



## **Official Community Plan**

2022

**Rural Municipality of Dufferin No. 190**



# Official Community Plan of the RM of Dufferin No. 190

## Rural Municipality Of Dufferin No. 190

Bylaw No. 08-2022

A Bylaw of the Rural Municipality of Dufferin No. 190 to adopt an Official Community Plan.

**Whereas** the Council of the Rural Municipality of Dufferin No. 190 has authorized the preparation of an Official Community Plan for the Municipality pursuant to Section 29 and 32 of *The Planning and Development Act, 2007* Chapter P-13.2 (the "Act"); and

**Whereas** Section 35 of the Act provides that an Official Community Plan must be adopted by bylaw, in accordance with the public participation requirements of Part X of the Act;

**Whereas** in accordance with Section 207 of the Act, the Council of the Rural Municipality of Dufferin No. 190 held a Public Hearing on 09 Dec 2022 in regards to the proposed bylaw, which was advertised in a weekly paper on 07-Nov-22 and 14-Nov-22 in accordance with the public participation requirements of the Act;

**Therefore** the Council for the Rural Municipality of Dufferin No. 190 in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1. This bylaw may be cited as "The R.M. of Dufferin No. 190 Official Community Plan."
2. Bylaw No. 10-2006, known as the "Development Plan" including all amendments are hereby repealed.
3. The Official Community Plan be adopted to provide a framework to guide and evaluate future development within the Municipality, as shown on Schedule 'A', attached to and forming part of this bylaw.
4. This bylaw shall come into force on the date of final approval by the Minister.

REEVE

ADMINISTRATOR



Pursuant to section 37(1)(c) and (d) and 76 of *The Planning and Development Act, 2007*, the RM of Dufferin No.190 Bylaw No. 08-2022 is conditionally APPROVED in part and subject to Council preparing and adopting amendments to:

- Incorporate flood mapping into the Future Land Use Map.

Within six months of the date of this decision.

Executive Director, for and on behalf of the  
Minister of Government Relations

Date: May 25, 2023



# Official Community Plan of the RM of Dufferin No. 190

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## **Schedule A**

Rural Municipality of Dufferin No. 190

Official Community Plan 2022

Bylaw No. 08-2022



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### **1 Introduction**

#### **1.1 Authority**

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007 (The Act)*, the Rural Municipality of Dufferin No. 190 (RM) has prepared this document for adoption as the Official Community Plan (OCP). The OCP provides Council with goals, objectives and policies relating to the future growth and development within the RM.

#### **1.2 Purpose**

The OCP is a growth management tool and a statement by the RM to communicate how land uses should be developed and controlled. The RM is interested in promoting high quality development which takes into consideration a holistic approach to planning including the environmental, economic, social and cultural development within the RM and the region.

#### **1.3 Scope**

This bylaw shall apply to all the lands within the limits of the RM and no development shall be carried out that is contrary to the OCP.



## 2 Our Story

### 2.1 Context and Background

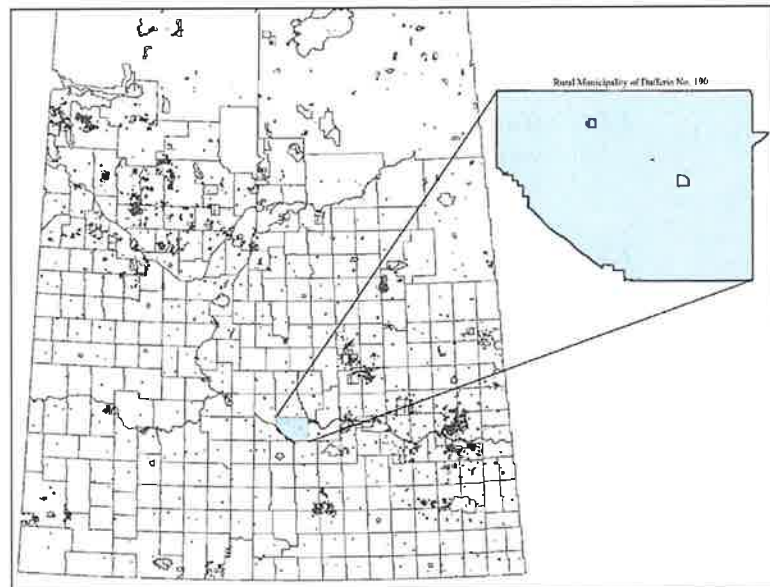
The RM is located in central Saskatchewan approximately 47 kilometres (29 miles) northwest of the City of Regina, 170 kilometres (106 miles) southeast of the City of Saskatoon and 80 kilometres (50 miles) northeast of the City of Moose Jaw. The Village of Bethune, Special Service Area of Findlater and Resort Village of North Grove are surrounded by the RM. Last Mountain Lake is located on the RM's northeastern border and Buffalo Pound Lake is located on its southwestern border. A portion of Buffalo Pound Provincial Park is located in the southern tip of the RM. The RM also borders a portion of the Last Mountain Lake First Nation Reserve along Last Mountain Lake.

Rich in agriculture, potash, tourism and wildlife, this region is of special significance to the province of Saskatchewan. The RM is considered both diverse and large with the Qu'Appelle Valley running through the south of the RM and the Little Arm Valley winding through the north side to enter Last Mountain Lake. The roads crossing both valleys have been difficult to build and many bridges have been constructed. Road and bridge maintenance have been a prime interest of the RM Council.

The RM's diverse environment spanning an area of approximately 961 square kilometres (371 square miles) is comprised of flat prairie land, valleys, lakes, gravel and potash deposits and numerous heritage and wildlife sensitive areas. The need to balance the different land uses in the area remains one of the most significant challenges for the RM. Over the past ten years, the RM has seen significant activity in the commercial, resource, residential and lakeshore development sectors. The RM has identified the need to update existing bylaws and policies to meet the current development conditions and trends and successfully move forward over the next decade.

Interest has grown over land for development and resource extraction for various investors and stakeholders. Growth in the potash industry has created a number of opportunities for investors. It is important that the RM has effective policies in place to ensure sustainable future growth for the region. Employment opportunities have attracted residents to the RM from across Canada and the globe. According to Statistics Canada, the RM experienced a 18.8% population decrease from 2016 to 2021 with the population decreasing from 559 to 454 residents. Over this period of time, the population density decreased from 0.6 to 0.5 per square kilometre.

In the future, the RM will continue to be faced with changing demands and the ongoing need to accommodate changes in the population. As development continues and changes, the RM will remain responsible for providing a wide array of services. By working together with adjacent municipalities, agencies and stakeholders, the RM and region can achieve efficient and effective service delivery, supportive relationships and sustainable growth for all.





### 2.2 Our Vision

The RM is a community that protects, maintains and enhances our heritage, environment, resort, agriculture and natural resource sectors. We are a diverse RM that will provide leadership and encourage sustainable future growth in all of our sectors.

### 2.3 Our Goals for Growth

- 2.3.1 Diversify the economy by building on strengths within the community which includes our vibrant resource sector, sustainable agricultural practices, tourism and recreation, diverse commercial establishments and our capacity to sustain a healthy environment and community well-being.
- 2.3.2 Make sustainable decisions within the parameters of fiscal responsibility.
- 2.3.3 Promote and preserve our heritage and culture.
- 2.3.4 Strengthen the RM by building a healthy and diverse municipality by sharing resources, and working cooperatively with adjacent municipalities, First Nation and Metis, government, agencies, and stakeholders.
- 2.3.5 Enable responsible and environmentally sustainable and compatible development by preserving and protecting existing natural features and habitat while encouraging development to appropriate areas of the RM.
- 2.3.6 Include opportunities to improve our transportation systems, utilize more sustainable practices, and focus on providing efficient services to our residents in future decisions.
- 2.3.7 Embrace the rural character of the RM by ensuring that agriculture remains the primary land use and way of life in the RM while allowing the expansion of different land uses which benefit the economy.

### 2.4 General Development Policies

- 2.4.1 Development and subdivisions shall be encouraged to locate where appropriate services and infrastructure are existing or are proposed to support the intensity and type of development. Where new infrastructure services and infrastructure are proposed, the RM shall require necessary corridors, easements, land and financial considerations be considered with or as part of the subdivision or development processes.
- 2.4.2 The RM will provide for a mix and range of development including agriculture, commercial, residential, lakeshore, and recreation in order to promote economic development opportunities. Lakeshore developments will be encouraged to locate adjacent to established resort areas and as identified on the Future Land Use Map. Rural areas will be differentiated from urban areas by less dense development and larger land parcels where agricultural and resource development activities are the dominant land use within the RM.
- 2.4.3 When reviewing applications for development, consideration shall be given to the proposal's conformity with this OCP. Deviations from this plan will require an amendment approved by Council.



- 2.4.4 Development shall complement the natural environment and not cause any undue hardship to local and regional environmental resources.
- 2.4.5 Agreements:
- a) Where a proposed development requires the construction or upgrading of a road or services, the RM may enter into a development levy agreement with the developer, pursuant to *The Planning and Development Act, 2007* and the RM's Development Levy Bylaw to provide for infrastructure, facilities and services at the developer's cost.
  - b) Where a subdivision of land or development requires the installation or improvement of municipal services, the developer may be required to enter into a servicing agreement with the RM pursuant to *The Planning and Development Act, 2007* to cover the installation or improvements attributed to the development or subdivision.
  - c) Where a new subdivision or development requires the installation of new or upgrading of existing services (such as roads, sewer and/or waterlines, etc.) development permits may not be issued until those services have been completed to the satisfaction of Council.
- 2.4.6 Large scale development shall be guided by concept plans pursuant to Section 44 of *The Planning and Development Act, 2007*.
- 2.4.7 Council may require the developer to provide the RM with the necessary information to properly assess the following applications:
- a) OCP amendments;
  - b) Zoning Bylaw amendments that conform with this OCP;
  - c) Subdivision applications; and
  - d) Development permit applications.
- 2.4.8 The developer may be required to address the following concerns in applications:
- a) Conformity with the policies of the OCP and the Zoning Bylaw;
  - b) Conformity with provincial and federal regulatory jurisdictions;
  - c) Confirmation of site suitability in terms of hazards such as flooding, erosion, slope instability or poor drainage through the provision of a geotechnical report from a qualified engineer;
  - d) Site suitability in terms of topography, critical wildlife habitat, or other environmental factors;
  - e) Site suitability in terms of heritage sensitivity;
  - f) The effects on water and lake usage from the proposed development;
  - g) Cost-benefit analysis of the proposal;
  - h) An outline of appropriate levels of servicing and terms of the servicing or development agreement; and



i) Other information as may be required by Council.

- 2.4.9 The RM will endeavor work with adjacent municipalities, First Nation and Métis communities to ensure complementary and compatible future growth, development and goals including economic opportunities, heritage resources, and social and cultural considerations.
- 2.4.10 The RM may develop an asset management plan to better manage change and to ensure growth will not place an undue strain on municipal infrastructure or public services.



### **3 Municipal Services and Infrastructure**

#### **3.1 Discussion**

Council recognizes that proper planning and management of developments is required to ensure that municipal services don't create a financial burden on the RM. When reviewing proposed developments and developing bylaw enforcement and emergency measures operations, consideration of the land area, population density, transportation corridors and access to services will be important.

The RM has a good transportation network with two provincial highways and a number of secondary routes within the RM's boundaries. Highway No. 11 is the main highway connecting the RM to the cities of Regina and Saskatoon. Highway No. 2 connects the RM to the Village of Chamberlain and City of Moose Jaw as well as extending to the north past Prince Albert. The RM also has two rail lines, one that runs adjacent to Highway No. 11, and a spur line which extends from the southern boundary shared with the RM of Pense No. 160 to the K+S Potash mine site. Increased development and the growth of primary industries has placed added demand on the transportation network and road maintenance.

Some RM residents are provided water through private wells and in some areas, it is provided by the Buffalo Pound Water Treatment Plant. The Buffalo Pound North transition system purchases water from the Buffalo Pound Water Administration Board and delivers potable water to the several water associations. RM residents use the Village of Bethune lagoon for sewage disposal services. A joint transfer station is provided to residents of the area and is operated by the Village of Bethune and RM of Dufferin. The RM currently has a joint volunteer fire and medical first response team with the Village of Bethune. Other health and emergency services are provided to residents in the City of Regina or Moose Jaw. Education facilities for students are located in Bethune and Lumsden. The Clive Draycott School in Bethune provides grades Kindergarten to Grade 8 and there is an elementary and high school located in Lumsden where students attend.

#### **3.2 Objectives**

- 3.2.1 To promote growth and development that uses existing services and infrastructure in a cost effective and efficient manner.
- 3.2.2 To ensure adequate services are provided to future developments through existing, upgraded or new municipal infrastructure.
- 3.2.3 To improve the capacity and efficiency of services and facilities by entering into regional partnerships with neighboring municipalities where appropriate.
- 3.2.4 To provide for road, utility, and other services at a standard appropriate to the area, and to ensure that development will support the cost of those services.
- 3.2.5 To provide a municipal road network that accommodates anticipated traffic movements and provides an effective and efficient link to the provincial highway system.

#### **3.3 Policies**

- 3.3.1 Where a development or subdivision requires new or improved municipal services and roads, the proponent will be responsible for all costs associated with providing the services. The RM will establish the standards to which services and roads will be designed and constructed. Council may



require a proponent of a development to undertake an engineering study that identifies the infrastructure and services required to support the development.

### 3.3.2 Roads and Transportation:

- a) All development shall require direct access to an all-weather developed road. A developed road shall mean an existing good quality road on a registered right of way or a road for which a signed servicing agreement has been made with Council to provide for the construction of the road on a registered right of way to a standard approved by the RM. The RM may require an applicant to provide information prepared by a qualified professional to determine whether the road providing access to a proposed development is satisfactory.
- b) The RM will ensure necessary easements and land for public works are dedicated during the subdivision and development process.
- c) Development will be encouraged where roads and services currently exist. The Future Land Use Map identifies key transportation corridors that may support future development with the least amount of new road infrastructure.
- d) The RM will ensure that lands desired for the future acquisition for highway rights-of-way are protected from land uses which may affect the highway rights-of-way maintenance or use.
- e) All developments and internal subdivision roads should be designed with the consideration for emergency service, school bus and maintenance equipment egress.
- f) All developments shall ensure safe access and egress from adjacent roadways without disrupting their transportation function. The RM may require developments to have consolidated access at major points of intersection with provincial highways and/or municipal roadways.
- g) Municipal roads shall be designed to municipal standard in order to provide for emergency and maintenance vehicle access.
- h) Council may enter into Road Maintenance Agreements, pursuant to *The Municipalities Act*, to ensure that costs for road repair are appropriately recovered.
- i) Where high volumes of truck traffic exist or is anticipated, the RM may designate certain roads as truck routes in order to limit deterioration of the municipal road system and to minimize safety and nuisance factors with adjacent land uses.
- j) All proposals within proximity of a provincial highway shall be subject to review by the Ministry of Highways and Infrastructure prior to the issuance of a development permit.
- k) Future development shall take into consideration *The Guidelines for New Development in Proximity to Railway Operations* document. Consultation with the railway shall be required prior to issuing a permit for the proposed development or prior to proceeding with a subdivision. Consultation may be needed in order to determine:
  - (i) The location of the site in relation to the rail corridor;
  - (ii) The nature of the proposed development;



- (iii) The frequency, types, and speeds of trains travelling within the corridor;
  - (iv) The potential for expansion of train traffic within the corridor;
  - (v) Any issues the railway may have with the new development or with specific uses proposed for the new development;
  - (vi) The capacity for the site to accommodate standard mitigation measures;
  - (vii) Any suggestions for alternate mitigation measures that may be appropriate for the site;
  - (viii) Proposed stormwater management and drainage; and
  - (ix) The specifications to be applied to the project.
- l) Proposed development which may be adversely affected by noise, dust and fumes from roadways and railways shall be required to locate where there is adequate separation from these corridors and may be required to incorporate sound barriers or landscaped buffers, site grading, fencing, and/or berms to mitigate these impacts.

### 3.3.3 Services

- a) Subdivision and development permit applications may be referred to the local fire marshal for comment prior to decision taking place on the application;
- b) When planning and locating public works, the RM will take into consideration risks to future and existing public work facilities and infrastructure associated with climate change (i.e. wildfires, flooding, emergency preparedness and disaster response), insofar as is practical based on available climate data and information.
- c) Where pipelines, utility lines or other transportation facilities cross municipal roads the RM may apply special standards for their construction that are necessary to protect the municipal interest.
- d) Solid or liquid waste disposal facilities shall be located in conformity with applicable minimum separation distances established within the Zoning Bylaw.
- e) The RM will require adequate water supply systems for proposed developments which meet the requirements of the Saskatchewan Health Authority. The water supply of neighboring developments shall not be adversely affected by the proposed development.
- f) All sewage and wastewater disposal methods shall comply with Provincial regulations. The RM will require written evidence that the disposal method has been approved by the Saskatchewan Health Authority either as a condition of development permit approval or before a development permit for the use on the site is issued.
- g) Solid waste management shall meet all applicable Provincial regulations.
- h) Cooperation will be encouraged with SaskPower, SaskEnergy, TransGas and SaskTel and other utilities to ensure the provision of their services is economical and efficient. Prior to the installation of major utility systems, utility companies are encouraged to consult with the RM.



- i) Separation distances from existing public works facilities shall conform to Provincial regulations.
- j) Where possible, the RM may work with other municipalities in the region to pursue comprehensive waste management plans for solid waste management, and plan for future water utility provisioning and wastewater disposal.
- k) Development which requires water shall be adequately serviced with a sufficient water supply either on site or by a central water system depending on the nature and intensity of use.
- l) Development which requires sewage facilities shall be adequately serviced with an approved on-site or central sewage system in accordance with Provincial and Municipal requirements.



### **4 Land Management**

#### **4.1 Discussion**

The RM is characterised by flat prairie as well as valleys and coulees which extend into the surrounding lakes. There are a number of depressions and sloughs throughout the RM that provide waterfowl habitat and water sources for other wildlife in the region. The area is considered a critical wildlife habitat because of its availability of water and undisturbed native prairie.

The RM is located in the Upper Qu'Appelle River and Wascana Creek watersheds. The RM believes it is important to protect, reserve, enhance and manage the environmentally sensitive areas and hazard lands in the municipality. Compliance with existing provincial and federal land use regulations and policies is required to minimize the threat of injury and/or loss of life, property damage, economic and social disruption from physical hazards such as slope instability, erosion or flooding.

Buffalo Pound Lake and Last Mountain Lake are both long narrow multi-use lakes. Buffalo Pound Lake is on the southwestern edge of the RM, while Last Mountain Lake borders the northeastern border of the RM of Dufferin. Erosion, flooding and slope instability are the three major issues that affect existing and future development in the RM around both major lakes. Studies on the slope stability and the different geological landforms of both lakes were prepared by J.D. Mollard & Associates in January 1972. The study provides detailed background information on the landforms that dominate the lakes, shore lands and surrounding areas for the RM. More detailed analysis of specific sites around the lakes may be required for future developments to make sure the risks of flooding, slumping and erosion are minimized.

#### **4.2 Objectives**

- 4.2.1 To encourage developmental practices that can be sustained by the environment without significant pollution, nuisance, or damage to environmental resources.
- 4.2.2 To restrict development on hazardous lands such as where slope instability, erosion, flooding, slumping or other environmental hazards exist.
- 4.2.3 To protect defined areas of critical habitat.
- 4.2.4 To protect critical water supply resources including both ground and surface water resources.
- 4.2.5 To cooperate with municipal, provincial and federal authorities as well as property owners to promote healthy, safe, and environmentally responsible use of land in the RM.

#### **4.3 Policies**

- 4.3.1 Conservation, wildlife habitat and the environment:
  - a) Council will support farming practices and developments that conserve soil, improve soil quality, conserve moisture, and protect water supplies. Council may deny a permit to any development that may significantly deteriorate the land resources or deplete or pollute ground water sources.
  - b) Council will work with agencies of the provincial government to protect any significant critical wildlife habitat, fish and wildlife development funds lands, conservation easements, or rare or endangered species. Where significant potential has been identified to Council,



they may delay development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained.

- c) Future developments should not have a detrimental impact on the conservation and development area within the RM.
- d) Service and utility maintenance that is not environmentally sustainable such as applying used oil to municipal roads, shall not be permitted.
- e) Council may require special development regulations, in alignment with Water Security Agency recommendations and policy, to protect environmentally sensitive land, riparian systems, significant natural systems, significant natural landscapes, and other local and regional environmental features.

### 4.3.2 Flooding, slumping and slope instability:

- a) Where development is proposed in hazardous areas as indicated on the Development Constraints Map and/or in other areas that may be considered potentially hazardous by the RM, a professional report on the proposed development will be required at the developer's expense. The report shall determine if the development is located in the flood way or flood fringe, assess the geotechnical suitability of the site or other environmental hazards, together with any required mitigation measures.
- b) The RM will prohibit the development of new buildings and additions to buildings in the flood way of the 1:500 year flood elevation of any watercourse or water body.
- c) The RM will require flood-proofing of new buildings and additions to buildings to an elevation of 0.5 metres (1.64 feet) above the 1:500 year flood elevation of any watercourse or water in the flood fringe.
- d) The Water Security Agency or other qualified consultants will be utilized as a source of technical advice regarding flood levels and flood proofing techniques. Developments may be referred to the Water Security Agency for review prior to approval.
- e) No new development shall be permitted on any potential unstable slope areas without the required professional report for the site that identifies risks and appropriate mitigation measures.
- f) Development and activities shall be avoided where risk of erosion or slope failure exists or where there is potential for erosion or slope instability on the site.
- g) Council may prohibit development, where Council is of the opinion that land is unsuitable for development because:
  - (i) The cost of providing an all-weather access road would be, in the opinion of Council, prohibitively expensive or difficult to maintain due to poor natural drainage, steep slopes or other features;
  - (ii) The land is subject to unstable soil conditions due to high water tables, fluctuating water levels, wetland soils, or poor drainage conditions; and
  - (iii) Of hazards associated with the processes of flooding and erosion, or any other instability.



### 4.3.3 Source and groundwater protection

- a) The RM shall consider the impacts of development on waterbodies, waterways and Last Mountain Lake and Buffalo Pound Lake shore lands and referrals will be sent to applicable agencies and provincial departments such as the Water Security Agency.
- b) The RM shall work with the Watershed Association to ensure ground water resources (source water) and sensitive aquifer areas are protected from incompatible development.
- c) Development shall not deplete or pollute ground water resources within the RM. Council shall work with the appropriate provincial and federal departments and agencies.
- d) Where insufficient information exists regarding the suitability or the capacity of an aquifer for a proposed development, Council will require the developer to provide the necessary report, at his/her cost. Developers of proposed uses which require large amounts of groundwater or which may impact the current groundwater supply of adjoining uses may be required by Council to provide a study to prove that the groundwater resource is adequate.
- e) Watercourses should be managed as follows:
  - (i) Natural vegetation shall be preserved to prevent bank erosion;
  - (ii) Unauthorized watercourse dredging and filling shall be prohibited;
  - (iii) Periodic cleaning of man-made drains shall be encouraged;
  - (iv) Channel improvements shall be carefully designed and constructed; and
  - (v) Water control structures shall be designed to an elevation of 0.5 metres (1.64 feet) above the 1:500 year flood elevation, or other standards approved by the Water Security Agency and Council.
- f) New developments and subdivisions which are adjacent to watercourses shall be developed to retain onsite drainage where feasible, minimize erosion and maximize water quality.

### 4.3.4 Drainage:

- a) Adequate surface water drainage will be required throughout the RM and on new development sites to avoid flooding, erosion and pollutions. A professional drainage report may be required where an area has or exhibits potential for poor drainage.
- b) Unauthorized drainage of surface water runoff from any land throughout the RM shall be prohibited. Watercourses shall not be altered without the prior approval of the Water Security Agency, RM and other provincial/federal stakeholders. All agricultural drainage works require approval from the Water Security Agency.
- c) Developments shall not obstruct, increase or otherwise adversely alter water and flood flows and velocities.



### 4.3.5 Vegetation and soil disruption:

- a) Development shall not needlessly destroy existing trees, vegetation and unique flora.
- b) The planting of new vegetation and the implementation of protective vegetation measures shall be encouraged in conjunction with new development throughout the RM.
- c) Developments shall minimize soil erosion and topsoil disruption in order to avoid pollution, slope instability, silting and the undesirable alteration of surface drainage and ground water.
- d) Environmental Reserve lands should be kept in a natural state unless, in consultation with the Water Security Agency and other appropriate government agencies, the lands are required to be used for public park space, access to waterbodies, marinas, or storm water management facilities.

4.3.6 Development shall be directed away from any area of natural or human induced hazards where there is potential risk to public health or safety. Development may be authorized only in accordance with recommended preventative mitigation measure which eliminate the risk or reduce the risk to an acceptable level.

4.3.7 Where a professional report/investigation is required to determine site suitability, the RM will require the report as part of an application for development and/or subdivision.

4.3.8 Performance bonds, interests filed on land titles, and liability insurance may be required from a developer, as part of a servicing or development agreement to avoid unnecessary municipal administration, inconvenience and expenditures, to protect the public interest, and to notify future landowners of municipal servicing considerations or environmental limitations for the subject land.

4.3.9 Public safety and health requirements shall guide all development. Subdivision and development shall be planned and located where fire and emergency services can be provided with reasonable efficiency and without undue cost to the RM.

4.3.10 Development should be undertaken with precautions to minimize the risk of damage to property caused by wildfires. The RM may apply the following fire protection policies during development review:

- a) Subdivision and development permit applications may be referred to the local fire marshal for comment prior to decision taking place on the application.
- b) A manicured vegetation buffer (i.e. cut grass) may be used to separate building development from trees and vegetation when necessary.
- c) Municipal roads shall be developed and maintained to allow for emergency vehicle access.

4.3.11 Council may dedicate lands as environmental reserve to protect rare or sensitive flora and fauna, critical wildlife habitat, riparian areas or other environmental significant features.



## **5 Agricultural Lands**

### **5.1 Discussion**

Agriculture makes up the largest land use and is an economic foundation of the RM. Agricultural based employment such as grain production and livestock are the primary source of income for residents. Dryland and irrigated crop farming and cattle production has been the principal form of agriculture development. Producers in the area have followed the provincial and national trend of moving towards larger farms with more acres and larger outputs.

The RM of Dufferin would like to minimize land use conflicts and protect existing farms to ensure the continuing viability of the agricultural industry within the RM. Encouraging the diversification of the agricultural economy is also important along with conservation and sustainable use of soil and water resources. Agricultural land has been used for some agricultural related commercial ventures to service the agricultural sector. Larger urban centers in the region provide many of the commercial establishments that are needed to assist agricultural land uses including equipment repair, parts supply, implement dealers and auction marts.

According to Canada Land Inventory, soil capability for agriculture within the RM ranges from Class 3-6. As shown on the Soil Capability Map, the flat plateaus are mainly zone 3 and the ravines and valley areas range from Class 4-6.

### **5.2 Objectives**

- 5.2.1 To support agricultural activities and ensure the continuation and diversification of agriculture in the RM.
- 5.2.2 Support agricultural land uses in the RM and encourage future growth opportunities in a manner that will not create conflicts with neighbouring uses, jeopardize reasonable development potentials, or create significant environmental concerns.
- 5.2.3 To provide on a limited basis, separate sites for the development of residences while avoiding disordered and fragmented land use patterns.
- 5.2.4 To provide for intensive forms of agriculture including intensive livestock operations and to recognize differing forms of development patterns that intensive agriculture may require.
- 5.2.5 Identify prime agricultural land and provide for areas where non-farm development is compatible and welcomed.
- 5.2.6 To encourage responsible resource development and protect these lands from incompatible developments.

### **5.3 Policies**

- 5.3.1 Council will protect and preserve those lands most suitable for agricultural production, such as the Class 3 lands according to the Canada Land Inventory Soil Capability for Agriculture as identified on the Soil Capability Map.



- 5.3.2 Council may permit non-agricultural forms of development on Class 3 lands where the potential for other forms of development is identified on the Future Land Use Map or where the proposed development is located adjacent to other forms of existing development.
- 5.3.3 Council may refuse a rezoning of agricultural land or a discretionary use application for other forms of development where, based on information submitted to Council, future expansion of an existing intensive livestock operation may require a greater separation distance.
- 5.3.4 Agriculture activities on lands of a quarter section or more for field crop, pasture and non-intensive livestock operations shall not be restricted.
- 5.3.5 A range of agricultural related uses will be included within the Zoning Bylaw to encourage diversified agricultural related business development in addition to agricultural production.
- 5.3.6 The RM may restrict or prohibit development that will have a detrimental effect on environmentally sensitive areas or areas with demonstrated heritage or cultural significance.
- 5.3.7 Intensification and expansion of agricultural activities shall be planned and sited in a manner that requires minimal improvements to municipal servicing.
- 5.3.8 Where conflicting land uses are proposed on the same site or adjacent to one another, the RM may require the use of buffers or screening prior to issuing any development permit.
- 5.3.9 Subdivisions:
- a) Two subdivisions will be allowed on agricultural lands (3 separate titles per quarter section) as allowed for in the Agricultural District of the Zoning Bylaw.
  - b) Where a part of a section of land is physically separated from the remainder of the quarter section by a railway, a registered road plan containing a highway or developed road, or a river, lake or significant stream, the separated land may be subdivided from the quarter-section in addition to the two subdivisions.
  - c) All new and upgraded accesses and services shall be provided by the developer.
  - d) Where conflicting land uses are proposed on the same site or adjacent to one another, the RM may require buffer areas be designated during the subdivision process.
  - e) Council shall discourage the subdivision and fragmentation of agricultural land into small uneconomical units for non-farm developments.
  - f) To maintain and support agricultural production Council may permit farm residences on a farmstead, up to a maximum as defined in the Zoning Bylaw. The maximum number of communal dwellings is to be determined by Council per quarter section or equivalent, as defined in the Zoning Bylaw.



### 5.3.10 Intensive Operations:

- a) Council will support the development of intensive agricultural and livestock operations unless specific land use or environmental locational conflicts would be created by their development.
- b) Intensive agricultural operations and intensive livestock operations will be discretionary uses within the Agricultural District of the Zoning Bylaw. Any expansion of an operation to provide for a greater number of animal units, or any change in an operation which alters the species of animal, shall require a new development permit approval.
- c) The RM may require screening or encourage the use of innovative technologies which mitigate odour or other nuisances.
- d) To minimize conflict between proposed intensive livestock operations and surrounding development or vice versa, the separation distances in the Zoning Bylaw shall be adhered to unless altered by Council.
- e) Council will encourage intensive livestock operators to engage in good land stewardship.
- f) Any conflict between an agricultural use and another use shall be resolved in favour of the agricultural use unless, in Council's opinion, their decision would threaten the health, safety and general welfare of the inhabitants of the RM.
- g) The RM will determine if a road maintenance agreement is required where a new operation or an expansion of an operation is proposed.
- h) Council may require the applicant to obtain recommendations from appropriate agencies and address issues regarding water supply and manure management plans to evaluate the suitability of the application.
- i) The *Agricultural Operations Act* and other provincial legislation may apply to the development. When considering the operational or environmental aspects of a proposed development, the RM may refer the application to the appropriate agencies for advice and recommendations.
- j) The RM will require developers to conduct public consultations to provide information to surrounding landowners prior to a public hearing for the consideration of the development permit application.

### 5.3.11 Agricultural Related Commercial and Industrial Uses

Approval for commercial or industrial developments may be granted if:

- a) Incompatibility with other land uses are avoided, including consideration of proximity to urban centres, lakeshore developments, and multiple parcel country residential subdivisions.
- b) Proposed developments will not jeopardize the environmental quality or cause undue pollution, including water and waste disposal servicing.
- c) The design and development of the use will conform to high standards of safety, visual quality and convenience.



- d) The development will be situated along an all-weather municipal road and any improvements to the existing road will be at the developers expense.
- e) All relevant approvals are obtained from government agencies for uses such as anhydrous ammonia fertilizer facilities.
- f) All other requirements set out in the OCP and Zoning Bylaw are met.

### 5.3.12 Resource Development Uses

Approval for resource development may be granted if:

- a) Incompatibility with other land uses are avoided, including consideration of proximity to urban centres, lakeshore developments, and multiple parcel country residential subdivisions.
- b) Proposed developments will not jeopardize the environmental quality or cause undue pollution.
- c) The design and development of the use will conform to high standards of safety, visual quality and convenience.
- d) Proposed developments will address potentially detrimental off-site impacts as a result of development and operations through mitigation strategies including but not limited to traffic management and dust abatement plans.
- e) Appropriate access either exists or is developed at the applicant's expense.
- f) All relevant approvals are obtained from applicable government agencies.
- g) All other requirements set out in the OCP and Zoning Bylaw are met



## **6 Residential Lands**

### **6.1 Discussion**

The RM would like to encourage new multi-parcel residential developments that are sustainable and well-planned developments. New multi-parcel residential development should be located near existing residential developments, urban centres or in proximity to major transportation corridors to limit the fragmentation of agricultural lands, mitigate land use conflicts and efficiently utilize existing infrastructure.

Rural residential development will be considered to support the agricultural economy in locations that have appropriate services or where, in Council's opinion, it is appropriate for services to be upgraded.

### **6.2 Objectives**

- 6.2.1 To optimize services and long-term maintenance, clustered residential development will be encouraged.
- 6.2.2 To minimize the potential for conflict between non-residential development and residential uses.
- 6.2.3 To ensure that any residential use can be serviced by a road of a sufficient standard to provide the required level of access to the site.

### **6.3 Policies**

- 6.3.1 Subdivision for residential development at a density greater than permitted within the Agricultural District will be considered on its merits by Council through a rezoning to the Residential District.
- 6.3.2 New residential subdivisions shall be located along a developed all-weather road and serviced in a manner that meets municipal standards at the cost of the developer or as agreed upon by Council and the developer in a servicing agreement.
- 6.3.3 The RM will support clustered development by encouraging subdivisions to locate adjacent to each other or adjacent to an existing residential area, in order to conserve agricultural land and reduce servicing costs, such as roads and utilities.
- 6.3.4 A buffer strip or landscaping requirements may be required in a residential subdivision to separate residential uses and agricultural development or other incompatible land uses.
- 6.3.5 Residential development on hazard lands will be discouraged and limited. This includes but is not limited to lands that are subject to flooding, sloping, slumping and wetlands. Geotechnical reports, engineered studies and/or environmental reports may be required to verify the development is appropriate for the lands.
- 6.3.6 The required separation distances from residential developments for locating of an intensive livestock operation, an anhydrous ammonia facility, a waste disposal facility, rendering facility, or other form of development, shall also apply to the locating of residential development proposals near those forms of development.



- 6.3.7 All residential development is required to have adequate sewer and water services at the cost of the developer, which meets RM standards and is approved by the Saskatchewan Health Authority.
- 6.3.8 Development of residential subdivisions will be planned with the following considerations, but not limited to:
- a) Maintaining existing water courses and wetlands and activities that integrate stormwater management systems with natural water courses;
  - b) Integration of natural and open space areas as habitat corridors where appropriate; and
  - c) The preservation of existing trees and other natural features where possible.
- 6.3.9 Council may require the preparation of a concept plan for the entire area of a proposed multi-parcel residential subdivision. Information required may include:
- a) Professional reports which assess the geotechnical suitability of the site, susceptibility to flooding or other hazards including mitigation measures;
  - b) Engineered reports to address water supply, drainage and sewage disposal methods;
  - c) A plan/outline for the services, internal road layout, access to public roads and phasing of developments including dedicated lands; and
  - d) Any other information Council deems necessary to properly assess the proposal.
- 6.3.10 A drainage plan for future subdivisions or development may be required to ensure adequate drainage and that neighbouring sites and infrastructure will not be adversely affected by potential runoff from the development.
- 6.3.11 Council will not permit residential subdivisions and development in areas demonstrated to have moderate to high potential for potash development as such development may limit future resource development.
- 6.3.12 Residential development will be discouraged within 500 metres from the boundary of an active extraction operation or boundary of the Natural Resource Direct Control District.



## **7 Commercial & Business Development**

### **7.1 Discussion**

The RM encourages economic diversification to support economic growth and local job opportunities. Council supports the establishment of farm-based business, agribusiness and value-added processing of agricultural products. The RM encourages highway commercial and industrial developments that are financially sound, well planned and coordinated to avoid premature development, minimize land use conflicts, and efficiently utilize infrastructure and services. The RM wants to ensure environmental protection and achieve efficient and cost-effective servicing of commercial and business development.

The RM contains potash and aggregate resources within its boundaries. K+S Potash Canada began breaking ground for a potash solution mine in the RM in 2012 and officially opened the Bethune mine in May 2017. The RM recognizes there are aggregate resource extraction opportunities in the RM and that this form of development will be an interim land use which should be planned and managed through appropriate design, operation and restoration.

### **7.2 Objectives**

- 7.2.1 To ensure that business development occurs in a manner, which minimizes negative impacts on surrounding land uses and the environment.
- 7.2.2 To provide for business development opportunities including commercial, industrial and natural and mineral resource land uses.
- 7.2.3 To ensure that any development is serviced to a standard that meets municipal standards.
- 7.2.4 To direct commercial and business development to appropriate locations.
- 7.2.5 To encourage and promote the establishment of highway commercial enterprises which cater to the traveling public and local population.
- 7.2.6 To encourage the establishment of light or small-scale processing and manufacturing industries on sites where conflicts with other land uses will be avoided.

### **7.3 Policies**

- 7.3.1 All commercial and business development shall have adequate services, including roads, safe access and utilities that meet municipal and provincial standards.
- 7.3.2 Council will encourage new commercial and business development to locate where services exist and in close proximity to existing highways or primary grid roads.
- 7.3.3 The RM may require screening, landscaping or buffering as a condition of approval for commercial and business development.
- 7.3.4 Commercial and business development that serves the general public shall locate within or adjacent to the urban centres or along major transportation corridors as shown on the Future Land Use Map. Additional locations may be considered where demonstrated to Council's satisfaction where impacts



to agriculture will be minimal, conflicts with surrounding land uses can be avoided, the site can be adequately serviced and there will be minimal costs to the RM.

- 7.3.5 Commercial and business developments should be a type and scale which is compatible to adjacent residential uses.
- 7.3.6 Industrial development is encouraged to be directed away from residential development and to minimize impacts to agricultural land. Lands should be compatible with rural industrial uses rather than scattering throughout the RM.
- 7.3.7 Highway commercial development should maintain the functional integrity of the adjacent highway, using service roads, or controlled highway access points, which are approved by the Ministry of Highways.
- 7.3.8 The Zoning Bylaw will make provisions for an appropriate mix of commercial and industrial land uses as either permitted or discretionary uses in suitable zoning districts.
- 7.3.9 The applicant will be required to supply supporting information from a qualified engineer where commercial or industrial development is proposed in areas that may be potentially hazardous due to flooding, erosion, soil slumping or high-water table.
- 7.3.10 Consultation with the appropriate provincial agencies may be required prior to issuing a development permit or providing recommendations on a subdivision.
- 7.3.11 Prior to the consideration of rezoning of land for commercial development, Council will require a concept plan to be prepared. The concept plan will contain the following:
  - a) The phasing of development;
  - b) The size and number of parcels proposed;
  - c) The installation and construction of roads, services, and utilities;
  - d) The types of businesses to be contained on the site;
  - e) Potential impacts on adjacent land uses, and proposed measures to reduce those impacts;
  - f) The environmental suitability of the site with consideration of the soils, topography, drainage and availability of services, proximity to wildlife management areas and hazard land;
  - g) The access, egress and potential impacts on roadway and highway systems, including traffic safety;
  - h) Any other matters which Council considers necessary.
- 7.3.12 Mineral Resource Development
  - a) Mineral resource development and accessory uses are important within the RM as they provide economic benefits and spinoffs and will be considered by Council in areas where they are considered appropriate. A mineral resource development zoning district is



provided in the Zoning Bylaw to allow council to consider applications. Council will also be able to consider mineral resource development applications within the agricultural zoning district. Council's decisions will be based on the criteria as outlined in the Zoning Bylaw.

- b) All mineral resource development uses, including expansions, accessory uses (flow lines), and changes to intensity or operations require a development permit.
- c) Mineral resource development that benefits the region will be encouraged throughout the RM according to their respective locational requirements, separated from incompatible activities, with minimal community and environmental disruption.
- d) As per the *Planning and Development Act, 2007*, for the purpose of this OCP and the accompanying Zoning Bylaw, "development" is defined as the carrying out of any building, engineering, mining or other operations in, on or over land or the making of any material change in the use or intensity of the use of any building or land.
- e) Council may require proponents of any resource development to present to the RM and hold a public open house or similar public engagement within the proposed development area, in advance of an application being submitted.
- f) The issuance of a development permit and the development conditions applied may be based on the results of an environmental impact assessment, quantity and quality of water and other resource supplies, compatibility of the operation with adjacent residences and other uses, and arrangements proposed for development or upgrading of necessary municipal services including the standard of roads necessary to support the development.
- g) The RM may apply special standards when issuing development permits for a mineral resource development. The Zoning Bylaw and other Municipal Bylaws may be used when issuing conditions on a development permit.
- h) Prior to the issuance of a development permit, the developer and Council may enter into a development agreement which defines the responsibilities of the developer with respect to mineral resource development. The development agreement may specify any of the following guidelines for development within the Direct Control District:
  - (i) Compliance with applicable permits, guidelines, and code of practice according to Saskatchewan Provincial Acts and Regulations;
  - (ii) Any other conditions with respect to the planning, siting, operation, and restoration of the site including:
    - 1) The development and maintenance responsibility of roadways and the condition upon return to the RM.
    - 2) Phasing of operational and restoration components;
    - 3) The identification of potential environmental challenges (i.e. drainage, erosion control, noise, dust and dirt) and proposed mitigation measures;
    - 4) The visual effects on the site and the landscape (i.e. weeds, loss of scenic qualities) and proposed mitigation measures;
    - 5) The construction of fencing and signs;



- 6) The routing of trucks to avoid noise and dust problems;
- 7) Hours of operation and hauling;
- 8) Waste water (effluent) and waste disposal; or
- 9) Specifying the after-use of the site;
- 10) Reclamation and restoration components;
- 11) The posting by the developer of a letter of credit, cash or a performance bond to guarantee adherence to these requirements;
- 12) Any other condition that Council may specify.

### 7.3.13 Sand and Gravel Extraction

- a) The approval of sand and gravel development may be based on the regulations in the Zoning Bylaw and the compatibility of existing and planned land uses, the disturbance to the environment and aquifers, the impact on municipal services and infrastructure, and the reclamation plan.
- b) Council shall require a performance bond for sand and gravel development, commercial resource and extraction to ensure remediation of the site.
- c) Applications for sand and gravel development and extraction and operation must be accompanied by a reclamation plan.
- d) Sand and gravel operations must be located on sites that are:
  - (i) A minimum 800 metres (0.5 miles) from any residence;
  - (ii) A lesser separation distance to a maximum reduction to 400m (0.25mi) may be considered by Council ~~where the developer of a proposed gravel operation enters into an agreement with the owner of a residence and/or RM consenting to the proposed development up to a specified distance. As a condition of approval Council will require that an interest protecting the parties to the agreement, be registered against the residence and the gravel operation at the cost of the developer;~~
  - (iii) 45 metres (150 feet) from the center of a developed road allowance;
  - (iv) Accessible to roadways suited to the operation and, if this is not the case, the development agreement shall address this concern;
  - (v) Not environmentally sensitive or hazardous lands as may be shown on the Zoning map, or unless, in Council's opinion, such lands can be protected as recommended by an engineering or environmental study;





- e) Setback distances applied to sand and gravel operations shall be applied to new residences proposed near an existing sand and gravel operation.

7.3.14 The approval of any business development will be based on:

- a) The compatibility of the development with existing or planned neighbouring land uses as determined by consideration of siting of industrial uses to prevent land use conflicts with regard to noise, vibration, smoke, dust, odor or potential environmental contamination. Such uses shall be encouraged to locate where separation from residential areas can be maximized;
- b) The services and infrastructure available to the site (including appropriate access to highways or roads, if necessary);
- c) The provision of storm-water retention and management;
- d) Development standards or design criteria which includes such aspects as parking for large trucks, landscaping, screening, storage, signage, and building design and finish; and
- e) The design and phasing of development.

7.3.15 Commercial and industrial uses which are likely to be unsightly due to the nature of the operation, exterior storage or type of building or structures should be discouraged from locating adjacent to highway approaches and entrance roadway to urban areas. If such uses are proposed in these areas, landscape buffers or other mitigation measures should be taken to screen these industrial uses from view.

7.3.16 Home Based Business and Home Occupations

- a) Home based businesses and home occupations may be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, are compatible with and do not change the character of the surrounding area. The Zoning Bylaw shall specify development standards for home-based businesses and home occupations.



## **8 Lakeshore Development**

The RM's lakeshore is an invaluable resource and provides many tourism and recreational opportunities to residents and visitors. The RM recognizes that development pressures along Last Mountain Lake and Buffalo Pound Lake need to be carefully managed to protect the natural environment. It is important that development is planned and designed to achieve a sense of balance between lakeshore and other surrounding uses.

### **8.1 Objectives**

- 8.1.1 To accommodate appropriate lakeshore development in the RM that is environmentally responsible and aesthetically pleasing.
- 8.1.2 To optimize services and long-term maintenance, clustered development will be encouraged.
- 8.1.3 To minimize the potential for conflict between non-lakeshore and lakeshore development.
- 8.1.4 To ensure that developments can be served by a road of a sufficient standard to provide the needed level of access to the site.
- 8.1.5 To restrict development in areas that could prove hazardous to development for reasons of flooding and slope instability.
- 8.1.6 To support public access and enjoyment of lake resources in the RM.
- 8.1.7 To encourage a balanced approach to lake oriented commercial and tourism development that takes into consideration impacts on the environment, area residents, and financial benefits to the community.

### **8.2 Policies**

- 8.2.1 Subdivisions will be required to be located adjacent to existing roads and be serviced in a manner that meets municipal standards, unless the RM agrees to the construction of new services to accommodate the application at the cost of the developer.
- 8.2.2 The RM will support clustered development by encouraging subdivisions to locate adjacent to each other or adjacent to an existing lakeshore area, to conserve agricultural land and reduce servicing costs, such as roads and utilities.
- 8.2.3 A buffer strip or landscaping requirements may be required in a lakeshore subdivision to separate residential uses and agricultural development.
- 8.2.4 Development on land considered hazard lands will be limited. This includes lands that are subject to flooding, sloping, slumping, wetlands, wildlife lands, etc. Site specific geotechnical reports, engineered studies and/or environmental reports will be required to verify if the development is appropriate for the lands.



- 8.2.5 The required separation distances from lakeshore developments for locating of an intensive livestock operation, an anhydrous ammonia facility, a waste disposal facility, rendering facility, or other form of development, shall also apply to the locating of residential development proposals near those forms of development.
- 8.2.6 All lakeshore development is required to have adequate water supply and make provisions for liquid and solid waste disposal services at the cost of the developer, which meets RM standards and is approved by the Saskatchewan Health Authority.
- 8.2.7 Development will be planned with the following considerations, but not limited to:
- a) Maintaining existing water courses and wetlands and activities that integrate storm water management systems with natural water courses;
  - b) Integration of natural, open space and recreational areas as habitat corridors;
  - c) Wherever possible, to preserve existing trees and other natural features.
- 8.2.8 Council may require the preparation of a concept plan for the entire area of a proposed lakeshore development. Information shall include:
- a) Professional reports which assess the shoreland capability, geotechnical suitability of the site, susceptibility to slumping and/or flooding or other environmental hazards including mitigation measures;
  - b) Engineered reports to address water supply, drainage and sewage disposal methods;
  - c) A plan/outline for the services, road layout, access to public roads, phasing of developments including dedicated lands.
- 8.2.9 A drainage plan for future subdivisions may be required to ensure adequate drainage and that neighbouring sites and infrastructure will not be adversely affected by potential runoff from the development.
- 8.2.10 Where lakeshore subdivisions are being proposed, Council shall require dedicated lands to ensure public access to the waterbody (i.e. for the provision of a boat launch).
- 8.2.11 To ensure the protection of shorelines, all lands within the bank of the waterbody shall be designated as environmental reserve at the time of subdivision and advertised as such by the developer.
- 8.2.12 Environmental Reserve and shoreline restoration shall be guided by Water Security Agency policies and regulations.



## **9 Heritage and Recreation**

Dedicated lands are lands that are assigned without compensation at the time of subdivision to the RM which the land is located in. Provision on the establishment, management and use of dedicated lands is contained within the *Planning and Development Act, 2007* and the *Dedicated Lands Regulations, 2009*. Council will use the *Planning and Development Act, 2007* and the *Dedicated Lands Regulations, 2009* to support recreation opportunities for its residents. As the population grows and development expands, the RM will be challenged to ensure there are appropriate recreational uses and facilities to meet the growing needs of residents and visitors.

The RM of Dufferin recognizes the importance of supporting school opportunities. At the time this bylaw was approved, there was not an identified need for a future school within the RM. If the need for a school site is identified, the RM will work with the Ministry of Education and the school division to ensure the creation of a site suitable for the purpose and amend their bylaws accordingly.

### **9.1 Objectives**

- 9.1.1 To protect defined areas of heritage sensitivity.
- 9.1.2 To provide recreational opportunities for municipal and regional residents.
- 9.1.3 To encourage the sustainable development of the recreation resources as well as assisting in maximizing the benefits and minimizing the costs to the RM.

### **9.2 Policies**

- 9.2.1 Council will exercise its discretion based on the suitability of the location and development with respect to physical access and available services, the separation distance to incompatible land uses, the extraction of future resources, and other factors that may make the development unsuitable for the area.
- 9.2.2 The RM will consider the development of regional open space and leisure and tourism opportunities (such as connected walking paths and open space networks) in subdivision and development when land is identified as being suitable.
- 9.2.3 Tourist developments, such as bed-and-breakfast operations ancillary to a residence or vacation farms ancillary to a farmstead and operating agricultural use, will be discretionary uses in the Zoning Bylaw.
- 9.2.4 Campgrounds and other public or commercial recreation uses will be discretionary uses, where appropriate, in the Zoning Bylaw.
- 9.2.5 Where appropriate and in support of meeting the communities' recreational needs, Council will permit the development of public owned or privately-owned recreational facilities.
- 9.2.6 Recreational activities may occur in environmentally sensitive areas, heritage sensitive areas and hazard lands only to the extent that these lands are not detrimentally affected by recreational users and the recreational uses will not be detrimentally impacted by these land features.
- 9.2.7 Council will cooperate with other jurisdictions, municipalities and operators to provide efficient



facilities and a diversity of recreation opportunities within the RM and region.

### 9.2.8 Dedicated Lands

- a) Cash in lieu of municipal reserve land will be preferred unless the dedication of land for municipal reserve is required to meet community recreational needs or school sites.
- b) Cash in lieu shall be provided as 10% for residential subdivision and 5% for commercial and industrial subdivision.
- c) Environmental reserve dedication may be requested during a subdivision for lands that have environmental constraints.
- d) Funds from the dedicated lands account may be used for municipal reserve, environmental reserve, or public reserve development either within the RM or in other municipalities that will serve the residents of the RM in accordance with the *Dedicated Lands Regulations, 2009*.
- e) Council will encourage the approving authority to dedicate environmental reserve for lands that have environmental constraints or are potentially hazardous, in accordance with section 185 of the *Planning and Development Act, 2007*.
- f) Where lakeshore subdivisions are being proposed, Council should engage with the Water Security Agency and encourage the approving authority to dedicate land along the shoreline to ensure public access to the waterbody and to prevent against the risk of flood.
- g) Council will support shoreline restoration and protection for Buffalo Pound Lake and Last Mountain Lake in consultation with the Water Security Agency and other governmental authorities.

### 9.2.9 School Site Policies

- a) The RM recognizes the importance of education and the adequate provision of sites for schools and educational purposes. At the time this bylaw was approved, the need for a new school site within the RM boundaries or neighbouring municipalities to accommodate students from the RM has not been identified.
- b) Where the need for a new school site is identified in the RM, the dedication of municipal reserve land may be required in a size and configuration suitable to accommodate the educational needs of the RM and the region.
- c) If the need for a school site is identified in a neighbouring RM that will accommodate students from the RM, Council shall contribute funds from the dedicated lands account for the acquisition of that site.
- d) If the need for a new school site is identified, the RM will work with the Ministry of Education and school division(s) to ensure the creation of a site suitable for that purpose. If necessary, the Council shall endeavour to amend RM Bylaws accordingly.

- 9.2.10 The RM will continue to cooperate with adjacent municipalities, First Nations and Métis communities, to provide efficient facilities and services, including recreational services, for the community.



### 9.2.11 Heritage Sensitive Areas

- a) Council will work with agencies of the provincial government to protect any significant heritage site(s) or structure(s). Where significant potential has been identified to Council, Council may delay development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained.



### **10 Regional Planning**

The RM of Dufferin is bordered by a number of RMs including the RM of Sarnia No. 221, Lumsden No. 189, Pense No. 160, Marquis No. 191, Craik No. 222, and the corner of Moose Jaw No. 161.

Urban municipalities within the RM of Dufferin include the Village of Bethune, Village of Findlater and the Resort Village of North Grove. A portion of Buffalo Pound Provincial Park is in the southern tip of the RM. The Last Mountain Lake First Nation's Reserve is also partially located within the RM of Dufferin along Last Mountain Lake. The RM has identified the importance of working together to achieve economies of scale that will benefit the area.

#### **10.1 Objectives**

- 10.1.1 To foster cooperation and positive communication between municipalities, communities and the Provincial Park.
- 10.1.2 Pursue collaboration and cooperation in planning and providing for municipal services based on common interests and the interests of the region.
- 10.1.3 Identify and designate future urban growth areas and provide greater certainty for land use decisions where impacts cross municipal boundaries.

#### **10.2 Policies**

- 10.2.1 The RM will work together with adjacent municipalities, First Nations, and Métis communities to provide economies of scale and develop joint service programs that will benefit the area.
- 10.2.2 Annexation processes will be consistent with the policies and intent set out in this bylaw and shall be undertaken in a positive, orderly, timely and agreed-upon process.
- 10.2.3 The RM will cooperate to ensure that development surrounding the urban municipalities will not hinder future growth areas. This does not apply to such effects that arise in the course of normal, non-intensive farm operations.
- 10.2.4 The RM will cooperate with adjacent urban municipalities in developing a coordinated approach for review of development applications in proximity to urban areas.
- 10.2.5 Pursuant to Section 32.1(1) of *The Planning and Development Act, 2007*, Council may enter into an inter-municipal development agreement with another municipality to address issues that cross jurisdictional boundaries.
- 10.2.6 To coordinate planning and growth, the RM will consult with provincial and federal government agencies and other communities and/or organizations.
- 10.2.7 The RM wants to continue to engage with the Last Mountain Lake First Nations including adjacent municipalities and the Provincial Park to ensure the community, as a whole, grows and advances in the most progressive way possible.
- 10.2.8 As per the *Statements of Provincial Interest Regulations*, regarding proposed development which may impact or be in proximity to Crown Lands, Reserve Lands and public water bodies:



- 1) Development proponents are encouraged to engage with First Nations and Métis communities prior to submitting an application to the RM; and
  - 2) Insofar as is practical, development applications shall be referred to potentially impacted First Nations and Métis communities upon submission of application and all required information.
- 10.2.9 Development proposals where there may be adverse impacts on treaty rights such as hunting, fishing, trapping and carrying out of traditional uses on unoccupied Crown lands and public waterbodies shall be referred to potentially impacted First Nations and Métis communities.
- 10.2.10 Where appropriate, Council will purchase or lease property or use public investment to achieve the objectives of this OCP.
- 10.2.11 The RM will work with neighbouring municipalities, First Nations and Métis communities to support the regional planning and development of care facilities necessary to provide for the community health and well-being of the region.
- 10.2.12 Council shall cooperate with the provincial authorities to enforce fire safety, flood protection, environmental protection and shore land pollution control regulations within the RM.
- 10.2.13 Development shall avoid, mitigate or minimize adverse impacts on hunting, fishing, trapping and the carrying out of traditional uses on unoccupied Crown lands and public waterbodies to the extent possible.



## **11 Implementation**

### **11.1 Zoning Bylaw**

- 11.1.1 The RM will adopt a Zoning Bylaw which will be the principal method of implementing the goals, objectives and policies contained in this OCP.
- 11.1.2 The Zoning Bylaw will implement the land use policies contained in this OCP by prescribing and establishing zoning districts.

### **11.2 Amendments**

The RM may consider amending the Zoning Bylaw; however, the objectives of this OCP must be complied with. If there is a need to amend the objectives contained within this OCP, Council must pass a bylaw to accept the amendment to this OCP.

### **11.3 Other Implementation Tools**

#### **11.3.1 Provincial Land Use Policies**

- a) This OCP shall be administered and implemented in conformity with applicable provincial land use policies, statutes and regulations such as *The Statements of Provincial Interest Regulations* and in cooperation with provincial agencies.
- b) Council will review this OCP and the accompanying Zoning Bylaw for consistency with provincial land use policies.
- c) Wherever feasible and in the municipal interest, Council will avoid duplication of regulation of activity and development governed by appropriate provincial agency controls.

#### **11.3.2 Administration**

- a) This OCP is binding to Council and all development within the RM.
- b) The definition of words as contained in the accompanying Zoning Bylaw shall apply to the words in this OCP.
- c) If any part of this OCP is declared to be invalid for any reason, by an authority of competent jurisdiction, that decision shall not affect the validity of the OCP as a whole, or any other part, section or provision of this OCP.

#### **11.3.3 Direct Control District**

- a) In accordance with *The Planning and Development Act, 2007*, where it is considered desirable to exercise particular control over the use and development of land and buildings within a specific area, Council may designate an area as a Direct Control District (DCD).
- b) Criteria utilized in the evaluation of development in a DCD shall include, but not be limited to the following:



- (i) The development shall provide for a reasonably compatible interface with adjacent land uses and development;
- (ii) The development shall be designed in a manner which will address applicable environmental concerns (i.e. noise, pollution);
- (iii) The development shall meet the goals and objectives of the relevant section(s) of this Plan; and
- (iv) The development shall provide for adequate off-street parking and loading facilities, as well as special considerations for site layout and landscaping.

### 11.3.4 Maps

- a) All reference maps to this bylaw are meant as a planning guideline only, as data changes from time to time. Formal clearance to proceed with a development should always be provided by the appropriate provincial and/or federal agency or qualified professional prior to development taking place.



## ***Appendix A - Development Review Criteria***

1. When considering applications to rezone, subdivide, and develop land, Council shall have regard to the following concerns:
  - a. Conformity with the plan goals, objectives and policies and the Zoning Bylaw development standards;
  - b. The viability and necessity of the proposed use;
  - c. The degree of prematurity (ie. time, location, servicing, cost, municipal capabilities, etc.);
  - d. The availability of alternative sites and buildings to accommodate the proposed development to achieve the intent of this OCP and Zoning Bylaw;
  - e. The ability of the RM to provide the required public utilities and to enter into suitable servicing and development agreements, to ensure the costs do not outweigh the benefits to all parties concerned;
  - f. The compatibility and suitability of the proposed use with nearby land uses, existing and preferred public utilities, the character of the area, and the environmental protection goals, objectives and policies;
  - g. The effect of the proposed development on proposed municipal projects identified in the bylaw, including public reserve and recreational policies; and
  - h. Any additional reports, studies, development issues, resident concerns, provincial comments and public hearing submissions.
2. Subdivision and development proposals shall not be approved where the proposal:
  - a. Is detrimental to the health, safety, convenience, or general welfare of the persons residing or working in the area;
  - b. Is injurious to, or incompatible with, existing or proposed developments or public utilities in the vicinity;
  - c. Involves, in Council's opinion, prohibitively expensive public utility construction or maintenance costs;
  - d. Involves the refusal of a developer to enter into a servicing or development agreement;
3. Where a subdivision or development proposal affects the municipal road system, the RM may, at its discretion and pursuant to Section 22 of *The Municipalities Act*, require the landowner or developer to enter into a road maintenance agreement.



## ***Appendix B – Maps***

Future Land Use Map

Development Constraints Map

Soil Capability Map



# Rural Municipality of Dufferin No. 190



## Future Land Use Map

### Legend

- Special Service Area
- Dufferin Water Association Waterline
- Potential Hazard Lands
- Future Highway Commercial
- Future and Existing Country Residential Development
- Future Urban Expansion
- K&S Potash Site
- WSA Conservation and Development Areas
- Wetland
- Primary Grid Road
- Provincial Highway
- Provincial Park
- Railroad
- Watercourse
- Waterbody
- RM Boundary
- ILO -Intensive Livestock Operation
- Sewage Lagoon

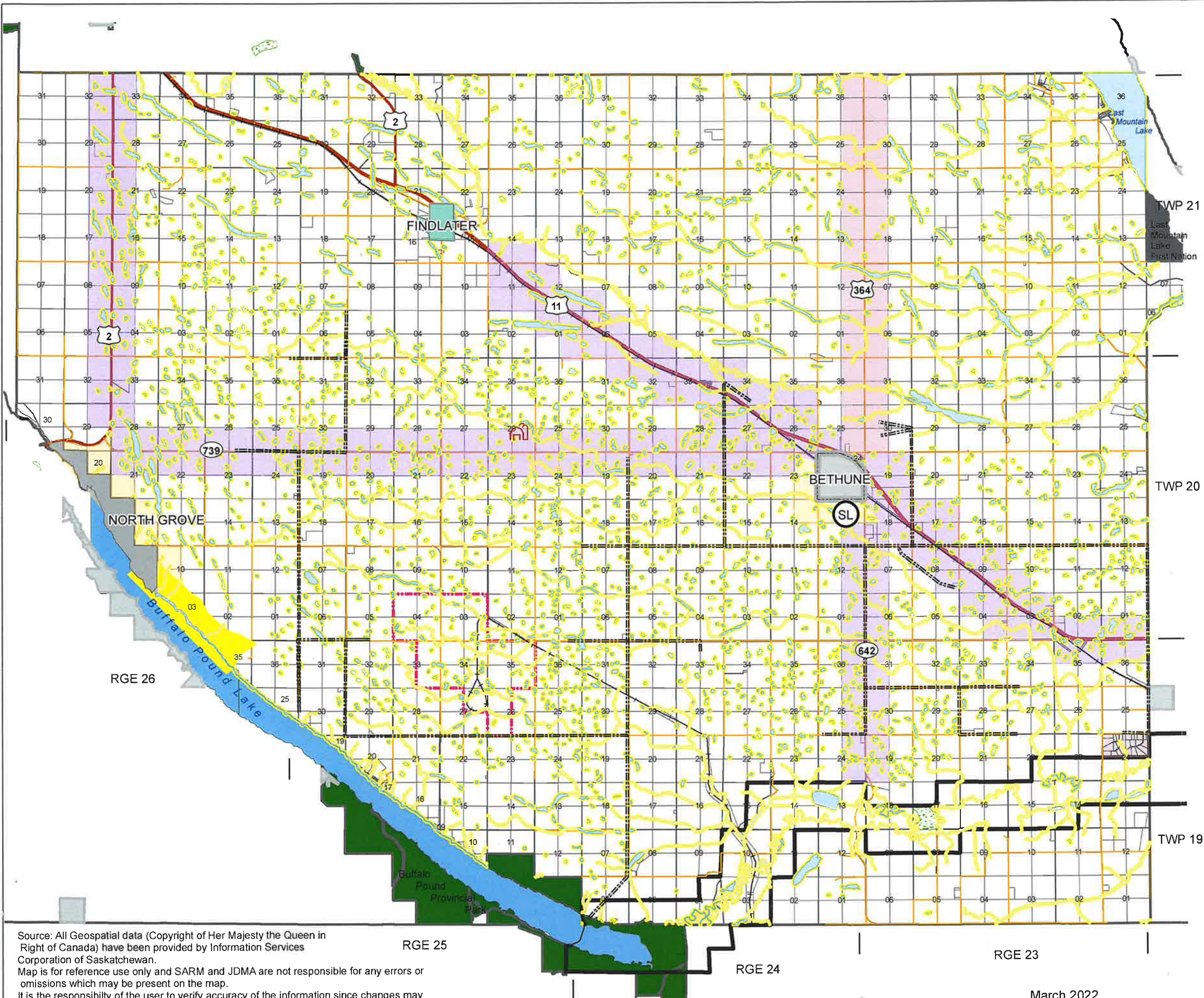
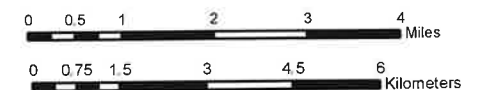
**APPROVED  
REGINA, SASK.**

*May 25, 2023*

**SARM** Minister of Government Relations

Saskatchewan Association  
of Rural Municipalities

**J.D. MOLLARD**

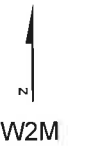


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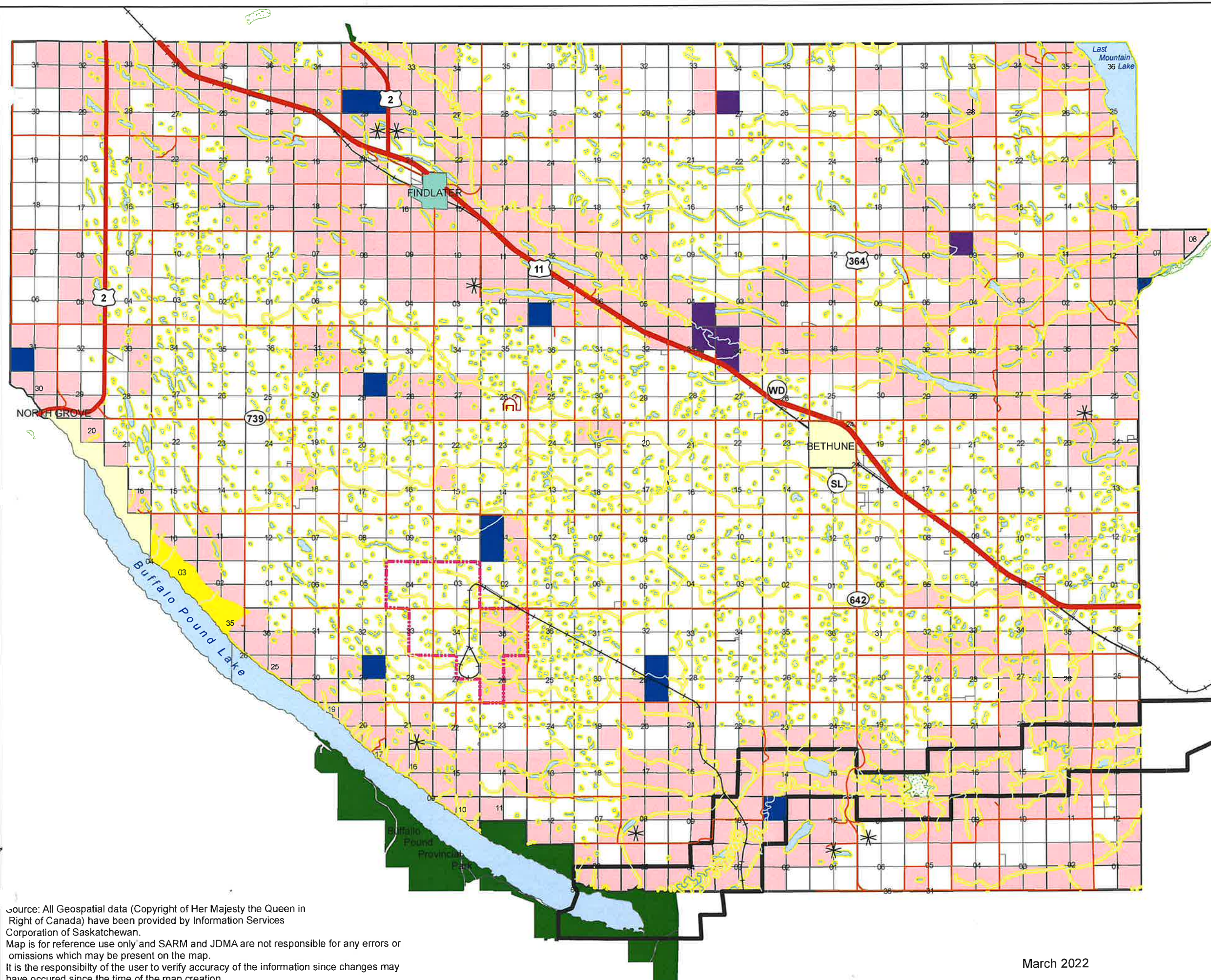
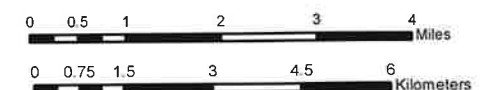
# Rural Municipality of Dufferin No. 190



## Development Constraints Map

### Legend

- Gravel pit
- Special Service Area
- Private Conservation Lands
- Wildlife Habitat Protection
- Requires Further Screening by Heritage Conservation Branch
- WSA Conservation and Development Areas
- Wetland
- Urban Municipality
- Primary Grid Road
- Provincial Highway
- Provincial Park
- Railroad
- Watercourse
- Waterbody
- RM Boundary
- K&S Potash Site
- Environmentally Sensitive Area
- SL Sewage Lagoon
- WD Waste Disposal Site
- ILO - Intensive Livestock Operation



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