipal and Environmental Reserves to be reviewed by the Rural Municipality Council, and if required the Ministry of Environment and Department of Fisheries and Oceans should Council feel that development in these areas would have potential adverse impact on the shoreline and habitat;
 - b. Work with all levels of government and developers to ensure that any impacts are minimized; however at the same time not impair the enjoyment of all residents to have reasonable access to lakeshore frontage and related recreational opportunities;
 - c. Identify areas that should be set aside for retention as riparian areas to have minimal disturbance to protect fish habitat and avoid nutrients and waste entering the lake;
 - d. Recommend buffering of the shoreline where possible to promote retention and stability of the shore line;



- e. Take a lead role in educating all residents and visitors of the Best Management Practices available to ensure the quality of water and the importance of maintaining a balance between natural habitat and recreational use;
- f. When the opportunity for infill or redevelopment occurs, apply these Best Management Practices and encourage existing uses to apply these standards when landscaping or rebuilding adjacent to the lakeshore and other riparian areas.

3.6 Community Services, Resources and Public Safety

Residents of the RM of Lake Lenore recognize the importance of having quality services and facilities in place that contributes to the overall quality of life. The RM also sees the benefit of working with the Town of St. Brieux and other agencies to better serve its residents; this connection with St. Brieux allows residents to access a number of amenities and services – including a community hall, fire, ambulance and police services.

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 cooperate with the Town of St. Brieux to ensure a full range of institutional, public and community services in areas of education, health and spiritual development are available for all residents of the Municipality.
- ❖ To encourage innovative social, cultural, educational and recreational programming.
- ❖ To work with community members and stakeholders to maintain and enhance health facilities and services.
- ❖ To work collaboratively with surrounding municipalities, First Nations and other organizations to implement an Emergency Response Plan.
- ❖ To support education amenities, facilities and programs in the area.

General Policies

1. The Rural Municipality will support the development and joint-use of institutional, health, recreational, spiritual and cultural facilities for the benefit of rural residents.
2. Residents shall be given the opportunity to pursue community building initiatives with appropriate support and encouragement when planning community services, programs, facilities, neighbourhood environments or other matters that affect their quality of life.
3. The Rural Municipality 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.

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.
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.
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 district.
7. The RM shall work with the Town of St. Brieux to ensure amenities and services are available in the area to be accessed by the aging population.

Public Health and Safety

8. The RM shall continue to work together with the Town and surrounding municipalities in a shared Emergency Response Plan, and that it is coordinated with all federal and provincial programs and policies.
9. The RM shall ensure that emergency and responsiveness plans are current and reflect changes in land use or activities.
10. The RM is encouraged to utilize FireSmart¹ principles for subdivisions planned within and adjacent to fire hazard areas.
11. Emergency planning needs to be undertaken before an event to identify risk and to research risk reduction measures that lower the probability of an event occurring. An understood and practiced plan shall be maintained.

Education Policies

12. The RM should work collaboratively with other organizations and jurisdictions to provide services that assist with training or educational opportunities to attract employees to qualify employment opportunities in the Community.

¹ FireSmart principles and resources can be found at the following website:
<http://www.environment.gov.sk.ca/firesmart>

13. The RM should explore training and post-secondary education opportunities in order to attract and retain residents. Through the use of technology, programs and courses may be expanded to provide education throughout the area.

3.7 Recreational Amenities

There are recreational amenities and services that are available within the Rural Municipality. Because of the abundance of lakes and the varied landscape, the RM offers plenty in terms of outdoor recreational options; this includes hunting, fishing, trails, water sports, golfing and more. The Community has made it known that they would like to see these services continue into the future and expanded when possible.

An added benefit is the St. Brieux Regional Park that is located beside the Town of St. Brieux, in addition to recreational options found in the Town, notably the St. Brieux and District Recreation Centre. Collaboration is encouraged to ensure these services are maintained for community member and visitor use.

Objectives

- ❖ To promote recreational and cultural opportunities that are available for all ages and lifestyles.
- ❖ To identify and promote local and regional landscapes suitable for open space, leisure and tourism.
- ❖ To continue to work with other municipalities and agencies on a regional basis for program service delivery for residents.

General Policies

1. The Rural Municipality will 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 to the municipality.
2. Sites designated recreational should be compatible with the existing and adjacent land uses. Land uses and activities adjacent to parks, recreation or conservation shall be limited to those which would not detract or degrade the public enjoyment of the recreational activity.
3. Areas with high recreational capability, interesting and rare natural features and shall be conserved for outdoor recreation and related uses. All development shall be compatible with recreational development and shall consider the impacts on the Regional park and conservation areas.



4. The Rural Municipality will continue to work with the Town of St. Brieux to explore opportunities to promote and expand on programmable activities of the Regional Park to encourage recreational activities offered within the area to people of all ages.
5. Multi-modal trails for walking, biking, cross country skiing and other modes of transportation shall be identified and clearly marked throughout the Municipality.
6. Proposed recreational developments will be encouraged to carefully match the activity and its intensity to the capability of the land and its ability to sustain the use over an extended period. Proposed recreational development shall not preclude access to, and use of public resources (e.g. lakes and streams).
7. Sites designated recreational shall be compatible with the existing and adjacent land uses. Land uses and activities adjacent to parks or recreation areas shall be limited to those which would not detract or degrade the primary function from public enjoyment.

3.8 Conservation and Heritage Resources

The RM is home to rich history and culture, being located in the heart of Canada's old northwest. With a history dating back to 1908 as a Local Improvement District (LID), the area was home to numerous French settlers. The RM also has a Saskatchewan Municipal Heritage Property, which is the Kermaria Roman Catholic Church, described as Gothic in design with a bell tower over the front entrance and prominent louvered windows. It is a priority for the Community to preserve and promote the strong heritage and culture in the region to attract visitors in the area.

Objectives

- ❖ To ensure that all environmental information is provided when new developments and subdivisions are proposed.
- ❖ To acknowledge and protect natural, environmental features, and systems within the Rural Municipality.
- ❖ To identify and protect significant archeological, historical and other cultural sites within the Rural Municipality.
- ❖ To protect the environmental surroundings and built heritage from incompatible development and noxious uses.
- ❖ To be responsible stewards of heritage resources ensuring a balance between development and heritage conservation.

Heritage Conservation Policies

1. Highly sensitive environment areas or sites with potential for significant heritage resources shall be identified to ensure the protection of these resources when these lands may be affected by development. When development is proposed in these areas an assessment of the potential

impact on natural and human heritage resources prepared by qualified environmental professionals shall be required as part of the development proposal.

2. The Rural Municipality recognizes the exceptional heritage resources and the natural landscape found within the community and shall work together with other municipalities and agencies to ensure they remain as valuable assets to protect for future generations.
3. Heritage resources in the Rural Municipality include many sites “of significant nature” and moderate to high archaeological potential. These areas are located primarily along trails between the larger centres. These areas may require limiting large scale developments which could have a negative effect on either natural or heritage resources.
4. Surveys of landscapes, soils, vegetation, wildlife and heritage resources shall be reviewed. If sensitive features are identified (coulees, wetlands, riparian areas) the development shall be modified to avoid these areas. When reviewing development proposals, an attempt shall be made to:
 - a. Provide for minimum loss of habitat by retaining natural vegetation and watercourses;
 - b. Provide for continuous wildlife corridors; and,
 - c. Conserve habitat for rare and endangered species; and in providing landscaping, naturalization or otherwise mitigating the loss of natural habitat where such habitat loss is necessary in the context of a desirable development.
5. Council shall work with community stakeholders to identify and assess the importance of built and natural, heritage sites and areas within the Rural Municipality. At the request of owners and in accordance with *The Heritage Properties Act*, significant historic sites and architectural features shall be designated and suitably recognized.
6. The Rural Municipality shall work with the Provincial Heritage Resources Branch and other agencies to develop a local catalogue and criteria for local heritage buildings, sites and landmarks utilizing the Parks Canada Historic Guidelines and Standards.
7. Where a proposed land development is located in a heritage sensitive area, the Rural Municipality will refer the proposal to the Heritage Resources Unit to determine if a Heritage Resource Impact Assessment (HRIA) is required pursuant to *The Heritage Properties Act*.



Sensitive Environment Policies

8. Developments shall be located and designated to conserve and compliment natural areas, contribute to a high quality built and natural environment, and provide welcome benefits to the region. All developments shall consider the ecological value, integrity and management of wetlands, riparian areas, significant natural landscapes, regional features and provincially designated lands.

9. Public access to natural areas and wildlife habitat will be encouraged, where feasible, to foster appreciation for and enjoyment of nature, though such access should not lead to levels of activity which will exceed the capability of the area to sustain the environment and ecosystem integrity. In cases where private lands are involved, access to these areas will be subject to the approval of landowners.
10. Natural areas and habitats shall be protected from incompatible or potentially incompatible uses where:
 - a. Rare or endangered flora and fauna have received Provincial designation and protection;
 - b. Lands designated under *The Critical Wildlife Habitat Protection Act, 1984* and amendments;
 - c. Private lands that have been voluntarily protected by landowners;
 - d. An aquifer is found or located in attempt to sustain the livelihood of the natural resource;
 - e. It is an area that is used for recreational purposes including bird watching or designated areas for hunting; or,
 - f. Lands are designated natural prairie or grasslands.
11. The Rural Municipality will work with Provincial ministries and agencies to manage:
 - a. Critical wildlife habitat and rare or endangered species; or
 - b. Wetlands and sensitive environment.
12. Natural areas and sensitive environmental areas identified in the Plan shall be protected where development may create potential to stress the environment, by managing these activities in the Zoning Bylaw. Critical or threatened habitat and environmentally sensitive areas may be considered as Environmental Reserve.

3.9 Municipal, Environmental Reserve and Green Space

The Rural Municipality is committed to dedicating lands for Municipal and Environmental Reserve. These lands offer opportunity for shared management, local capacity and relationship building. Strong emphasis is made towards the placement of environmental reserves to preserve and protect natural features within the community such as: native prairie, water frontages and forested areas. The dedication of lands will ensure these amenities are preserved for future generations.

Objectives

- ❖ To dedicate any municipally owned land considered suitable as Municipal Reserve as set forth in provincial legislation.
- ❖ To prohibit any encroachment on Environmental or Municipal Reserve lands, except those permitted under *The Dedicated Land Regulations*.
- ❖ To ensure the dedication of lands as Environmental Reserve in cases where the land meets the requirements set in provincial legislation.

General Policies

1. Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in *The Planning and Development Act, 2007*.
2. Subdivision applicants will be required to dedicate, as Environmental Reserve, all lands in an area to be subdivided that can be defined as Environmental Reserve in accordance with the provisions of *The Planning and Development Act, 2007*. In some instances the approving authority may consider conservation easements in place of environmental reserves.
3. Land provided as an Environmental Reserve becomes the property of the Municipality. The applicant may be required to provide any amount of land in any locations that the approving authority considers necessary, if the land consists of:
 - a. A ravine, coulee, swamp, natural drainage or creek bed;
 - b. Wildlife habitat of areas that:
 - i. Are environmentally sensitive; or
 - ii. Contain historical features or significant natural features.
4. Where development is proposed adjacent to a watercourse, the Council will request the subdivision approving authority to dedicate Municipal or Environmental Reserve as appropriate to protect sensitive areas and ensure continued public access to these areas.
5. The Rural Municipality will require the dedication of Municipal Reserve or will use the provisions of the Dedicated Land Regulations to ensure adequate recreational and utility space is provided for future needs.
6. To ensure subdivision applicants provide certain lands as Municipal Reserve or provide cash-in lieu of Municipal Reserve where required.
7. Critical or threatened habitat and environmentally sensitive areas shall be designated as Environmental Reserve within the Rural Municipality.



3.10 Ground and Source Water Resources

Water as a natural resource is an important aspect which needs to be protected and managed into the future to ensure an adequate supply for existing and future users. The RM has numerous opportunities to promote their water resource while also ensuring, through this Plan, those resources are protected.

Objectives

- ❖ To manage ground water resources in a manner that would not deprive existing users of their water supply and would not have a known detrimental effect on ground water potential.
- ❖ To ensure that the public health is protected by located un-serviced subdivisions only where soil and ground water conditions can sustain development and not pollute aquifers.
- ❖ To work with the Saskatchewan Water Security Agency to monitor development and ensure the protection of the Aquifers.
- ❖ To encourage the establishment of a local watershed management group to foster stewardship and protection of local natural resources.

General Policies

1. Development shall not deplete or pollute groundwater resources within the Municipality and shall occur in a manner which sustains the yield 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.
2. Developments will be encouraged in a manner, which ensure that waterways, water bodies, shore land areas and groundwater resources are sustained. Development proposals, which may impact riparian systems or water bodies, will be referred to the Saskatchewan Water Security Agency for review and advice prior to approval.
3. Waterways, water bodies and shore lands in the Municipality 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.
4. New developments will be prohibited in the flood way of the 1:500 year flood elevation of any water course or water body.
5. Developments near water courses or water bodies require flood-proofing to an elevation 0.5 meters above the 1:500 year flood elevation.
6. The extent of protection required will be directly related to the characteristics of the local situation. The size and configuration of the waterway, water body or shore land, need for public access, environmental characteristics, and economic potential will all have a bearing on the method of protection adopted. These studies shall be undertaken by a qualified professional at the expense of the developer.



7. The use of best management practices for agricultural enterprises, particularly with regard to manure management and chemical applications, shall be encouraged in order to minimize risks to groundwater and surface water.
8. The Aquifer areas are the land located above a groundwater system that is part of the domestic water supply. Care must be taken in the storage, handling, manufacture, and use of products on sites within these aquifer/wellhead areas to avoid contamination of the underlying aquifer.

3.11 Natural Hazard Lands

Long term prosperity, environmental health, and social well-being depends on reducing the potential or risk to residents or properties, by directing development away from areas of natural hazards where there is potential risk to public health or safety. The Plan identifies areas where natural hazardous conditions may exist to ensure that the developer or property owner reasonably assesses the hazards relative to the proposed development.

Objectives

- ❖ To restrict residential development or commercial development in areas considered hazardous for reasons of ground instability, erosion, flooding or other environmental hazards.
- ❖ To acknowledge and protect natural, environmental features and systems within the Rural Municipality.
- ❖ To extend the responsibility for sound environmental management to property owners and developers.

General Policies

1. Natural Hazard lands include the following:
 - a. Lands subject to flooding 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
 - b. Lands subject to slope instability or erosion; or
 - c. Lands in areas prone to drainage issues will be based upon historical information and specific site analysis rather than mapping.
2. Environmental health, social well-being and long-term prosperity depend on reducing the potential for public cost or risk to residents or properties. Development shall be directed away from areas of natural hazards where there is potential risk to public health or safety.
3. The Plan identifies areas where natural hazardous conditions may exist to ensure that the developer and/or property owner reasonably assess the hazards relative to the proposed development.

4. Development shall be prohibited on lands, which because of their physical characteristics in combination with their location, present substantial risk to property and person. The development will be provided in the Zoning Bylaw.
5. Developers will be required to provide professional, certified environmental, geotechnical, hydrological reports to address development hazards and may require a preliminary analysis by a professional engineer or environmental scientist to identify which hazards may exist in the area of a proposed development.
6. Council may refuse to authorize development of structures on such land or may authorize such developments only in accordance with recommended preventative mitigation measures which eliminate the risk or reduce the risk to an acceptable level and remedial measures.
7. It may not be practical or desirable for economic or social reasons to restrict certain development in hazard areas. Developments shall, be carefully controlled and planned to ensure that they are compatible with the risks or that the hazard has been eliminated or protected against. In these instances, the following criteria shall be applied:
 - a. Proposed developments shall not obstruct, increase or otherwise adversely alter water and flood flows and velocities;
 - b. There shall be no added risk to life, health or personal safety;
 - c. Structures and services must be protected against flood damage and shall be fully functional during hazard conditions;
 - d. Activities which alter existing slopes and may accelerate or promote erosion or bank instability shall be prohibited, unless appropriate mitigation measures are taken to minimize the potential of such erosion or bank instability; and
 - e. Existing tree and vegetation cover shall be preserved where appropriate to reduce erosion and maintain bank stability.
8. The development of structures on hazard land may be authorized only in accordance with recommended preventative mitigation measures which eliminate the risk or reduce the risk to an acceptable level.

Unstable Slope Area Policies

9. No new development shall be permitted in any unstable slope or erosion prone area without undertaking erosion and/or slope stability investigations to address the interests of the municipality and to ensure that the developer and/or property owner reasonably assess the hazards relative to the proposed development.
10. Development and activities shall be avoided where the risk of unmitigated erosion or slope failure exists, where there is the potential to cause erosion or increase the potential for erosion or slope instability on the site or elsewhere, and, when possible, to minimize the potential impacts of slope instability on municipal services and infrastructure.
11. Developers and property owners shall commission sufficient, professional engineering investigations to reasonably assess erosion and slope failure potential and to understand that they also share in and accept all residual risks and liabilities associated with development where hazard slopes exist.

12. The municipality, in addressing the hazards associated with erosion and slope instability shall:
 - a. Require investigations as part of an application for subdivision and/or development;
 - b. Establish the objectives of scientific and engineering investigations in relation to such applications;
 - c. Reasonably ensure, using current and future technical, administrative, and legal means, that the hazards and potential long-term costs associated with potential erosion and slope failure can, and will, be borne fairly by all parties including the proponent and/or the future owner; and
 - d. Ensure that future owners are informed, acknowledge the inherent risks, undertake reasonable investigations, and accept liability for development undertaken on land where slope instability is a concern.

Surface Water and Drainage

13. Adequate surface water drainage will be required throughout the municipality and on new development sites to avoid flooding, erosion and pollutions. Consideration shall be given to the ecological, wildlife habitat and drainage effects of development, including the upstream and downstream implications.
14. Where an area has been previously or exhibits potential for poor drainage (sloughs) due to snowmelt or prolonged rainfall events, all proposed building sites shall be located outside of those areas whenever possible. Otherwise, the proponent shall provide a suitable amount of fill at the building site to provide a satisfactory level of protection for the buildings.
15. Unauthorized drainage of surface water runoff from any land throughout the municipality shall be prohibited. Water courses shall not be filled or altered without the prior approval of the Saskatchewan Water Security Agency, Ministry of the Environment and the relevant Municipality.
16. New developments and subdivisions which are adjacent to water courses shall be developed to minimize erosion and to maximize water quality.

Flood Hazard

17. Development will be restricted in the flood plain to protect against the loss of life and to minimize property damage associated with flooding events. Flood prone lands will generally be limited to agricultural, park and open space recreational uses.
18. The Water Security Agency or other appropriate government or private sector consultants can be utilized as a source of technical advice regarding flood levels and flood proofing techniques. Proposals for development within the flood plain may be required to go to the Water Security Agency for review prior to be accepted.

3.12 Natural Resource Development

There are natural resource development opportunities in the RM, particularly around aggregate extraction and limited oil and gas. The RM wants to ensure that they are prepared for natural resource development such as oil and gas development, gravel pits and other, and that this type of development occurs in a sustainable manner.

Objectives

- ❖ To promote natural resource development for the benefit of the community economic development and prosperity.
- ❖ To encourage sustainable mineral resource, petroleum and natural gas exploration and development that minimizes environmental impact.
- ❖ To ensure natural resource extraction exploration and development minimizes environmental impact.
- ❖ To minimize community and environmental disruption from natural resource related activity.
- ❖ To utilize efficient technologies in mineral and resource extraction to ensure minimal disturbance on natural areas and environmentally sensitive lands.

General Policies

1. As per the *Statements of Provincial Interest*, mineral resource exploration and development shall be a permitted use throughout the RM shall allow access to such mineral resources.
2. Natural resource development that benefits the community will be encouraged throughout the Municipality according to their respective locational requirements, separated from incompatible activities, with minimal community and environmental disruption.
3. Council, in working with the respective Provincial agencies, will ensure petroleum, gas and mineral development is undertaken in an environmentally sustainable manner and that the activity is complementary to other land uses in the municipality. Proposals for these activities shall be referred to the appropriate government agencies for their review.
4. Land identified in the Natural Resource Reference Map includes the development of mineral resource extraction, oil and gas pipeline corridors and related resource refining/processing activities. Proposal for these activities shall be referred to the appropriate government agencies for their review.
5. The Rural Municipality shall explore gravel resource options and opportunities together with other municipalities including agreements to share and haul sand and gravel.

Mineral Extraction Policies

6. The exploration, development, production and termination of all aggregate and mineral resources shall be undertaken in a manner that is environmentally safe, stable and compatible

with adjoining land. The Rural Municipality shall pursue a comprehensive aggregate resource extraction and reclamation policy as part of the continued direction towards more sustainable management of the resource.

7. Buffer strips should be established around existing and potential aggregate resource sites in order to protect the aggregate and quarry deposits from incompatible adjacent land uses. The buffer strip should be determined in consultation with the Saskatchewan Ministry of Energy and Resources.
8. Petroleum extraction development including wells, pipelines, compressor stations and storage facilities will be addressed in the Zoning Bylaw. Related processing and service related development (contaminated soil, oil storage batteries, etc.) will be accommodated as a permitted use, if such uses are already regulated by Provincial or National Departments or Agencies. Other related processing and service related development will be accommodated as discretionary uses.
9. Any exploration and development proposals in environmentally sensitive areas of the Rural Municipality will be subject to prior review through the review process of Saskatchewan Environment. Any proposal which satisfies any of the criteria of a development as defined under *The Environmental Assessment Act* will be required to undergo an EIA and to obtain Ministerial Approval to proceed.
10. Saskatchewan Environment, Water Security Agency (WSA) other agencies, and developers should insure cumulative impact data is assembled to insure more accurate measurement of long-term effects on the Rural Municipality's aquifers.
11. The Zoning Bylaw will provide separation distances between natural resource extraction activities, including oil and gas operations, and surrounding land uses activities and activities to minimize land use conflicts and disturbances. Where the minimum separation distance would not be sufficient, though the potential land use conflict would be reduced to acceptable levels, or eliminated, a greater separation distance may be required to mitigate conflict between existing or future operations and developments as shown in the Future Land Use Maps in this Plan.

Oil, Gas and Pipelines Policies

12. Upon new oil and gas exploration within the Rural Municipality, Council will ensure oil companies comply with *The Oil and Gas Conservation Act, 1985* and the regulations in this Plan. The municipality affected may enter into an agreement with the oil company for the construction, upgrading or maintenance of roadways.
13. Petroleum and gas developers will be required to co-operate with the Rural Municipality and other land users in preparing fire prevention and control plans.
14. The development of oil and gas wells and other natural resource extraction activity, will require as part of the development permit process, that a time limit be specified and implemented that ensures the resource will be extracted profitably and the site will be reclaimed prior to urban development.

15. Where Saskatchewan Environment determines that an Environmental Protection Plan is required, the Rural Municipality will await its preparation and approval prior to providing its recommendations or approvals for any proposed development.
16. Access and pipeline right-of-way should follow the existing trail network whenever possible, and should use a common right-of-way. New right-of-ways should be used only where existing routes are not available and where use of existing trails would increase overall environmental impact.
17. Provision for development agreements and bonds are provided under the implementing bylaws and will be applied in a consistent and equitable manner to ensure environmentally-safe and orderly development and mitigation.
18. Petroleum extraction development including wells, pipelines, compressor stations and storage facilities will be addressed in the Zoning Bylaw. Related processing and service related development (contaminated soil, oil storage batteries, etc) will be accommodated as a permitted use, if such uses are already regulated by Provincial or National Departments or Agencies. Other related processing and service related development will be accommodated as discretionary uses.

3.13 Public Utilities and Facilities

Provision of public utilities is essential to the Rural Municipality. The RM is committed to supplying its residents with properly maintain utilities and services with opportunity to optimize their efficiencies.

Objectives

- ❖ To protect existing public and private utilities, from land uses which may adversely affect their operation.
- ❖ To support and encourage the use of eco-friendly utilities.
- ❖ To partner with other levels of government to source funding opportunities for infrastructure renewal and expansion.

General Policies

1. The use of existing municipal infrastructure shall be optimized wherever feasible before consideration is given to developing new infrastructure and public service facilities. Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs by integrating servicing and land use considerations at all stages of the planning process.
2. The Rural Municipality shall undertake a review of storm-water management and drainage management plan for both existing development areas and future residential, commercial and industrial areas.

3. New development shall assess local water drainage patterns as part of initial concept designs and avoid developing in low-lying catchment areas and drainage courses.
4. 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 the Municipal Council and the community at large on matters such as route selection and potential impact on local road networks.
5. Pipelines shall be preferentially routed through areas causing the least environmental impact either paralleling through existing disturbed lands, on rights-of-way or in areas of tame pasture or cultivated land.
6. Separation distances from existing public works facilities shall conform to Provincial regulations. Any planned future expansion shall minimize the encroachment of incompatible lands near landfills, waste management facilities, airstrips, transportation corridors, rail yards, and industrial activities.

3.14 Transportation Networks

The RM is primarily served by two highways, No. 368 that runs north and south that also goes through the Town of St. Brieux, and the No. 777 which runs east to west along the southern boundary of the RM. A number of grid roads, multi-modal trails and pathways are also found throughout the RM. The RM is between two larger urban centres, the Cities of Humboldt and Melfort; this combined with the lakes sees a number of visitors on the main roads. It has been identified by local community members and stakeholders that outdoor tourism and recreation contributes greatly to their economy, so ensuring that roads and networks are in ideal shape is important to serve outside residents and visitors.

Objectives

- ❖ To establish safe, efficient and convenient transportation facilities and services for all users.
- ❖ To provide a network of municipal roads to accommodate anticipated traffic movement within the Municipality and provide effective linkages to the Provincial highway system.
- ❖ To encourage the creation a system of multi-use trails that is accessible year-round.
- ❖ To view the railway as a vital asset to the local and regional economy.

General Policies

1. Transportation networks and land use considerations shall be integrated at all stages of the planning process. A land use pattern, density and mix of uses should be promoted that minimizes the length and number of roads to make efficient use of existing and planned infrastructure. Connectivity within and among transportation systems should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.

2. Through the use of this Plan and with Provincial Transportation Plans, Council should work in collaboration with the Ministry of Highways and Infrastructure and Railway departments to identify, maintain and build up road and rail networks that are heavily used for agriculture purposes.
3. Transportation facilities and rights-of-way should be planned and constructed in a manner that would minimize their negative impacts on existing and future proposed adjacent and surrounding land uses.
4. Walking and cycling trails shall be promoted as part of new developments and throughout the RM to inspire connectivity and healthy lifestyles of the local people.
5. Proposed developments which may be adversely affected by noise, dust and fumes from roadways and railways should be encouraged to locate where there is adequate separation from these corridors and to incorporate sound barriers or landscaped buffers to mitigate these impacts.

Road Policies

6. Development of new roadways including improved access to the needs of each quarter section, widening of roads, improvement of road conditions, and alternative construction materials shall be throughout the Rural Municipality.
7. The Rural Municipality should create a road maintenance program to ensure the upkeep and general maintenance of road networks within the Municipality. Identification system of key roads which are a priority for maintenance shall be established and worked upon on a yearly basis.
8. New developments shall have access to an existing all-weather road unless the proponent enters into an agreement with the Municipality to upgrade an existing road or develop new road access to a standard agreed upon by the Municipality. The development of such a road must be on a prioritized municipal road system. The proponent shall be responsible for all of the costs of the new or up-graded roadway construction.
9. Where there exist or anticipated high volumes of truck traffic, the Rural Municipality may designate certain roadways as truck routes, in order to limit deterioration of the local road system and to minimize safety problems and nuisance factors with adjacent communities.
10. Commercial or industrial developments that require large land area or are hazardous in nature may be located adjacent to Provincial roads or highways subject to all policies in this Section. Strip development, where each relies on direct access, shall have consolidated access at major points of intersections of Provincial highways and municipal roadways.
11. All developments will ensure safe access and egress from adjacent roadways without disrupting their transportation function by locating:
 - a. On service roads adjacent to highways;
 - b. On municipal grid roads adjacent to hamlets; or

- c. At existing intersections along range and township roads; and
 - d. Shall be in conformity with all Municipal, Provincial and Federal transportation regulations, including though not limited to building and sign regulations as well as any control radii regulations.
12. Building setback standards shall be applied to new development along municipal roads, in order to provide a measure of safety for the traveling public, to provide a measure of buffering of buildings from roadway nuisances, such as noise and dust, and to reduce snow drifting problems along rural roads.

Railway Policies

13. The Rural Municipality shall be pro-active in identifying, planning and protecting rail corridors and yards for their optimal use together with the Railways. The Municipality shall coordinate development approvals with the Railways that also require rail regulatory approvals to increase awareness regarding the railway legislation, regulatory and operating environment.
14. The Rural Municipality shall explore the possibility of re-using abandoned infrastructure to create a “rails to trails” pathway for pedestrians, cross country skiers, snow mobiles and all-terrain vehicles (ATVs). Such multi-use path would provide other options of modes of transportation opportunities and networks throughout the Rural Municipality.
15. Safety at road/highway and railway crossings is a priority and planning is necessary to consider alternatives to creating new grade crossings, including upgrading and improving safety at existing crossings and grade-separated crossings.
16. Consultation with the Railways shall be required when a potential development is proposed for :
- a. Development or redevelopment proposals in proximity to rail facilities or for proposals for rail-serviced industrial parks;
 - b. Road and utility infrastructure works which may affect a rail facility;
 - c. Transportation plans that incorporate freight transportation issues; and
 - d. All new, expanded or modified rail facilities.

3.15 Inter-Municipal Cooperation

The RM of Lake Lenore sees the importance of improved neighbourly relations with adjacent and surrounding municipalities. A number of opportunities exist for shared service and utility provisions to local and regional members of the Community. Currently, the RM and Town of St. Brieux share recreational facilities such as the Regional Park.

Objectives

- ❖ To recognize the importance of capacity-building and involvement of all rural, urban and First Nation Communities.
- ❖ To work with neighbouring municipalities in health, tourism and various other initiatives.
- ❖ To investigate and explore opportunities for shared service provisions between municipalities, First Nations and other agencies.

General Policies

1. The Rural Municipality will work in partnership with other jurisdictions, adjacent and neighbouring municipalities and other agencies as a means of providing, sharing and funding community services effectively and efficiently.
2. The RM shall promote inter-municipal cooperation and public/private sector initiatives that focus on a cooperative approach to providing cost efficient services that optimize financial and infrastructure resources. Project such as a regional waste facility, recycling programs, sewage program and other joint funding opportunities shall be explored.
3. The RM shall continue to partner with other jurisdictions when discussing health services, the fire department and regional police committees to assist the region in advocating its position.
4. The RM shall pursue inter-municipal agreements to ensure that local and regional growth issues are addressed proactively. A coordinated, integrated and comprehensive approach should be used when dealing with inter-municipal planning matters including:
 - a. Managing and/or promoting growth and development;
 - b. Managing natural heritage, water, agricultural, mineral, tourism, cultural, heritage and archaeological resources;
 - c. Infrastructure, public service facilities, energy generation, and waste management systems;
 - d. Ecosystem, shoreline and watershed related issues;
 - e. Natural and human-made hazards; and
 - f. Population, housing and employment projections, based on regional market areas.
5. The RM shall encourage bonds with neighbouring municipalities in a means of advocating for needed regional amenities such as senior housing, doctor recruitment and retention, recreation facilities and programs, and youth facilities and programs.

Section 4: Administrative Tools

4.1 Action Planning

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 twenty-five plus years. This Section contains policies to ensure that planning is sensitive to local conditions in specific locations of the Rural Municipality, 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 Official Community Plan, a clear plan of action or implementation strategy is required. A preliminary Action Plan for the RM of Lake Lenore has been included in Appendix "C" to provide a checklist of the key action items that will need to be completed to help the Rural Municipality achieve its goals outlined in the Plan. Each action item related to policy statements included in the Plan and will require the action items to be prioritized. The action items should be reviewed regularly to monitor progress and to determine if changes are required.

The Plan Guides Action

As a statutory document for guiding development and land use in the Rural Municipality, the Plan gives direction to Council on their day-to-day decision making. The Plan's land use policy areas illustrated in the Future Land Use Map in Appendix "A" provide geographic references for the Municipality's policies. If the RM is to move closer to the future envisioned by the Plan, the Plan must guide other related decisions of Council. *The Planning and Development Act, 2007* requires that:

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

The Future is a Shared Responsibility

Communities are successful when all sectors co-operate with their time, effort and resources to enhance the quality of life in the greater community or district. The Rural Municipality can lead by example with engaged and informed residents to successfully guide the future, measured by the accomplishments made in environmental stewardship, economic development, community service provision, population growth, social planning, and the overall lifestyle available in the Rural Municipality.

4.2 Implementation and Monitoring

Planning Tools

This Section outlines the variety of traditional tools the Municipality has available to make things happen. *The Planning and Development Act, 2007* provides the authority that governs plans of subdivision, zoning bylaws, servicing agreement, development levies and review processes to ensure that the Plan is effective over the long term.

Definitions

The definitions contained in the Rural Municipality of Lake Lenore Zoning Bylaw shall apply to this Official Community Plan.

Adoption of the Official Community Plan

Adoption of this Official Community Plan by the Rural Municipality 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 Official Community Plan that is inconsistent or at variance with the proposals or policies set out in the Official Community Plan.

By setting out goals, objectives, and policies, the Official Community Plan 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 Municipality will be achieved.

The application of the Official Community Plan policies is illustrated in the Future Land Use Map contained in "Appendix A." This Map is intended to illustrate the locations of the major land use designations within the Rural Municipality of Lake Lenore. This "Map" should not be interpreted in isolation without consideration of the balance of the Official Community Plan. The Land use designations have been determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and man-made features.

The Official Community Plan 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.

Adoption of the Municipal Zoning Bylaw

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

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

The Zoning Bylaw will be used to implement the policies and achieve the objectives of this Plan by prescribing the uses of land, buildings or other improvements that will be allowed in the different zoning districts established in the Municipality. 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 prescribed by the RM.

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

Contract Zoning

For purposes of accommodating a rezoning for unique development situations, Council may consider entering into rezoning agreements, pursuant to provisions of *The Planning and Development Act, 2007*, for site specific development based on the following guidelines:

- ✓ The rezoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent zoning district;
- ✓ The rezoning will be used to allow a specific use or range of uses contained within the zoning district to which the land is being rezoned;
- ✓ The development or redevelopment of the site for the specific use will be of benefit to the immediate area and the Municipality as a whole; and,
- ✓ The use of these zoning tools does not undermine the intent of the Plan or any affected legislation such as *The Condominium Act* or Environment or Health regulations.

Concept Plans

Concept plans are reference policy plans. They represent design layout concepts prepared at the request of the Municipal Council to provide direction for how new developments:

- ✓ Ensure the efficient provision of infrastructure services;
- ✓ Demonstrate how site development will be organized to ensure compatibility with adjoining land uses and transportation systems; and,
- ✓ Provide design features for special purposes such as landscaping, buffers, open space, pedestrian and vehicular access.

Comprehensive Development Proposals

A Comprehensive Development Proposal shall be completed by the developer prior to presenting it to Council, on behalf of any person proposing to rezone, subdivide, or re-subdivide land for multi-parcel country residential, commercial or industrial purposes. The purpose of this comprehensive review is to identify and address social, environmental, health and economic issues appropriately and to encourage

the development of high quality residential, commercial, and industrial developments. This review proposes to address the following topics:

- ✓ Proposed land use(s) for various parts of the area;
- ✓ The effect on adjacent land uses and integration of the natural landscape regarding the planning and design of the area;
- ✓ The location of, and access to, major transportation routes and utility corridors;
- ✓ The provision of services respecting the planning for future infrastructure within the Municipality;
- ✓ Sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas;
- ✓ Appropriate information specific to the particular land use (residential, commercial or industrial); and,
- ✓ Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required including traffic studies to determine impacts upon the Municipality's road and highway system, assessments of lands affected by flooding or slope hazards, endangered species, heritage resources, potential for ground and surface water pollution, and general risk to health and the environment.

Existing and Non-Conforming Uses

Where land use is designated in the Plan which differs from existing use, the existing use will be allowed to continue as a non-conforming use. Any redevelopment of the parcel of land or expansion of the conforming use will be required to comply with the land use designated in the Plan, unless otherwise approved by Council under the provisions for non-conforming uses in the Zoning Bylaw.

Development Levies and Agreements

Council may provide for a Development Levy Bylaw as specified in Sections 169 to 170 of *The Planning and Development Act, 2007*. Where a development is proposed that is of a greater density and requires the capital upgrading of services beyond those originally provide for in the subdivision of the land, Council may by Bylaw, provide for the recovery of those capital costs.

Council may adopt a Bylaw that specifies the circumstances when these direct or indirect levies will apply to the development based on the additional capital costs for services created by that development. The Bylaw will contain a schedule of the unit costs to be applied. Before adopting the Bylaw, Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of development levy charges in relation to the subdivision fees.

Servicing Agreements

Council may establish fees for the collection of subdivision servicing charges that would be applied in a servicing agreement at the time of subdivision in accordance with Section 172 of *The Planning and*

Development Act, 2007, at the time of subdivision approval to ensure that new subdivisions are developed to the standards of the Municipality and to address other concerns specific to the proposed subdivision.

Where Council requires a Servicing Agreement, the Agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and his/her customers. A Servicing Agreement will be required by all subdivision proponents. The requirements, conditions and fees may vary depending upon service needs

As an example: "Where a subdivision of land requires the installation or improvement of municipal services such as waterlines and sewage systems, streets or walkways within the subdivision, the developer will be required to enter into a Servicing Agreement with the RM to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services, such as the Municipality's water treatment plant. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit."

Subdivision Process

The Director of Community Planning for the Ministry of Government Relations is currently the approving authority for subdivisions in the Rural Municipality of Lake Lenore. In order for subdivisions to be completed in a timely manner, it is advisable to consult with the planning staff of the Municipality before submitting a subdivision proposal to Government Relations. The Municipality has input into the subdivision procedure:

- ✓ The Municipality provides comments on all subdivision applications within the Municipality;
- ✓ The Municipality has an impact on the subdivision process through the Zoning Bylaw, since no subdivision can be approved that does not conform to the Zoning Bylaw. In the Zoning Bylaw, the Municipality can establish the minimum area, width, or depth of lots, and other spatial and land use standards. Zoning is intended to implement the RM's development policies, and to ensure that subdivisions contribute to achieve the long term goals of the Municipality.

Monitoring Performance

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

The Official Community Plan must be kept up to date to ensure that the document will deal with the real development issues facing the RM and the greater community. New implementation initiatives will be needed and priorities will require adjustment in response to the varied and changing conditions in the Municipality.

Amendment

On occasion, land uses or developments may be proposed that do not conform to the Official Community Plan. The Plan 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 rest of the Plan and the future development of the RM shall be examined. Any changes to the Plan or the Zoning Bylaw shall be in the interest of the future development of the community as a whole. Through periodical review and amendment the Plan should serve as an effective guide for Council to make decisions on the future development of the Municipality.