

**THE RURAL MUNICIPALITY OF MEOTA No. 468**

**OFFICIAL COMMUNITY PLAN**

Being Schedule "A" to Bylaw No. 01/2011  
of the Rural Municipality of Meota No. 468

Consolidated version including the following Amendments:

Bylaw No. 22-2019

Bylaw No. 06-2020

**NOTE:**

This consolidation is not official. Amendments have been incorporated for convenience of reference and the original bylaws should be consulted for all purposes of interpretation and application of the law.

DATE: October 1, 2020

**RURAL MUNICIPALITY OF MEOTA #468**

**BYLAW NO. 01-2011**

**A Bylaw of the Rural Municipality of Meota #468 to adopt an Official Community Plan.**

**Whereas** the Council of the Rural Municipality of Meota #468 has authorized the preparation of an Official Community Plan for the Municipality in consultation with Denton Yeo, MCIP, PPS, a professional community planner, pursuant to Section 29 of *The Planning and Development Act, 2007* Chapter P-13.2 (the "Act"); and

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

**Whereas**, in accordance with Section 207 of the Act, the Council of the Rural Municipality of Meota #468 held a Public Hearing on April 6<sup>th</sup>, 2011, in regards to the proposed bylaws, which was advertised in a weekly paper on the 4<sup>th</sup> day of March, 2011 and the 11<sup>th</sup> day of March, 2011, in accordance with the public participation requirements of the Act;

**THEREFORE**, THE Council of the Rural Municipality of Meota #468 in the Province of Saskatchewan in open meeting hereby enacts as follows:

1. The Bylaw may be cited as the "The R.M. of Meota #468 Official Community Plan".
2. The Official Community Plan of the Rural Municipality of Meota #468 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.
3. Upon final approval by the Minister, the previous Basic Planning Statement for the Rural Municipality of Meota #468, being Bylaw No. 2/86 is hereby repealed in its entirety.
4. This Bylaw shall come into force on the date of the final approval by the Minister.

**APPROVED MARCH 7, 2012.**

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# 1. INTRODUCTION

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This Official Community Plan is adopted by The Rural Municipality of Meota No. 468 to provide a framework of goals, objectives and policies to guide the management and use of land and its future development within the Municipality. It is designed to assist decision makers in securing the goals of the community.

## 2. PLANNING CONTEXT

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The Rural Municipality of Meota's municipal vision and municipal goals are adopted by Council and form the basis on which this document is built. The vision, philosophy, and goals, therefore, play an important role in establishing the tone and direction of the Official Community Plan.

### 2.1 Municipal Vision

The Rural Municipality of Meota is a diverse rural community which values:

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

### 2.2 Municipal Goals

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

The goals for the Municipality are identified as follows:

- To enhance and diversify the agricultural industry and economic base of the Municipality.
- To protect prime agricultural areas and discourage conflicting land uses.
- To promote responsible development of residential, commercial, industrial, institutional, and recreational uses in the Municipality that add value to the community and enhance the rural quality of life.
- To accommodate new seasonal and permanent residential and associated resort development adjacent to Jack Fish and Murray Lakes and manage growth in an environmentally sustainable way.
- To encourage residential development that creates safe, liveable and strong communities that enable economic and community development.

- To support sustainable land use and development practices that will maintain the productivity and environmental quality of the land for future generations.
- To improve the social, cultural, economic and environmental health of the Municipality through the responsible management of municipal resources.
- To provide and maintain a sound, economical, and sustainable system of transportation and utility infrastructure as a basis for the achievement of community goals.
- To ensure the municipality is able to provide services at an acceptable standard in an economically sustainable way.
- To work together with other local governments, cooperative agencies, and First Nations for the mutual improvement of service capacity, governance and equality of life for the rural community and region.

### **2.3 Authority and Mandate**

The Official Community Plan is adopted in accordance with *The Planning and Development Act, 2007*, which states that, “the Purpose of an Official Community Plan is to provide a comprehensive policy framework to guide the physical, economic, environmental, social and cultural development of the Municipality”.

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

## **3. BACKGROUND**

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### **3.1 Site and Situation**

The Rural Municipality (RM) of Meota No. 468 comprises 324 sq. miles (842 sq. kilometres) consisting of Townships 46, 47 and 48 within Ranges 16, 17, and 18 west of the 3<sup>rd</sup> Meridian [see original bylaw for map]. North Battleford is approximately 16 km south of the south boundary of the RM. The North Saskatchewan River serves as a boundary for the RM in the SW segment.

Jackfish and Murray Lakes located in the centre of the RM are the most significant natural features within the RM comprising approximately 37 sq. miles (96.2 sq. km.). There are two Indian Reserves comprising a land area of approximately 3 sq. miles (85.8 sq. km.). The balance of the land is predominantly agricultural mixed field crop and ranch lands.

### **3.2 Development Context**

Jack Fish and Murray Lakes recreational area presents a unique opportunity and has been an attraction for recreational and cottage development for the past half century. The majority of seasonal home owners permanently reside in the nearby Saskatchewan Cities such as North Battleford and Saskatoon, however recently it is common to find summer residents from Alberta and beyond. Recent demographic trends and lifestyles have increased interest in recreational, retirement and tourist development in the area.

Battlefords Provincial Park, comprising 2.5 Sections of land, located on the North East Shoreline of Jackfish Lake is a popular summer destination area. Tourist facilities within the park include the Jackfish Lake Lodge Golf and Conference Centre, a 317 site RV and camping site, hiking trails, beach and picnic area.

There is continuing interest to develop additional seasonal and permanent residences near the lakes, which is seen as both a threat and an opportunity. The changing demographics may also result in the establishment of home based offices or new home based businesses.

The proximity of Meota to North Battleford may also result in an opportunity for service businesses and potential country residential areas for urban dwellers looking for a rural lifestyle.

The previous municipal Basic Planning Statement of 1986 has guided development for the past 20 years, however is seen to require review given increased development pressures around the lakes, and emerging interest in Country Residential. Historically a rural farming area, the surrounding agricultural area has been protected for the most part with restrictions on subdivision of quality farm lands.

### **3.3 Regional Context**

#### **3.3.1 Transportation Systems**

Highways passing through the RM of Meota include Highway 26 connecting North Battleford to Turtleford and Highway 4 to Meadow Lake Provincial Park.

#### **3.3.2 Other Local Jurisdictions and Demographics**

Located within the boundaries of the RM of Meota are the following urban municipalities:

Village of Meota – 2006 Census Canada population 297

Resort Village of Cochin – pop. 208

Resort Village of Aquadeo – pop. 123

Resort Village of Metinota – pop. 89

The Indian Reserves of Moosomin and Saulteaux are also located within the boundaries of the RM of Meota with a combined population 897. There are numerous cottage Lakeshore organized Hamlets surrounding Jack Fish and Murray Lake and 3 rural hamlets of Prince, Cavalier and Jack Fish.

The total population of the RM of Meota according to 2006 Census Canada is 984, and increase of 11.2% since 2001. Permanent occupied dwellings are 397 of the total 852 dwellings indicating a large seasonal population.

## **4. AGRICULTURAL USE AND DEVELOPMENT**

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### **4.1 Discussion/Issues**

The Municipality acknowledges that historically agriculture has been the backbone of the local and provincial economy. Growth within the Municipality will pay particular attention to agriculture and related service industries as a driving economic force within the Municipality. Development decisions will be made that consider land resource quality, environmental conditions, compatibility of adjacent land uses and relationships with other landowners.

Historically, development in the Municipality was focused on dry-land crop farming and non-intensive mixed farming. A considerable amount of the land in the municipality is suited to these forms of agriculture. There is no Intensive Livestock Operations within the municipality; however there may be interest in this type of agricultural development as well as other non traditional ILOs such as elk and bison. Council is in favour of promoting these types of agricultural activities in a manner that minimizes new or existing land use conflicts. Enhancement and development of agricultural activities and resources is a priority of the Municipality.

Many of the services to farms and the initial processing of agricultural products are not provided in the region's urban service centres, but are provided as ancillary uses to a farm operation. Council wishes to encourage these forms of economic diversification within the Municipality and ensure that access to these types of operations continue to be a priority.

Most farmland in the municipality remains in parcels of land that are comprised of quarter sections without subdivisions, except as may be necessary for road widening. While Council prefers this overall pattern of land division, Council will recognize, in policy, the potential of subdivision for other uses such as residential use. Subdivision may be necessary or desirable in order to recognize physical barriers, such as ravines, canals, and highways, to provide for boundary adjustments between farms, to provide sites for intensive agricultural operations, or to facilitate settlement of an estate. Council wants to facilitate planned development in order to provide for cost efficient access, services and infrastructure.

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

Agricultural development is an appropriate use of land in proximity to Jackfish and Murray lakes provided it is conducted in a fashion which limits impacts to the residential and recreational areas and lake water quality. It will be necessary to limit or regulate agricultural uses involving livestock and heavy use of chemicals and fertilizers.

### **4.2 Objectives**

- 4.2.1** To develop policies, bylaws, and programs to optimize the use of the agricultural land base in support of the growth, expansion and diversification of sustainable agriculture in the Municipality as a viable economic sector.
- 4.2.2** To protect agricultural land from negative impacts of incompatible land use and development.

- 4.2.3 To restrict agricultural operations which could conflict with cottage residential or recreational use or have negative impacts on the natural environment.
- 4.2.3 To provide for intensive forms of agriculture including ILOs, exotic animal operations and commercial greenhouses, and to allow for differing forms of land division patterns that intensive agriculture may create.
- 4.2.4 To support agribusiness, including processing, energy production, agro-forestry, agriculture by-product management, and agro-tourism, which ensuring they are sited appropriately to minimize land use conflict with other existing and reasonable future uses.

### **4.3 Policies for General Agricultural Development**

- 4.3.1 The development and operation of farms of a quarter Section or more for field crop, pasture and non-intensive livestock operations will not be restricted.
- 4.3.2 The subdivision of quarter sections into parcels smaller than a quarter section will only be permitted under extenuating circumstances.
- 4.3.3 If limited to cultivation without other improvement, any parcel of land not used for another purpose may be used for the raising of an agricultural field crop.
- 4.3.4 Intensive agricultural operations and intensive livestock operations will be considered as uses which may be permitted at the discretion of Council in accordance with the criteria as specified in the Zoning Bylaw.
- 4.3.5 Council will encourage agricultural development to abide by best management practices regarding source water protection and will consider this when evaluating and application for a development permit.

### **4.4 Policies for Intensive Livestock Operation Development**

- 4.4.1 Council will support the development, expansion and diversification of ILOs within the Municipality that meet setbacks and other requirements contained in the Zoning Bylaw.
- 4.4.2 In order to manage the compatibility of ILOs with surrounding land uses, Council will apply the discretionary use criteria, and review procedures established within the Zoning Bylaw.
- 4.4.3 Council will require an applicant to demonstrate rightful access to a proven water supply that sufficiently meets the needs of the proposed operation and to show that the water supply for neighbouring development will not be adversely affected by the proposed operation.
- 4.4.4 Council will work with the approving agency to ensure that ILOs receive required provincial approval for solid and liquid waste storage, management and disposal.
- 4.4.5 When making a discretionary use decision Council may consider, in addition to separation criteria, areas of potential residential and recreational development, proposed development areas of an urban Municipality, access to roads of sufficient standards to serve the proposal, and the need for source water protection in the area.
- 4.4.6 ILO facilities and manure storage locations shall not be located within the 1:500 flood elevation.

- 4.4.7 Council may apply standards or conditions that are consistent with Section 4.4.2 to the approval of an application for a discretionary or permitted use to be located on the site of specific ILO facilities.
- 4.4.8 Where Council has approved an ILO development, Council will not consider applications for country residential development, or other land uses that could adversely affect the sustainability of the ILO, within the separation distance.

#### **4.5 Policies for Intensive Agricultural Operation Development**

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

## **5. RESIDENTIAL DEVELOPMENT**

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### **5.1 Discussion**

The RM of Meota, and particularly the vicinity of Jackfish and Murray Lakes will continue to be attractive for residential development due to emerging societal and demographic trends such as home based occupations and businesses, semi-retirement lifestyles, retirees, and commuters. Being in close proximity to North Battleford will also result in potential for country residential development for those interested in a rural estate lifestyle. Council recognizes that well planned residential development can be a viable economic sector of the community.

Development that is complementary to the rural character of the Municipality and does not severely impact agricultural operations or create a land use conflict will be encouraged. Opportunities for additional residential development may be present on marginalized agricultural land with varied topography, trees, ravines, and surface water. Assuming there is not hazard, the value of these lands may be higher for residential development than for agricultural uses.

The Municipality wishes to encourage clustered, multi-parcel residential development in order to achieve a more efficient and higher density of residential growth. Council recognizes that existing hamlets, cottage residential areas and municipalities may benefit from development which is located to complement existing development and offers opportunity to expand community facilities.

Overall, Council has determined that the costs of development should be borne by development. Appropriate servicing agreement or levies will be required from developers to pay the capital costs resulting from their projects.

### **5.2 Objectives**

- 5.2.1** To provide for residential development associated with agricultural land use in areas of the Municipality devoted primarily to agriculture.
- 5.2.2** To encourage development of residential land uses on land that is not well suited for agricultural use.
- 5.2.3** To encourage and accommodate new lakeshore and cottage residential development to locate in proximity to existing hamlets and cottage areas to maximize use of existing infrastructure and community facilities.
- 5.2.4** To maximize servicing efficiency through encouragement of clustering and intensification of country residential development and to direct high density and large scale country residential development to areas near existing infrastructure and community facilities.
- 5.2.5** To minimize land use conflicts with existing agricultural use.
- 5.2.6** To ensure that new residential development is consistent with the Municipality's long-term transportation and infrastructure plans.
- 5.2.7** To encourage innovation in residential development that contributes to overall sustainability and energy efficiency.

### **5.3 General Policies for Residential Development**

The policies for general residential development apply to any development where a residence is the principal use, including farmsteads that have ceased to serve as a base for an agricultural operation.

- 5.3.1** Farmsteads and other residential developments, which are ancillary to an operating agricultural use, will be permitted uses on a quarter section.
- 5.3.2** In addition to a site on a quarter section containing a farmstead or accessory agricultural dwelling, there shall be a maximum of two separate sites within any quarter section, as registered on a township plan, that may be subdivided or developed for a principal residential use. Bylaw No.  
22-2019
- 5.3.3** The zoning bylaw shall contain specifications for maximum site size to minimize the loss of productive farm land.
- 5.3.4** Where a part of a quarter is physically separated from the rest of the quarter by a railway, a registered road plan containing a highway or developed road, a river, lake or significant stream, the parcel may be subdivided from the quarter section. Council may thereafter approve additional farmstead or residential development on the subject site, under this Section as a discretionary approval.
- 5.3.5** New residential development shall respect separation distances between residential development and intensive livestock operations, anhydrous ammonia facilities, waste disposal facilities, rendering facilities, or other discretionary use development having setback requirements.

### **5.4 Policies for Country Residential Development**

- 5.4.1** Council may consider the development of a single residential parcel where the following conditions are met:
- (1) The site takes direct access from a highway, a primary grid, or another all weather road.
  - (2) The use of the site complies with the residential development and density policies contained in this plan, and any regulation of the Zoning Bylaw. Bylaw No.  
22-2019
  - (3) The development complies with the provisions of Section 9 (Environmental Management) of this Plan.
  - (4) The proponent signs a servicing agreement to provide all required services, if any, at the cost and responsibility of the proponent, or as negotiated with the Rural Municipality pursuant to Section 172 of *The Planning and Development Act, 2007*.
- 5.4.2** Council may consider the subdivision and development of more than three sites containing residential uses in a quarter section by the process of rezoning to a Residential District. Bylaw No.  
22-2019
- 5.4.3** At its discretion, Council may require a landowner to prepare a concept plan in support of a multi-parcel residential zoning application.
- 5.4.4** Multi-parcel residential development shall generally be discouraged on land which exceeds Canada Land Inventory Class 3 according to Appendix Map 1. To encourage the retention of Bylaw No.  
22-2019

higher-class agricultural lands. Council may support multi-parcel subdivision and development of these lands and will evaluate proposals based on the following:

- (1) The amount of agricultural land to be taken out of production.
- (2) The location of the residential subdivision and any impediment it may cause to the normal operation of adjacent agricultural holdings.
- (3) The introduction of higher density residential development and potential incompatibility with adjacent agricultural land uses.
- (4) The clustering and location of new development in proximity to established residential areas, hamlets, or lakeshore hamlets, to benefit from efficient use of municipal infrastructure and services.
- (5) The proximity to a lake where land is ideally suited for lakeshore residential development.

**5.4.5** Significant multi-parcel residential development will only be considered subject to the following criteria:

- (1) The development area will gain access from a developed highway, primary grid, or other all weather road.
- (2) The availability and adequacy of a potable water supply and sewage disposal systems necessary to support the proposed residential development and the management of storm water proposed.
- (3) The impact the proposed residential development will have on adjacent lands, the natural environment, the local road system, biophysical and heritage resources and its compatibility with the surrounding area and the rural character of the Municipality.
- (4) The development complies with the provisions of Section 9 (Environmental Management) of this Plan.
- (5) Where possible, multi-parcel country residential subdivision sites shall access internal roads constructed as part of the development. Direct access from individual sites onto primary or grid roads should be minimized.
- (6) The proponent signs a servicing agreement to provide for the capital cost of all required services and the capital costs of required expansion of off-site services at the cost and responsibility of the proponent. The cost of both direct and indirect services shall be considered.

**5.4.6** Where this Plan contemplates future country residential development, Council may rezone that land for residential uses at its discretion.

**5.4.7** If more than 20 residential sites are proposed in a country residential development, Council may require the project to be developed in phases to ensure that the proposal is not premature and may limit the area to be rezoned. Council may use a Holding Zone for staged development, and in doing so, may set criteria for entering the next phase of development based on completion of specific capital works or servicing requirements related to the development.

**5.4.8** Developments at country residential densities will not be considered for organized hamlet status.

**5.4.9** New residential developments shall respect minimum separation distances within the Zoning Bylaw applied to Industrial uses, ILO's and other similar uses. Council may refuse or delay consideration of a rezoning or discretionary use approval for a residential development where, in its opinion, the future expansion of an existing industrial or ILO use may require greater separations than presently exist, or where Council is considering another proposal requiring such separation.

## **6. COMMERCIAL AND INDUSTRIAL DEVELOPMENT**

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### **6.1 Discussion**

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

Council encourages agriculturally based commercial, industrial and service opportunities to locate within the Municipality. Council will also participate in discussions with other municipalities in the region in order to encourage commercial and industrial development of regional benefit.

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

Council acknowledges the significant importance of the resource industry and will encourage opportunities where those resources are located. Where the resource industry is capable of choosing multiple locations, Council will encourage businesses to cluster at appropriate locations, typically adjacent to provincial highways.

### **6.2 Objectives**

**6.2.1** To encourage agriculturally related business development secondary to farmstead operations.

**6.2.2** To encourage business development opportunities with a particular emphasis on:

- Rural agricultural product processing
- Rural agribusiness expansion
- Tourism related activities
- Natural resource extraction activities

**6.2.3** To allow for a broad range of home based businesses.

**6.2.4** To encourage business to locate within areas that provide adequate separation from incompatible land uses, mitigate hazardous or nuisance activities, and prevent or minimize impacts to the environment and water resources.

**6.2.5** To encourage business development to locate in areas that maximizes the use of existing infrastructure and reduces the need for road development and servicing upgrades.

### **6.3 General Commercial and Industrial Policies**

**6.3.1** Any industrial or commercial principal use provided for in the Bylaw, which is not specifically related to agriculture or oil and gas and mineral exploration and extraction, will either be a discretionary use in the agricultural district, or may be provided for through rezoning to an

appropriate commercial or industrial district. Where such uses may be visually disruptive, Council may require screening of certain locations on the site as a condition of approval.

- 6.3.2** A railway and associated uses accessory to a railway operation, a petroleum or water pipeline and associated pumping or compressor stations, a power transmission line, or other utility transmission line will be considered transportation facilities and permitted. Such uses shall avoid conflict with farmsteads and residential developments.

## **6.4 Farmstead and Home Based Business Policies**

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

## **6.5 Business Park Policies**

- 6.5.1** The Zoning Bylaw will contain a Commercial District to provide for a range of Commercial and Industrial Uses in a clustered format in appropriate locations.
- 6.5.2** Whenever possible, businesses, which are not natural resource dependent or hazardous, are encouraged to locate within hamlets or business parks in the Municipality.
- 6.5.3** Proposed business parks should locate in proximity to primary or secondary highways.
- 6.5.4** Business Parks should be located in such a manner to avoid conflicts with adjacent residential uses or be suitably buffered.
- 6.5.5** Business Park development shall be subject to the following considerations:

- (1) Safe access and egress from highways or roads shall be provided.
- (2) Water supply and waste disposal capacity adequate to meet provincial regulations.
- (3) Landscaping, berming, and separation distances from residential land uses to minimize negative visual impacts and provide sufficient noise abatement.
- (4) Appropriate servicing and standards (e.g. roads, domestic water supply, sewage and fire protection).
- (5) The impact on surrounding land uses.

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

## **6.6 Aggregate and Mineral Extraction Policies**

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

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

- (1) The facility must receive approval of the appropriate provincial or federal government agencies.
- (2) Mineral resource extraction industries shall be encouraged to locate on sites that:
  - Do not have high agricultural capability;
  - Do not have unique historical or archeological significance;
  - Do not have significant wildlife habitat;
  - Do not lead to land use conflicts with adjacent lands
- (3) Sites be developed to provide appropriate buffering distance from abutting residential uses and areas of the site used for crushing mills, ponds, tailing stockpiles, storage, parking areas and similar potentially unsightly activities.
- (4) Adequate provisions must be employed to ensure protection of groundwater resources.

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

- (1) The submission of a plan that details: the staging of extraction; sequential reclamation of each stage, including slope stabilization and re-vegetation of completed areas; and addresses the mitigation of any other foreseen environmental concerns.
- (2) A revision of the plan or the addition of other operations such as rock crushing, concrete mixing, or asphalt preparation operations shall require a new discretionary use approval.
- (3) Extraction and site reclamation approval may be subject to time limits which may be renewed by Council.

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

## **7. HAMLETS**

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### **7.1 Discussion**

With the exception of the historical service centre Hamlets of Prince, Jackfish Lake and Cavalier, hamlets within the Rural Municipality of Meota have evolved from lakefront cottage residential development. Further development of the Hamlets may offer an opportunity for community expansion and diversification of services, recreation, and housing forms.

Most Hamlets were originally developed in a linear fashion along the lakeshore; however there are examples of limited back lot developments. Further development of these areas could be constrained by the ability for lake access services such as public beaches, marinas and dock facilities.

Council may require a concept plan for new lakeshore developments addressing issues related to subdivision design, potable water, wastewater, environmental protection, hazard lands, access issues and dedicated lands.

Overall, the Municipality acknowledges that there may be an opportunity for the expansion of residential development and it wishes to encourage clustered, multi-parcel residential development in order to achieve a more efficient and higher density of residential growth. To encourage the development of sustainable communities, diverse land use patterns, effective and economical infrastructure and utility systems, and take best advantage of on-site development opportunities, developers may be asked to prepare a concept plan. Concept plans should integrate quality subdivision design principles and result in economical and orderly settlement patterns.

### **7.2 Objectives**

- 7.2.1** To provide for existing service centre hamlets and encourage their governance through an organized hamlet structure.
- 7.2.2** To provide for the expansion of organized hamlets where utility capacity exists or will be enhanced.
- 7.2.3** To encourage residential development that promotes energy efficiency, sustainability, diverse land use, and is appropriately located to ensure effective and economical infrastructure.
- 7.2.4** To provide for home based business in service centre hamlets as an expansion of local business services.
- 7.2.5** To identify, preserve and manage designated Municipal heritage Properties, and to provide for their development as local tourism attractions or their adaptive reuse and residential, commercial or industrial uses.
- 7.2.6** To provide for lakeshore hamlet development.
- 7.2.7** To support appropriate commercial and tourism development within lakeshore hamlets to promote economic development within the Municipality.
- 7.2.8** To ensure that appropriate amounts of dedicated land or cash in lieu are received to meet the future recreational needs of the Hamlet and in the case of lakeshore areas to provide public access to the lake.

### **7.3 General Hamlet Policies**

- 7.3.1 Council may require a landowner to prepare a concept plan in support of a rezoning or subdivision application within or adjacent to a hamlet.
- 7.3.2 Council will support the adaptive re-use and restoration of Municipal Heritage Properties, and to provide for their development as local tourism attractions or their redevelopment as residential or commercial venues.

### **7.4 Service Centre Hamlet Policies**

- 7.4.1 The existing Hamlets of Prince, Cavalier and Jackfish Lake will be zoned to a Hamlet District. Development should be compatible with and avoid conflict with adjacent land uses.
- 7.4.2 Where a proponent can provide for appropriate sewer servicing and a suitable water supply to the proposed development, expansion of an existing hamlet district will be considered by Council. Council may consider expanding the boundaries of the Hamlet through orderly and contiguous phasing of subdivision and zoning.
- 7.4.3 The Hamlet District will provide for home based business development in areas that will not conflict with residential uses subject to criteria and special standards designed to ensure that the business is compatible with residential use.
- 7.4.4 The creation of new service hamlets will generally be avoided. Council may consider creation of special purpose hamlets such a golf course development and related residential subdivision, subject to a detailed concept plan and servicing agreements.
- 7.4.5 Council will encourage the cancellation of undeveloped streets and the consolidation of the existing vacant parcels, in existing service centre hamlets which are no longer viable. The land will be considered for rezoning to an Agricultural or Country Residential District.

### **7.5 Lakeshore Hamlet Policies**

- 7.5.1 Expansion of existing Lakeshore Hamlets will be achieved through infill development and contiguous rezoning to a Lakeshore Residential District.
- 7.5.2 Creation of new resort hamlets will generally be discouraged.
- 7.5.3 New or significant expansion of Lakeshore development will be subject to the following:
  - (1) Any stage of lakeshore development shall include both lakeside and backshore parcels at the same time. Lakeshore development that only subdivides or develops on one side of a road will be avoided, unless site specific circumstances prevail.
  - (2) Any lakeshore hamlet development will provide sufficient public access to the lake, or be subject to a fee established by the municipality for development of public access areas.
  - (3) Proposals will require the submission of a concept plan for the area. The plan will outline staging of residential and beach development, and will provide for public recreation areas and access to the lake.

(4) Plans for lakeshore development should articulate clear standards for subdivision and development, be sensitive to existing development, conform to the character of existing development, and achieve an ecologically sensible subdivision pattern.

**7.5.4** Home based business will be considered within a lakeshore hamlet residential area, provided it is clearly compatible with quiet recreational residential use of the adjacent properties.

**7.5.5** Recreation, commercial and tourism developments will be encouraged in locations that maintain some separation between these uses and residential properties and where access to these developments avoids residential properties.

**7.5.6** Council will encourage lakeshore development to abide by best management practices regarding water supply, waste management and source water protection and will consider this when evaluating an application for a development permit.

## **8. MUNICIPAL INFRASTRUCTURE AND UTILITIES**

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### **8.1 Discussion**

#### **8.1.1 Roads**

To encourage growth and diversity it is important to ensure the proper provision and maintenance of roads and infrastructure, and to provide suitable access for existing and new agricultural operations, hamlets and country residential development. Encouraging new development to locate where roads and services already exist will reduce additional demands on the municipal road network, thereby reducing potential costs to the ratepayers.

The system of provincial highway, primary and secondary grid roads and main farm access roads is shown on Map 1. Development of this system must be considered in the regional context. The RM is working with the North Central Transportation Planning Committee to define and improve the regional grid road network.

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

#### **8.1.2 Utilities**

The Municipality has a strong interest in the development and maintenance of utilities to service existing community needs and to provide opportunities for growth and development. Inter-municipal discussions on how to develop and maintain new infrastructure are strongly supported. The Municipality may consider sharing in the costs of a service where the proposed service is of wider benefit to the Municipality.

The public utility companies (SaskPower, SaskEnergy and SaskTel) along with a few alternate service providers serve the Municipality on a competitive or cost recovery basis. Electrical and telephone services are available throughout the Municipality. Cellular coverage is available to most of the Municipality. Industrial and commercial levels of service are easily available along the highway corridors, and available elsewhere at installation cost. The Municipality promotes the use of energy and heat efficient building design and operation.

Treated potable water is available to the RM and municipalities within its borders and distributed by two water utilities. The Jackfish Lake West Water Utility Corporation serves Suttons Beach and Lakeview along the southern shore of Jackfish Lake including the Villages of Meota and Metinota. The northern sector is serviced by the Interlake Water utility which also serves the Resort Village of Cochin. Lakeshore hamlets and other rural areas not served by the above utilities may have independent treatment facilities or private wells.

Existing sewage lagoons available to RM residents are located: near the Village of Meota, operated by the Village; near Cochin operated in partnership with the Resort Village of Cochin; and near the Resort Village of Aquadeo, operated by the Resort Village and presently used by Martinsons Beach residents. The Village of Meota has recently completed the re-construction of the existing lagoon which will increase the capacity to accommodate projected growth in the area.

The Municipality operates a solid waste disposal landfill site near Cochin and transfer sites at various locations throughout the municipality.

### 8.1.3 Community Facilities and Services:

Council is committed to ensuring that the community is adequately protected and responsive in the event of an emergency. Protective services include fire, police, ambulance and other emergency measures. Fire protection is provided by volunteer fire fighters under the direction of a permanent Fire Chief and the Municipality cooperates with neighbouring municipalities to provide fire protection for the region. Existing equipment is reasonably up to date, and a sinking fund provides for regular replacement. Ambulance service is provided to the community and surrounding region under the management of the Prairie North Health Region.

Recreation facilities are available to RM residents, and are scattered throughout the Villages and Resort Villages scattered around Jackfish Lake as well as the Battlefords Provincial Park. A curling rink, community hall, beach and swimming areas, and ball and soccer fields and a nine hole golf course are located near the Village of Meota. Other beach, boating and picnic facilities are located in the Resort Villages of Aquadeo and Cochin. The RM supports the development and maintenance of these community facilities and may use new revenues from the dedicated land funds for this purpose.

## **8.2 Objectives**

**8.2.1** To develop a road system plan that:

- Provides appropriate access to the agricultural lands in the Municipality.
- Provides for necessary and efficient links to agricultural, industrial and commercial business locations within the RM and adjacent municipal jurisdictions.
- Identifies areas that are suitable and cost effective for commercial or intensive residential developments, and criteria for upgrading requirements for road access.
- Addresses the needs of the Municipality within the region as a whole.
- Provides for the local extension of the existing road network in support of new commercial or industrial development.

**8.2.2** To ensure that all new residential development in the municipality will have a safe and sustainable water supply.

**8.2.3** To provide for sustainable, cost effective and efficient waste disposal, transportation facilities, and utility services for the existing urban settlements in or near the Municipality.

**8.2.4** To consider waste disposal, utility services and transportation facilities, in regards to future development.

**8.2.5** To explore, in cooperation with other local governments, opportunities for the development of regional recreation and tourism sites that benefit the region as a whole.

**8.2.6** To provide for the development and maintenance of facilities, protective services such as fire and ambulance and any other services required and desired by the community in coordination with the responsible authorities and other local governments.

**8.2.7** To improve the capacity and efficiency of the RM in providing community services and facilities by entering into specific or general strategic relationships with neighbouring urban and rural municipalities and developers.

**8.2.8** To work with the Living Sky School Division in regards to school bus services.

### **8.3 Policies – General**

- 8.3.1** Where a subdivision of land will require the installation or improvement of municipal services, such as roads, utilities, or water/sewage disposal facilities, the developer will be required to enter into a servicing agreement with the Municipality pursuant to *The Planning and Development Act, 2007* to cover the costs of the installation or improvements. The Municipality may consider sharing in the costs of a service where the proposed service may be extended to and be provided to other areas of the Municipality, or it can be demonstrated to be of benefit to the greater municipality.
- 8.3.2** Council will consider a Development Levy Bylaw which will apply to developments where no subdivision is involved however which may require the installation or upgrading of roads, sewage, water or drainage works.

### **8.4 Policies – Road System**

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

### **8.5 Policies – Utilities**

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

**8.5.6** When utilizing a municipal utility or service provided by another Municipality, an off site servicing fee or a development levy may be put towards the costs of construction or expansion of that facility.

## **8.6 Policies – Community and Recreational Land and Facilities**

**8.6.1** Council will enter into discussions with each of the surrounding RM's and with urban municipalities within the region with a view to establishing collaborative committees on the provision of community recreational services and facilities.

**8.6.2** Where dedication of Municipal Reserve (MR) land is required for subdivision, Council should consider accepting land that provides recreational development opportunities.

**8.6.3** Where land should be protected due to environmental sensitivity, Council will require dedication of those lands as Environmental Reserve (ER).

**8.6.4** Dedication of MR land will generally be preferred for high density residential and lakeshore development. Deferral of dedication shall only be implemented in conjunction with the development of a concept plan where MR is intended to be provided in a later stage of the development.

**8.6.5** Payment of cash-in-lieu of land will generally be preferred for country residential and single parcel developments.

**8.6.6** Council will use dedicated lands funds for Municipal Reserve development either within the Municipality or in urban areas where the Municipal Reserve will also serve the residents of the Rural Municipality.

**8.6.7** Lakeshore dedicated lands may be used to provide public access to the lake, pedestrian trails around the lake, communal beaches and public boat launch facilities. Storage of docks during the winter season may be allowed on Municipal Reserve by permit.

**8.6.8** The cost of developing improvements to lakeshore dedicated lands shall be covered in one of the following ways:

- (1) Within a subdivision servicing agreement at the time of subdivision.
- (2) Funds collect as cash-in-lieu of dedicated lands.
- (3) Taxes collected within the Hamlet (where an organized hamlet exists).
- (4) A special levy from the benefiting area residents.

**8.6.9** Council will work with the Living Sky School Division to define school bus routes and levels of service required for those routes.

## **9. ENVIRONMENT, HERITAGE AND RESOURCE MANAGEMENT**

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### **9.1 Discussion**

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

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

- River, lakeshore and valley slopes which may be geotechnically unstable.
- Flood plains and shore lands which may be flood prone and prone to ice action.
- Forested lands which are prone to natural wildfires.
- Lands in close proximity to mining, petroleum, agricultural chemical or hazardous storage and disposal sites.

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

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

### **9.2 Objectives**

- 9.2.1** To encourage development and management practices which preserve and/or enhance the natural environment and minimize the risk of contamination, nuisance, or damage to environmental resources.
- 9.2.2** To preserve or enhance defined areas of critical habitat and heritage resources.
- 9.2.3** To preserve or enhance critical water supply resources, including both ground and surface water resources.
- 9.2.4** To protect known sources of aggregate (gravel), oil and gas, and mineral resources from incompatible development.
- 9.2.5** To protect historic, archeological and other features, resources or sites of cultural significance from incompatible development or ensure appropriate mitigation of impacts.
- 9.2.6** To encourage the preservation of natural wildlife habitat and significant vegetation.
- 9.2.7** To ensure that development does not occur on potentially hazardous lands.

### **9.3 Policies**

- 9.3.1** Council will encourage development practices that conserve soil, improve soil quality, conserve moisture, and protect water supplies. Council may deny a permit to any development that may significantly deteriorate the land resources for agriculture, negatively impact ground and surface water sources, or impact ground and surface water availability to adjacent lands.
- 9.3.2** Council will work with agencies of the provincial government to protect and preserve any significant heritage resources, critical wildlife habitat, or rare or endangered species. In the event that any of these resources require provincial review, Council will delay development until such time as the requirements of the relevant provincial agencies to protect such resources have been met.
- 9.3.3** Council may consult with provincial agencies or private professionals to ensure that soil, water and any other natural resources of significance are protected.
- 9.3.4** Where a subdivision or development is proposed which may involve or may be affected by hazard land, Council may require the applicant to provide evidence for suitability, prepared by a certified professional, in support of the proposed subdivision or development. Any investigation shall assess as appropriate for the proposal: the geotechnical suitability of the site for the intended use, susceptibility to flooding, and any other environmental hazards, along with any necessary mitigation measures. Any mitigation measures may be attached as condition of development permit approval and registered to title at the applicant's expense. Failure to determine suitability of the site or development may result in refusal of an application. Bylaw No. 04-20
- 9.3.5** No structure shall be developed or constructed on lands contained within the 1:500 year flood plain or on potentially unstable slopes as shown within a professional report submitted for a proposed development without suitable mitigation measures being employed to protect and effectively manage the risk to people and property. Specific requirements relating to acceptable development and land use on potential hazard lands will be contained within the Zoning Bylaw. Bylaw No. 04-20
- 9.3.6** Council will encourage the identification of significant environmental or heritage resources and will explore opportunities, in cooperation with other local governments, for the development of ecological, historical or cultural tourism in conjunction with conservation efforts.
- 9.3.7** Development must respect the following environmental conditions:
- (1) Shall not damage or destroy shore lands and fish habitat.
  - (2) Shall not needlessly destroy unique flora and fauna or critical wildlife habitat.
  - (3) Shall not alter existing wetland areas unless in accordance with approval of the Ministry of Environment.
  - (4) Shall not result in damage or destruction of buildings or sites deemed to be of historic significance.
  - (5) Avoid land that is environmentally sensitive.
- 9.3.8** Developments which provide for protection and sustainability of water bodies, waterways, shore lands, ground water and riparian systems will be encouraged.

**9.3.9** Agricultural operations shall be encouraged to:

- (1) Manage manure and chemical application to minimize risks to groundwater and lakeshore areas.
- (2) Ensure handling and storage of chemicals and other harmful products to prevent contamination of groundwater, aquifers and well heads.
- (3) Ensure livestock are suitably separated from lakeshore and riparian habitat areas in accordance with provincial legislation.

## **10. FUTURE LAND USE CONCEPT**

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Attached as an appendix to this bylaw is “Map 2 – Land Use Concept”. The map reflects present land use patterns and indicates emphasis for proposed development in various areas of the Municipality. Initially, land is divided into four “policy” areas as follows:

- (1) AGRICULTURAL POLICY AREA
- (2) LAKESHORE POLICY AREA
- (3) HIGHWAY CORRIDOR POLICY AREA
- (4) CONSERVATION POLICY AREA

The purpose of the Policy areas shall be to assist with the implementation of specific development objectives and policies and geographically identify the locations of land use development opportunities and constraints.

### **10.1 AGRICULTURAL POLICY AREA**

#### 10.1.1 Purpose

The purpose of the Agricultural Policy Area is to identify existing agricultural uses and encourage the development of new agriculture uses, agricultural related commercial uses and natural and mineral resources extraction development.

#### 10.1.2 Implementation

- (1) The Zoning Bylaw will designate as Agriculture District all lands used for agricultural development including farm-based businesses, single parcel country residential and other compatible uses.
- (2) Lands occupied with existing commercial, industrial or multiple parcel residential development will be specifically designated in an appropriate District in the Zoning Bylaw.
- (3) The municipality may consider amending the Zoning Bylaw to accommodate proposed commercial, industrial or multiple parcel residential developments subject to receipt of applications which demonstrate:
  - (a) The development conforms with all relevant provisions of this Official Community Plan;
  - (b) The location and site conditions are suitable for the proposed development;
  - (c) Any negative environmental impacts of the development are suitably mitigated;
  - (d) The proposed development will not conflict with surrounding land uses.

### **10.2 LAKESHORE POLICY AREA**

#### 10.2.1 Purpose

The purpose of the Lakeshore Policy Area is to accommodate existing and provide for new agricultural, residential, recreation and business uses and conservation areas in a sustainable fashion having due consideration to the unique environment which exists in proximity to Jackfish and Murray Lakes.

### 10.2.2 Implementation

- (1) Lands occupied with existing residential, agricultural, recreational, conservation and commercial uses will be zoned accordingly for such purpose in the Zoning Bylaw.
- (2) Council will encourage the establishment of an Advisory Committee for the Lakeshore Policy Area consisting of representatives from Hamlets, Ministry of Parks, Ministry of Environment, Saskatchewan Watershed Authority, Fisheries and Oceans, Saulteaux and Moosomin First Nations, Resort Villages of Aquadeo and Cochin and Villages of Meota and Metinota. The purpose of the committee would be to provide advice to Council regarding new residential, resort and tourism developments.
- (3) Council will consider applications for multiple parcel residential development and will accommodate such developments through amendment to the Zoning Bylaw where it is demonstrated that:
  - (a) The development conforms with the relevant provisions of this Official Community Plan;
  - (b) Site conditions are suitable for multiple parcel residential development;
  - (c) Negative environmental impacts are suitably mitigated;
  - (d) Development will not conflict with or adversely impact adjacent lands.
- (4) Council will consider applications for commercial development through amendment to the Zoning Bylaw where it is demonstrated that:
  - (a) The development conforms with the relevant provisions of this Official Community Plan;
  - (b) Site conditions are suitable for commercial development, having regard to access and traffic circulation;
  - (c) Negative environmental impacts are suitably mitigated;
  - (d) Development will not conflict with or adversely impact adjacent lands.
- (5) Intensive Livestock Operations will not be permitted in the lakeshore Policy area.
- (6) Industrial development will not be permitted within the Lakeshore Policy Area except as an expansion of the industrial park developed within the Village of Meota.

## **10.3 HIGHWAY CORRIDOR POLICY AREA**

### 10.3.1 Purpose

The purpose of the Highway Corridor Policy Area is to accommodate existing and provide for a diverse range of new commercial, industrial, and residential development which will benefit from proximity to existing transportation infrastructure and ease of access for the travelling public.

### 10.3.2 Implementation

- (1) Lands occupied with existing commercial or industrial development will be identified in the Zoning Bylaw with the appropriate zoning district.

- (2) All other lands will be zoned Agricultural District until such time as redevelopment for commercial, industrial or residential use is approved.
- (3) Applications for commercial, industrial or multiple parcel residential developments or subdivisions will be considered favourably and amendments to the Zoning Bylaw will be made where it is demonstrated that:
  - (a) The development conforms to the provisions of this Official Community Plan;
  - (b) Site conditions are suitable for commercial, industrial or residential development;
  - (c) The proposed development would not conflict with surrounding land uses;
  - (d) Any negative impacts of such development are suitably mitigated;
  - (e) The development would not compromise or restrict the viability of future long-term industrial or commercial development in the corridor.

## **10.4 CONSERVATION POLICY AREA**

### **10.4.1 Purpose**

The purpose of the Conservation Policy Area is to accommodate uses which can occur without negative impacts on the natural environment which would include nature trails, wetland areas and restricted agricultural use. New intensive development will generally be prohibited.

### **10.4.2 Implementation**

- (1) Lands within the Conservation Policy Area will be designated by the Zoning Bylaw as Conservation District.
- (2) Lands will generally be left natural however with certain limitations may support some forms of agricultural or recreational development.

# 11. IMPLEMENTATION

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A Zoning Bylaw will be adopted by the Rural Municipality of Meota No. 468 which will be the principal method of implementing the objectives and policies contained in this Official Community Plan.

## **11.1 Purpose**

The purpose of the Zoning Bylaw is to control the use of land and quality of development to provide for the amenity of the area for the purpose of the general health, safety and general welfare of the inhabitants.

## **11.2 Content and Objectives**

The Zoning Bylaw will implement the land use policies contained in this Official Community Plan by prescribing and establishing Zoning District. Initially the Zoning Bylaw will contain 7 districts as follows:

### **(1) AGRICULTURAL DISTRICT**

The objective of this District is to provide for the primary use of land in the form of agricultural development and associated farmsteads. Other uses compatible with agricultural development are provided for such as intensive agriculture developments, and signal parcel residential. Location dependent natural resource development is also provided for. Fragmentation of agricultural land in this District will generally be avoided.

### **(2) COUNTRY RESIDENTIAL DISTRICT**

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

### **(3) COMMERCIAL DISTRICT**

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

### **(4) HAMLET DISTRICT**

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

### **(5) LAKESHORE RESIDENTIAL DISTRICTS (2)**

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

Initially the Zoning Bylaw shall provide for two Lakeshore Residential districts. Lakeshore District LR1 encourages residential development on large lots, which is the predominant pattern of development in recent years. The LR2 District recognizes the historic pattern of small lot cottage development.

#### **(6) CONSERVATION DISTRICT**

The objective of the Conservation District is to protect critical natural areas and wildlife habitat. Some recreational and limited agricultural development may be appropriate subject to special regulations provided for in the Zoning Bylaw.

#### **(7) SLOPE HAZARD LAKESHORE RESIDENTIAL DISTRICT**

Bylaw No. 04-20

The objective of this District is to allow limited lakeshore residential and recreational development subject to determining the suitability of the proposed development within the site as it relates to geotechnical hazards. Similar to the two Lakeshore Residential Districts, this District will provide for residential development near lake shores at a density higher than country residential development.

This District is to be employed in lakeshore areas where there is potential or known concerns for development related to geotechnical hazards. Lower impact, non-permanent, and moveable dwelling options will be permitted to provide landowners with options for continued occupancy options on their sites. The RM may (re)zone lands to this District where geotechnical hazards are known or become known, and to minimize risk to future development while still providing options for land use.

### **11.3 Additional District Classifications**

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

### **11.4 Re-Zoning and Amendment of the Zoning Bylaw**

In considering applications for amendment to the Zoning Bylaw Council shall consider the following issues:

- (1) Conformance with the Official Community Plan or the merits to consider amendment of the Official Community Plan;
- (2) The relationship of all other land uses and the need to prevent harmful encroachment of incompatible uses;
- (3) The capability of the existing road system to accommodate the proposed use;
- (4) The capability of existing community infrastructure to accommodate the use, including water and sewer, solid waste management, recreation amenities, community services and utilities;
- (5) The availability of land in the general area capable of accommodating the proposed use.

### **11.5 Contract Zoning**

In accordance with Section 69 of *The Planning and Development Act, 2007*, Council may enter an agreement with an applicant for the specific development in any District subject to the following considerations:

- (1) The proceeding section regarding re-zoning shall apply to review of applications;
- (2) An agreement shall be entered with the applicant setting out a detailed description of the proposal and reasonable terms and conditions with respect to:

- (a) The use of the land and form of development.
- (b) Site and building design, parking, access and egress and landscaping.
- (c) Performance standards to ensure the use will not result in negative impacts on adjacent uses.
- (d) Prescribed time limit for the use and provision for extensions.

### **11.6 Inter-Municipal Cooperation**

- (1) Council will cultivate positive, mutually beneficial relationships with neighbouring rural and/or urban municipalities to develop joint service programs where such arrangements will be of benefit to both municipalities and the region.
- (2) Council will consider co-operation with neighbouring to explore opportunities for mutually beneficial and cost effective joint administrative, or other, services. Council may enter into cooperative arrangements with other municipalities, both urban and rural, to achieve efficiencies in administration and services.
- (3) Council will consider the support and funding of centralized/regional economic, cultural and recreational centres, with other local governments that the facilities are intended to serve.
- (4) Council will consider the possibilities for revenue and/or tax sharing as it relates to facilities, services and infrastructure that are utilized by members of all communities and large businesses.

### **11.7 First Nations**

- (1) Council is committed to establishing a relationship with the adjacent First Nations.
- (2) Council will approach the adjacent First Nations to establish regular meetings to discuss areas of mutual concern and issues relating to servicing of land for development and opportunities for collaboration.
- (3) Council will provide direct notification of development that may impact Aboriginal or Treaty Rights to hunt, trap, fish or gather on unoccupied Crown Land and will provide opportunities for consultation to discuss relevant issues.
- (4) Council will automatically send a copy of notices of amendment of planning bylaws to the First Nation for its information.

### **11.8 Provincial Land use Policies / Statements of Provincial Interest**

- (1) This Plan shall be administered and implemented in conformity with applicable provincial land use policies or statements of provincial interest, statutes and regulations and in cooperation with provincial agencies.
- (2) Council will review this Plan and the Zoning Bylaw for consistency with new provincial land use policies or statements of provincial interest adopted pursuant to *The Planning and Development Act, 2007*.
- (3) Wherever feasible and in the municipal interest, Council will avoid duplication of regulation of activity and development governed by provincial agency controls.

## **11.9 Administration**

- (1) This plan is binding on Council and all development in the Municipality.
- (2) The interpretation of words as contained in the Zoning Bylaw shall apply to the words in this plan.
- (3) If any part of this Plan is declared to be invalid for any reason, by an authority of competent jurisdiction, that decision shall not affect the validity of the bylaw as a whole, or any other part, Section or provision of this Plan.

## **11.10 Updating and Amendments of the Official Community Plan**

- (1) Policies contained in the Official Community Plan shall be monitored on an ongoing basis and thoroughly reviewed and updated within 5 years of adoption.
  - (2) Amendments as deemed necessary may be implemented in accordance with the procedures as contained within *The Planning and Development Act, 2007*.
  - (3) In addition to the requirements of public notice by bylaws pursuant to *The Planning and Development Act, 2007*, Council will consult with an affected Organized Hamlet Board prior to enacting amendments to this bylaw or the Zoning Bylaw, regarding lands within the affected Hamlet.
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## **12. MAPS**

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### **12.1 Canada Land Inventory – Soils Classification (Map 1)**

### **12.2 Future Land Use Concept Map (Map 2)**