

BYLAW NO. 26-2025

OFFICIAL COMMUNITY PLAN

RM OF MEOTA No. 468

The purpose of an Official Community Plan (OCP) is to provide a comprehensive policy framework to guide the physical, economic, social, and cultural development of the RM of Meota No. 468.



RM OF MEOTA NO. 468

OFFICIAL COMMUNITY PLAN

Consolidated version including the following Amendments:

BYLAW NO. 38-2024

BYLAW NO. 26-2025

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: May 7, 2026

Rural Municipality of Meota No. 468

Bylaw No. 26-2025

A Bylaw of the RM of Meota No. 468 to adopt the Official Community Plan.

The Council of the Rural Municipality of Meota No. 468 in the Province of Saskatchewan, in open meeting assembled enacts as follows:

1. Pursuant to section 29 and 32 of *The Planning and Development Act, 2007* the Council of the Rural Municipality of Meota No. 468 hereby adopts the Official Community Plan, identified as Schedule “A” to this Bylaw.
2. The Reeve and CAO are hereby authorized to sign and seal Schedule “A” which is attached to and forms part of this Bylaw.
3. Bylaw No. 01-2011, known as the Rural Municipality of Meota No. 468 Official Community Plan, and all amendments thereto, are hereby repealed.
4. This Bylaw shall come into force and take effect upon final approval of the Minister of Government Relations.

(SEAL)

Reeve

CAO

RM OF MEOTA NO. 468
OFFICIAL COMMUNITY PLAN

Being Schedule "A" to Bylaw No. 26-2025
in RM of Meota No. 468

(Reeve)

SEAL

(CAO)

TABLE OF CONTENTS

1.0 INTRODUCTION.....	1
1.1 Authority and Mandate	2
1.2 Scope.....	2
1.3 Demographics	2
2.0 Principles and statements	2
2.1 Agriculture and Value-Added Agribusiness.....	3
2.2 Biodiversity and Natural Ecosystems	4
2.3 First Nations and Métis Engagement.....	5
2.4 Heritage and Culture	6
2.5 Inter/Intra-municipal Cooperation.....	7
2.6 Mineral Resource Exploration and Development	8
2.7 Public Safety - Infrastructure/Development.....	9
2.8 Public Works.....	10
2.9 Recreation and Tourism	11
2.10 Residential Development.....	13
2.11 Sand and Gravel.....	15
2.12 Shore Land and Water Bodies.....	17
2.13 Source Water Protection.....	17
2.14 Transportation	18
2.15 Community Health and Well-being	19
2.16 Economic Development and Growth	19
3.0 LAND USE.....	20
3.1 Agricultural Lands.....	20
3.2 Residential Lands.....	21
3.3 Commercial Lands.....	21
3.4 Conservation Lands	22
4.0 Subdivision, Municipal Reserve, Servicing Agreements	22
4.1 Subdivision	22
4.2 Servicing and Development Agreements	22
5.0 IMPLEMENTATION	23
6.0 LAND USE MAPS.....	24

1.0 INTRODUCTION

According to *The Planning and Development Act, 2007*, (“The Act”), an Official Community Plan

“is to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the municipality”

This Official Community Plan (OCP) follows the principles and requirements of The Act and Provincial Statements of Interest and provides guidance and structure for all future planning and development within the RM of Meota No. 468 (the RM).



Vision

Creating Harmony Between Land & Lakes

Mission

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

- Quality of life for its residents by promoting sustainable management of land and water, infrastructure development, public safety, and the pursuit of cultural, social, and educational awareness and development.
- This mission acknowledges and builds on:
 - Our 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 neighboring communities in the region

Values

Honesty - We own our mistakes and tell the truth with kindness and tact

Fairness - We provide a consistent level of service

Respect - We treat everyone with respect and expect the same in return

Transparency - If we can tell you, we will

Accountability - We have pride in our work and take care of our assets and equipment

Leadership - We make decisions in the best interests of the RM as a whole

Responsibility - We do what we say we are going to do

1.1 Authority and Mandate

The adoption of this Bylaw is subject to The Act, Section (40) outlines the adoption of an Official Community Plan (OCP) that is binding on the community and all other persons, associations, or other organizations, and internal developments should be consistent with this planning document. The OCP contents shall be in accordance with Section (32) of The Act, which incorporates, when practical “any applicable provincial land-use policies and statements of provincial interest.” More specific items that must be included are listed within The Act and are included in this document. It is important to look at this document holistically as the key to its implementation.

1.2 Scope

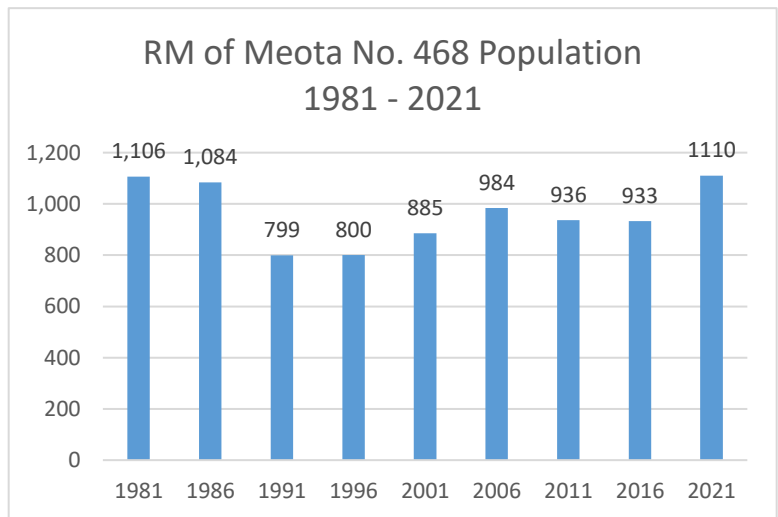
The goals and policies outlined within this OCP are applicable to all lands located within the RM boundaries. If any part of this OCP is found to be invalid, by the authority of a competent jurisdiction, such a decision shall not affect the validity of the remainder, or other sections, of this OCP.

1.3 Demographics

The population trends of the RM over the past twenty (20) years have fluctuated, but overall has remained relatively stable. The 2021 Census for the RM of Meota indicated a population increase of 1.6% as compared to the 2016 Census of a very slight decrease. The 2021 Census recorded a population of 1110.

While there is a trend of population variability, there has been a period of population stability in the RM over the past 10 years.

The RM will strive towards maintaining a 2%-3% annual growth rate over the next twenty (20) years while recognizing that development of land and water is needed to support growth.



2.0 PRINCIPLES AND STATEMENTS

The RM shall create and adopt policy that is consistent with The Act, and Saskatchewan’s Statements of Provincial Interest.

2.1 Agriculture and Value-Added Agribusiness

- 2.1.1 The RM recognizes the value of agricultural land and will promote policies and decisions that lead to the sustainable use and preservation of agricultural operations and value-added agribusinesses.
- 2.1.2 The RM shall minimize fragmentation of productive agricultural lands by limiting subdivision and encouraging the clustering of residential development.
- 2.1.3 The RM will encourage the development of agriculturally-related commercial and industrial development along established transportation routes, and where the provision of municipal infrastructure and services is economically feasible.
- 2.1.4 The RM shall plan for opportunities related to intensive livestock operations (ILOs) and other value-added agricultural developments.
- 2.1.5 New ILOs and the expansion of existing ILOs may be permitted within the RM at the discretion of the RM Council in accordance with the general discretionary use evaluation criteria listed in Section 2, and general regulations in Section 3 of the Zoning Bylaw.
- 2.1.6 The RM will encourage and support the implementation of environmentally sustainable agricultural practices to mitigate erosion, source water or site contamination, and the loss of biodiversity within natural ecosystems.
- 2.1.7 The RM will encourage value-added agricultural activities as a means to enable producers the ability to diversify their operations process and provide for the direct sale of locally produced commodities.
- 2.1.8 The RM shall encourage retention of agricultural land for crop production, livestock operations, related agricultural use, and to allow non-farm residential development at a level which will not jeopardize existing agricultural operations and that will minimize the removal of farmland from production.
- 2.1.9 To restrict agricultural operations which could conflict with lakeshore residential or recreational use or have negative impacts on the natural environment.
- 2.1.10 To support agribusiness, including processing, energy production, agro-forestry, agriculture by-product management, and agro-tourism, which ensures they are sited appropriately to minimize land use conflict with other existing and reasonable future uses.
- 2.1.11 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.
- 2.1.12 The subdivision of quarter sections into parcels smaller than a quarter section will only be permitted under extenuating circumstances.

PROVINCIAL INTERESTS

1. Agriculture and Value-Added Agribusiness
2. Biodiversity and Natural Ecosystems
3. Community Health and Well-being
4. Economic Growth
5. First Nations and Métis Engagement
6. Heritage and Culture
7. Inter-municipal Cooperation
8. Mineral Resource Exploration



14. Shore Land and Water Bodies
15. Source Water Protection
16. Transportation

- 2.1.13 Permitting multiple dwellings on a quarter section may be considered to support the retention of multi-generational farm family and business operations.
- 2.1.14 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.
- 2.1.15 The RM will encourage agricultural development to abide by best management practices regarding source water protection and will consider this when evaluating development permit applications.

Policies for Intensive Livestock Operation Development

- 2.1.16 The RM will support the development, expansion and diversification of ILOs within the Municipality that meet setbacks, discretionary use evaluation criteria, and other requirements contained in the Zoning Bylaw.
- 2.1.17 The RM 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.
- 2.1.18 The RM will work with the approving agency to ensure that ILOs receive required provincial approval for solid and liquid waste storage, management, and disposal.
- 2.1.19 When making a discretionary use decision the RM 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.
- 2.1.20 ILO facilities and manure storage locations shall not be located within the 1:200 flood elevation.
- 2.1.21 Where the RM has approved an ILO development, the RM 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.

Policies for Intensive Agricultural Operation Development

- 2.1.22 As a basis for approval, the RM shall require a proponent of intensive agricultural operations, such as nurseries and market gardens, to submit a concept and site plan of the proposed operation.
- 2.1.23 The RM 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.
- 2.1.24 When reviewing a discretionary use application, the RM 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.

2.2 Biodiversity and Natural Ecosystems

- 2.2.1 The RM recognizes the value of environmentally sensitive areas and habitats.

- 2.2.2 The RM will encourage development that promotes the preservation and protection of significant ecological lands.
- 2.2.3 The RM will promote the sustainable use of natural resources.
- 2.2.4 The RM will adopt development standards to mitigate and minimize the impacts on sensitive lands.
- 2.2.5 The RM acknowledges the importance of the Murray Lake Bird Sanctuary and Ducks Unlimited lands, along with other recognized protected areas, in providing essential habitat for wildlife.
- 2.2.6 The RM will encourage local biodiversity and ecosystem evaluations (i.e. ecological assessments) to determine whether these areas should be protected from the impacts of development.
- 2.2.7 The RM will promote, wherever possible, important natural or riparian areas, significant landscapes, features, and systems be integrated into the design of new development such that they perform their natural functions.

2.3 First Nations and Métis Engagement

- 2.3.1 The RM acknowledges it is located on Treaty 6 territory, the traditional and ancestral territory of the Cree, Dene, Blackfoot, Saulteaux, and Nakota Sioux, and on the homeland of the Métis Nation.
- 2.3.2 First Nations reserves within the RM are Moosomin Indian Reserve 112B, Saulteaux Indian Reserve 159. Additional First Nations within the region Sweetgrass, Poundmaker, Little Pine, Mosquito, Grizzly Bear's Head, Lean Man, and Red Pheasant. As well as various parcels of land acquired under TLE.
- 2.3.3 Métis Locals within the Western Region 1A, Cochin Métis Local 27, Battlefords Métis Local 106 & 30. Additional Métis locals within the region: Midnight Lake Local 161, Glaslyn Local 75, and Livelong Local 72.
- 2.3.4 The RM recognizes First Nations and Métis communities' interests, knowledge, and present-day Indigenous land uses.
- 2.3.5 The RM will seek partnerships and common interests with First Nations and Métis communities through a Memorandum of Understanding.
- 2.3.6 The RM may pursue opportunities with First Nations and Métis communities to coordinate land use planning and development, and any available tools, support, or agreements to do so.
- 2.3.7 The RM will support policies that avoid and minimize negative impacts on First Nations and Métis communities.



- 2.3.8 The RM will encourage early proponent engagement with First Nation and Métis communities for proposed development in proximity to Crown lands, public water bodies, and First Nation reserve lands and TLE lands.
- 2.3.9 The RM 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, provisions of services, and opportunities for collaboration.
- 2.3.10 The RM shall 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.
- 2.3.11 The RM shall automatically send a copy of notices of amendment of planning bylaws to the First Nation for its information.
- 2.3.12 The RM will encourage entering into a Memorandum of Understanding for the joint interest for land use planning, infrastructure, emergency services, etc.

2.4 Heritage and Culture

- 2.4.1 The RM recognizes the importance of heritage and culture and will support development and actions that protect, conserve, and restore such areas and resources.
- 2.4.2 The RM will consult with the relevant ministry to protect heritage resources where lands are identified as being heritage sensitive.
- 2.4.3 The RM 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.
- 2.4.4 To protect historic, archeological, and other features, resources, or sites of cultural significance from incompatible development or ensure appropriate mitigation of impacts.
- 2.4.5 The RM recognises Glenrose Scentgrass Lake Pioneer Cemetery as a heritage property located on Parcel A, Plan 101599858, Ext. 22.
- 2.4.6 The RM recognises the Scentgrass Country School site as a heritage property located on SE-28-46-16-W3M, Parcel A, Plan 101600367, Ext. 54.



2.5 Inter/Intra-municipal Cooperation

- 2.5.1 The RM will work with other communities and neighbouring municipalities to address challenges and opportunities of mutual interest and concern.
- 2.5.2 The RM recognized the importance of intra-cooperation with the organized hamlet boards.
- 2.5.3 The RM recognizes the importance of collaboration with other municipalities, urban and rural, specifically the Village of Meota, Resort Village of Metinota, Resort Village of Cochin, Resort Village of Aquadeo, as well as the Northwest Municipalities Association.
- 2.5.4 The RM recognizes the importance of regional organizations, such as the Meota Regional Park and Battlefords Provincial Park.
- 2.5.5 The RM acknowledges the value of organized hamlet boards as advisory bodies and will collaborate with them to ensure effective community engagement and provide input for decision-making processes.
- 2.5.6 The RM shall consider alternative options prior to annexation or expropriation through open communication with neighbouring municipalities and landowners.
- 2.5.7 The RM will identify, and attempt means of dispute resolution, if required, to ensure continued and positive inter-community and jurisdiction cooperation.
- 2.5.8 Where possible, the RM will seek opportunities for regional collaboration through intermunicipal agreements to provide the necessary assets to achieve efficient service delivery. For example, Community Safety, Fire, EMO, Water, Waste, etc.
- 2.5.9 Where new development is proposed on or in proximity to lands of common interest, the RM will notify and engage with the prospective affected communities, including but not limited to adjacent municipalities, provincial or regional parks, First Nations, Métis locals, or any other group which may have an interest in the effects of the proposed development.
- 2.5.10 To the greatest extent possible, the RM will collaborate with Water Security Agency, Interlake Water Utility, Jackfish Lake West Water Utility boards.
- 2.5.11 The RM 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.
- 2.5.12 The RM will consider co-operation with neighbouring municipalities to explore opportunities for mutually beneficial and cost effective joint administrative, or other, services. The RM may enter into cooperative arrangements with other municipalities, both urban and rural, to achieve efficiencies in administration and services.
- 2.5.13 The RM 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.



- 2.5.14 The RM 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.
- 2.5.15 Where subdivision requires rezoning to a higher density district (Lakeshore or Hamlet) and borders an existing organized hamlet boundary, the RM shall require annexation into the organized hamlet boundaries.



2.6 Mineral Resource Exploration and Development

- 2.6.1 The RM will support and plan for the exploration and development of mineral resources and will aim to coordinate its land use planning with industry in identifying areas for development. The RM will support and plan for the exploration and development of mineral resources with industry partners and interests.
- 2.6.2 The Zoning Bylaw will accommodate a range of uses related to mineral exploration and development in agricultural areas with appropriate regulation.
- 2.6.3 Where mineral deposits may be identified, the RM will seek collaboration with industry to ensure they can be appropriately serviced and accessed.
- 2.6.4 The RM will coordinate its development reviews with provincial ministries and agencies that may have jurisdiction over development of resources to minimize any potential for regulatory duplication or gaps.



2.7 Public Safety - Infrastructure/Development

- 2.7.1 The RM will identify areas prone to natural hazards and vulnerable to human-induced hazards and limit development on or near those hazard lands, and will consider strategies and actions that will minimize the potential threats to people, property, and municipal interests.
- 2.7.2 The RM will ensure areas identified as hazardous due to erosion, slope instability, and slumping, drainage concerns, and flooding will be avoided for future permanent development unless sufficient mitigation measures are proposed at the time of application.
- 2.7.3 Developers and/or landowners may be required to provide professional, certified environmental, geotechnical, and/or hydrological reports to address development hazards and may require a preliminary analysis by a professional engineer or environmental scientist to identify which hazards may exist in the area of a proposed development. The RM may refuse to authorize development of structures on such land or may authorize such developments only in accordance with recommended preventative mitigation measures which eliminate the risk or reduce the risk to an acceptable level and remedial measures.
- 2.7.4 New buildings and additions to buildings within the floodway of the 1:500-year flood elevation of any watercourse or water body shall be prohibited.
- 2.7.5 New buildings and additions to buildings within the flood fringe shall be adequately flood-proofed to an elevation of no less than 0.5 metres above the 1:200-year flood elevation of any watercourse or water body.
- 2.7.6 Development proposals in flood plains areas shall be referred to Water Security Agency for review prior to approval. A site-specific legal land survey including contour lines shall be provided by the proponent at the time of proposed development.
- 2.7.7 The FCM -RAC Guidelines for New Development in Proximity to Railway Operations will be employed for guidance where new development is proposed in proximity to the rail line. Rail operators may be engaged to determine relevant considerations for new development, and development standards and setbacks may be employed to protect the public and new development, and to minimize potential nuisance.
- 2.7.8 The RM will evaluate potential impacts from noise, odour, smoke, fumes, dust levels, night lighting, glare, vibrations, or other emissions, and how this will influence appropriate buffering, separation, or screening from adjacent existing land uses.
- 2.7.9 Where applicable, new subdivision and development applications in or near forested areas or areas at risk for wildfires are encouraged to incorporate FireSmart principles in the design. The RM may, as part of its review process, require a FireSmart or wildfire risk assessment, consult with fire and emergency services, and engage with the Saskatchewan Public Safety Agency.
- 2.7.10 The RM will provide public safety services for the health and safety of residents, including fire protection, emergency operations and management, community safety and protection.
- 2.7.11 The RM shall encourage compliance of the Bylaw to ensure safety of its people, property, and public. Providing direction to administration to proceed with enforcement where necessary to protect the health, wealth, and safety of the community.

2.8 Public Works

- 2.8.1 The RM shall efficiently manage those public works assets under its jurisdiction, and permit the effective development, improvement, and expansion of public works and utilities provided by other authorities. For example: power, natural gas, etc.
- 2.8.2 The RM will be open to new opportunities for providing public works and service delivery through effective maintenance, improvement, or expansion of existing infrastructure and service delivery programs where possible.
- 2.8.3 The RM will cooperate with surrounding municipalities and other entities for solid and liquid waste management, recycling, and hazardous waste disposal programs that meet government standards and regulations.
- 2.8.4 The RM will consult with the appropriate government ministries, agencies, and other qualified professionals where required when considering development. Consultation may be related but limited to, the impacts on government services and infrastructure, storm and source water protection plans, existing developments, and other resources and land uses in the RM at the time of subdivision or development permit application.
- 2.8.5 The RM will continue to pursue asset management planning to inform the budgeting and maintenance planning for RM infrastructure and ensuring that adequate resources or financing is available for the expansion or replacement of public works.
- 2.8.6 The RM will assess needs for improvement and replacement and prioritize projects to provide appropriate and adequate services available for RM ratepayers.
- 2.8.7 The RM shall explore opportunities for collaboration on joint infrastructure projects that serve the needs of the municipalities, First Nations and Métis communities, provincial and regional parks, and other stakeholder groups within the region.
- 2.8.8 The RM will encourage development that aligns with the RM's asset management planning.
- 2.8.9 The RM will encourage development where roads and other infrastructure services currently exist.
- 2.8.10 Where applicable, the RM will require developers of new subdivisions to contribute to infrastructure capital upgrades in order to service the new lots.
- 2.8.11 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 the RM. The RM may consider expanding the boundaries of the Hamlet through orderly and contiguous phasing of subdivision and zoning.
- 2.8.12 To ensure that all new residential development in the municipality will have a safe and sustainable water supply.
- 2.8.13 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.



- 2.8.14 To consider waste disposal, utility services, and transportation facilities in regards to future development.
- 2.8.15 To work with the Living Sky School Division No. 202 and Northwest School Division No. 203 in regard to school bus services.

Utilities

- 2.8.16 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.
- 2.8.17 The RM 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.
- 2.8.18 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.
- 2.8.19 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.
- 2.8.20 Development shall proceed only when an adequate and sustainable water supply has been demonstrated for the proposed development.
- 2.8.21 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.

2.9 Recreation and Tourism

- 2.9.1 The RM will promote and welcome visitors and travelers and encourage the sustainable development of lake and resort communities, resulting in leisure activities and active lifestyles.
- 2.9.2 The RM will encourage and promote the protection of critical recreational lands with cultural, heritage, and natural significance.
- 2.9.3 The RM will seek out partnerships with neighbouring communities and organizations (such as the Village of Meota, Resort Villages of Aquadeo, Cochin, Metinota, and the Hamlet Boards) to fulfill the recreational needs of the community.
- 2.9.4 The RM will promote recreational and tourism development within the RM that is compatible with the initiatives of related organizations, such as the Battlefords Provincial Park.
- 2.9.5 The RM shall encourage infill development around Jackfish and Murray Lakes where services are established.
- 2.9.6 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.



- 2.9.7 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.
- 2.9.8 The RM 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.

Community and Recreational Land and Facilities

- 2.9.9 The RM will enter into discussions with each of the surrounding RMs and with urban municipalities within the region with a view to establishing collaborative committees on the provision of community recreational services and facilities.
- 2.9.10 Where dedication of Municipal Reserve (MR) land is required for subdivision, the RM should consider accepting land that provides recreational development opportunities.
- 2.9.11 Where land should be protected due to environmental sensitivity, the RM will require dedication of those lands as Environmental Reserve (ER).
- 2.9.12 Dedication of MR land will generally be preferred for high density residential and lakeshore development. Deferral of dedication may be considered if implemented in conjunction with the development of a concept plan where MR is intended to be provided in a later stage of the development which shall be evaluated for each subdivision.
- 2.9.13 Subdivision applications that exceed the minimum required MR dedication will be considered favourable by the RM.
- 2.9.14 Payment of cash-in-lieu of land will generally be preferred for country residential and single parcel developments.
- 2.9.15 The RM will use dedicated land 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.
- 2.9.16 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.
- 2.9.17 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.
- 2.9.18 The RM encourages public and communal boat docks which result in a smaller lakeshore footprint.
- 2.9.19 The RM shall require boat and dock licensing outside of the licence-exempt areas referred to in the municipal bylaw for Dock Boat Lifts and Vessels.

2.10 Residential Development

- 2.10.1 The RM will enable residential development associated with agricultural land use in areas of the Municipality devoted primarily to agriculture.
- 2.10.2 To encourage development of residential land uses on land that is not well suited for agricultural use.
- 2.10.3 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.
- 2.10.4 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.
- 2.10.5 To minimize land use conflicts with existing agricultural use.
- 2.10.6 To ensure that new residential development is consistent with the RM's long-term transportation and infrastructure plans.
- 2.10.7 To encourage innovation in residential development that contributes to overall sustainability and energy efficiency.
- 2.10.8 Farmsteads and other residential developments, which are ancillary to an operating agricultural use, will be permitted uses on a quarter section.
- 2.10.9 In addition to a site on a quarter section containing a farmstead or accessory agricultural dwelling, there shall be a maximum of 2 separate sites within any quarter section, as registered on a township plan, that may be subdivided or developed for a principal residential use.
- 2.10.10 The Zoning Bylaw shall contain specifications for maximum site size to minimize the loss of productive farm land.
- 2.10.11 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.
- 2.10.12 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.



General Residential Policies

- 2.10.13 The RM shall make provision for residential development, so long as it is compatible with other uses and efficiently utilizes the existing and required infrastructure and services.
- 2.10.14 Consider environmental sustainability, surrounding natural landscapes (i.e., agricultural lands, wetlands, and other environmentally sensitive areas) to ensure compatible adjacent

- land uses through policies and regulations to mitigate land use conflicts with residential development.
- 2.10.15 Encourage clustered residential development where viable agricultural opportunities do not exist.
- 2.10.16 Encourage the location of new residential development such that existing infrastructure is best utilized.
- 2.10.17 The RM will set expectations and requirements for residential development based on subdivision policies and the scale and intensity of the project, aligning with land-use objectives.
- 2.10.18 All residential development applicants must complete a development permit application and building permit application prior to construction and abide by the regulations of the Zoning Bylaw and the Building Bylaw.
- 2.10.19 The Zoning Bylaw will regulate residential development through but not limited to, site size and frontage requirements, minimum setback requirements, land use options listed as permitted and discretionary uses, and affiliated evaluation criteria and implementation regulations.
- 2.10.20 All developments, buildings, and structures, including accessory buildings and structures (but not limited to: retaining walls, decks, patios, and fences) shall be entirely contained within the boundaries of the site on which they are proposed to be located. Resolution of encroachment issues can be achieved by supporting the realignment of surveyed boundaries through subdivision, or the movement of buildings or structures.
- 2.10.21 The RM will seek to work with the Village of Meota, Resort Village of Aquadeo, Cochin and Metinota to allow for compatible growth strategies in the urban fringe to ensure a planned and sustainable approach to residential growth in the region.
- 2.10.22 A variety of housing options will be provided through the Zoning Bylaw to accommodate a range of demographics, lifestyles, and income levels.
- 2.10.23 The RM will work with the appropriate provincial ministries and agencies to protect heritage properties and culturally sensitive areas.
- 2.10.24 Sites for municipal facilities and public utilities will be excluded from density regulations.
- 2.10.25 New development must minimize human or environmental risks, and, where applicable, related studies may be requested to ensure safety to people and property.
- 2.10.26 Development shall be considered in alignment with the RM's asset management planning.
- 2.10.27 The RM is open to various forms of residential development proposed by developers such as bare land condominiums.

Organized Hamlet Policies

- 2.10.28 The infill of sites for residential and commercial development shall be encouraged prior to the subdivision of additional lands surrounding existing Organized Hamlets.
- 2.10.29 Future development shall be compatible with existing land uses.

Country Residential Policies

- 2.10.30 Country Residential subdivisions are encouraged to be located within the areas identified as suitable on the Future Land Use Maps, which form part of this Bylaw.

- 2.10.31 Land use compatibility will be a factor considered by the RM where rezoning to accommodate higher residential density is proposed.

Lakeshore Residential Policies

- 2.10.32 Future cabin development shall be encouraged to be placed on individually titled residential lots, or through registered dwelling groups under *The Condominium Act* and associated regulations.
- 2.10.33 Where condominium applications are entertained by the RM, all internal condominium unit areas shall conform to standard size site requirements, and the RM will defer to local emergency protective services for guidance on minimum internal road widths and maneuvering areas; 15 metre road width is generally acceptable for local access.
- 2.10.34 Alteration to the bed, bank, or boundary of a water body or watercourse will require any necessary approval(s) from the appropriate provincial or federal ministries or agencies prior to development or modification.
- 2.10.35 The RM may consult with First Nations or Métis communities in the area regarding lakeshore development proposal.
- 2.10.36 Where applicable, for any proposed developments not already approved, the Developer shall submit a letter or report confirming the Water Utility Board can provide the additional potable water demand.
- 2.10.37 The RM prohibits further development of Recreational Vehicles as a principal permitted use in the lakeshore areas excluding the LR3 – Lakeshore Mixed Use District and the SHLR – Slope Hazard Lakeshore Residential District. Recreational Vehicles shall be an accessory use to an established residential permitted use.
- 2.10.38 The RM recognizes LR2 – Lakeshore Residential District to accommodate smaller existing lots. Future creation or rezoning to LR2 will be prohibited due to building constraints and the smaller nature of the lots. Existing LR2 lots shall remain.



2.11 Sand and Gravel

- 2.11.1 The RM will promote aggregate extraction operations ensuring such development is permitted and compatible with other land uses and includes the consideration of future reclamation of land.
- 2.11.2 The development, operation, and extraction of aggregate resources shall adhere to any separate policy of the RM related to the management of the resource(s).
- 2.11.3 The RM shall encourage aggregate extraction operations as an important resource for the municipality and the region.

- 2.11.4 The RM shall require sites for aggregate and mineral resource extraction development to be reclaimed to a pre-extraction condition either as a part of ongoing operations or upon conclusion of extractive activities.
- 2.11.5 Locations of deposits will be protected from competing or non-compatible development; extractive and processing activities will be prioritized in these locations.
- 2.11.6 The RM may impose development standards or conditions on operations such as but not limited to: time limits on permit validity, reclamation and performance requirements, bonding requirements, separation requirements and nuisance mitigation, site development and operating standards, etc.
- 2.11.7 The RM shall seek cooperation and coordination with its regional neighbours in the allocation and provision of aggregate resources and work cooperatively to coordinate extractive activities and heavy-haul transportation planning.
- 2.11.8 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.
- 2.11.9 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.
- 2.11.10 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 the RM 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 the RM.
- 2.11.11 The RM 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.
- 2.11.12 The RM may require, as a condition of approval that the proponent enter an agreement with the Municipality providing for road 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.

2.12 Shore Land and Water Bodies

- 2.12.1 The RM recognizes the importance of the lakes, shorelands, and water bodies within the RM and region.
- 2.12.2 The RM shall consider the impacts of development on shorelands and water bodies and will encourage watershed management to safeguard the water systems and wetlands.
- 2.12.3 When riparian areas are identified as critical ecosystems, wetlands, and associated wildlife protection areas for endangered species, they will be restricted for future development. These areas will be protected through approved construction standards to minimize negative potential impacts.
- 2.12.4 The RM shall consider natural asset management and wetland management to protect the shore land and water bodies within the RM.
- 2.12.5 The RM encourages the development of communal boat docks, lifts, and marinas in order to reduce the footprint on their shorelands.
- 2.12.6 The RM encourages the orderly development of boat lifts, docks, vessels, and marinas to protect the shore land and water bodies.



2.13 Source Water Protection

- 2.13.1 The RM will avoid development that compromises drinking water quality and quantity. Where applicable, developers will be required to conduct hydrology or hydrogeological assessments to assess the impact on water quality and quantity and implement appropriate mitigation measures to protect water sources.
- 2.13.2 The RM will require mitigation measures to protect municipal water wells and aquifers from potential contamination. Where risks to source waters are not suitably mitigated, development may be restricted.
- 2.13.3 The RM may consult with government ministries and agencies while reviewing a potential development to ensure source waters are effectively protected.
- 2.13.4 The RM may consult Provincial agencies to ensure safe development for industrial and commercial development proposals regarding source water protection.

2.14 Transportation

- 2.14.1 The RM will plan, develop, and maintain a transportation system to meet current and future needs, ensuring compatibility with other transportation infrastructure and provincial agencies, providing for the safe and efficient movement of goods and people for the benefit of residents, industry, and visitors.
- 2.14.2 The RM will participate and partner with provincial agencies to align local transportation policies with provincial transportation plans.
- 2.14.3 The RM will utilize the guidelines contained in FCM -RAC Guidelines for New Development in Proximity to Railway Operations to assess development proposals in proximity to the rail lines or any proposed rail lines.
- 2.14.4 The RM will strive to ensure municipal roadways are maintained and meet the needs of its residents as a means to promote public safety and the efficient movement of people and goods.
- 2.14.5 Several provincial highways traverse through the RM, including Highway 4 and Highway 26. The RM will consult with the Ministry of Highways on development proposals where the provincial highway network may be affected.
- 2.14.6 The RM will encourage development to be located adjacent to existing developed roads or highways capable of serving as legal and physical access suitable for the proposed use. Where road or access improvements are deemed to be necessary by the RM, applicants will be responsible for the costs of road construction or improvements.
- 2.14.7 The RM will promote traffic and road safety by ensuring that appropriate road design, speed limits, and traffic control devices are utilized.



Road Systems

- 2.14.8 All, residential, commercial, industrial, or intensive agricultural development shall require direct access to a developed road.
- 2.14.9 Where a proposed development requires the construction or upgrading of a road to provide suitable access, the RM will enter into an agreement with the developer, pursuant to The Act, to provide for the road at the developer's cost. The RM may consider sharing in the cost of the road where it will be of wider benefit, in conjunction with an adopted road system plan.
- 2.14.10 Any development of a new road system shall take into account the need for fire protection and emergency service access.
- 2.14.11 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.
- 2.14.12 The RM aims to provide transportation networks for adjacent municipalities and businesses that are moving through the RM to get product to market. The transportation network is to be adequate for more than just the RM's ratepayers.

2.15 Community Health and Well-being

- 2.15.1 The RM will promote access to natural public environments, will ensure developers provide dedicated lands or cash-in-lieu for public use and amenities, and will consider the diverse needs and perspectives of stakeholders in decision-making.
- 2.15.2 The RM will coordinate with the applicable provincial ministries and agencies to identify contaminated sites and work towards their remediation.
- 2.15.3 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.
- 2.15.4 The RM shall provide civic addressing to ensure emergency dispatch is efficient.
- 2.15.5 The RM shall apply to for grants for parks and recreational activities to promote physical and mental health and well-being of the community.



2.16 Economic Development and Growth

- 2.16.1 The RM will consider the benefits of economic development and will provide transparent and efficient regulation and review of development, promoting policy that results in a strong economy and high quality of life for residents.
- 2.16.2 The RM will encourage commercial and industrial development adjacent to existing provincial highways and transportation routes.
- 2.16.3 The RM recognizes the benefits of employment retention and creation through the development and expansion of business and industry.
- 2.16.4 The RM will encourage economic development that utilizes existing RM infrastructure and resources.

- 2.16.5 The RM will consider home based businesses that maintain or enhance the agricultural, residential, and recreational character of the area.
- 2.16.6 The RM will participate in regional or provincially-led economic development initiatives to help grow the local economy.
- 2.16.7 The RM will encourage local employment to promote a healthy and growing local economy.
- 2.16.8 The RM will identify land use areas whereby commercial and industrial forms of development will be permitted.
- 2.16.9 To encourage agriculturally related business development secondary to farmstead operations.
- 2.16.10 To encourage business development opportunities with a particular emphasis on:
- Rural agricultural product processing;
 - Rural agribusiness expansion;
 - Tourism related activities;
 - Natural resource extraction activities.
- 2.16.11 To allow for a broad range of home based businesses.
- 2.16.12 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.
- 2.16.13 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.
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3.0 LAND USE

3.1 Agricultural Lands

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 single parcel residential. Location dependent natural resource development is also provided for. Fragmentation of agricultural land in this District will generally be avoided.

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 3 sites containing residential uses are located in a quarter section.

3.2 Residential Lands

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.

LAKESHORE RESIDENTIAL DISTRICTS (3)

These Districts provide for residential development near lakeshores at a density higher than country residential development. It also provides for associated docks, marinas, boat launches, beach facility, resort commercial, and resort facility development.

Initially, the Zoning Bylaw shall provide for three Lakeshore Residential districts. Lakeshore District LR1 encourages residential development on large lots, which is the predominant pattern of development in recent years. The Lake shore District LR2 recognizes the historic pattern of small lot cottage development. The Lakeshore Mixed Use District LR3 is intended to provide for lakeshore commercial development as the primary land use, and accessory and complementary residential development. These districts are intended to be located in close proximity to Jackfish and Murray Lakes

SLOPE HAZARD LAKESHORE RESIDENTIAL DISTRICT

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 2 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.

3.3 Commercial Lands

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 the RM and meets the criteria of this Plan. The Commercial District is intended to encourage business development opportunities along highway corridors.

3.4 Conservation Lands

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.

4.0 SUBDIVISION, MUNICIPAL RESERVE, SERVICING AGREEMENTS

4.1 Subdivision

- 4.1.1 In considering a re-zoning or subdivision application, the RM may conduct a Comprehensive Development Review (CDR) and may request and require supporting and additional information to properly conduct such a review.

When conducting a CDR, the RM may consider the following:

- (i) The phasing of development;
- (ii) The size and number of parcels proposed;
- (iii) The availability, installation, and construction of roads, services, and utilities;
- (iv) The types of uses proposed on the site;
- (v) Potential impacts on adjacent land uses and proposed measures to reduce any potential negative impacts;
- (vi) The suitability of the site with particular consideration to the soils, topography, drainage, and proximity to wildlife management areas and hazard land;
- (vii) The availability of water and sewage systems, and access to solid waste collection and disposal facilities and services.
- (viii) The entrance and exit into a site and potential impacts on roads and highways, including traffic safety;
- (ix) Proximity to emergency and protective services; and
- (x) Any other matters which the RM considers necessary.

4.2 Servicing and Development Agreements

- 4.2.1 The RM shall consider the use of development levies, or servicing agreements, for future development and subdivision to recover capital costs incurred directly or indirectly by the RM as a result of development, to prescribe any specific performance requirement, and to ensure timely installation of infrastructure and services.

- 4.2.2 In accordance with Section 172 of The Act, and where subdivision is involved, the RM may require an applicant to enter into a servicing agreement with the RM to address the provision of services and infrastructure that directly or indirectly serve a proposed development.
- 4.2.3 In accordance with Section 169 of The Act, the RM may adopt a Development Levy Bylaw and impose development levies to recover all or a part of the RM's capital costs of providing, altering, expanding, or upgrading services and infrastructure associated directly or indirectly with a proposed development. Development Levies may be employed where no subdivision is involved.
- 4.2.4 All parcels shall have legal access by an all-weather municipal road allowance constructed to RM roadway and approach standards applicable for the proposed use. Where road construction or upgrades are required in the opinion of the RM, the applicant shall bear the costs and may be required to enter into an agreement for improvements.
- 4.2.5 New subdivisions and development shall be encouraged to locate where appropriate infrastructure exists.
- 4.2.6 In areas where additional municipal service installation or road construction is required, the development proponent shall be responsible for all costs associated with such improvements.

5.0 IMPLEMENTATION

The Zoning Bylaw will be the principal method of implementing the policies, principals, and statements contained within this OCP. The Zoning Bylaw will be adopted in conjunction with this OCP. The Zoning Bylaw outlines the procedures and regulations that must be followed and describes the roles and authority of the Development Officer, and how planning and development will be implemented in the RM.

- **Purpose:** The Zoning Bylaw controls the use of land within the jurisdiction of the RM, for the health, safety, and welfare of its residents and visitors.
- **Definitions:** The Zoning Bylaw definitions shall apply to this OCP.
- **Contents and Regulations:** The Zoning Bylaw will activate the land use policies in this OCP by outlining the administration and regulations for Zoning Districts. Each District will have permitted and discretionary uses, and rules and regulations regarding a range of uses, development setbacks, site sizes and building locations.
- **Amending the Zoning Bylaw:** When considering amendments to the Zoning Bylaw, the RM will consider proposals that align with the policies outlined in this OCP. The RM may consider expanding Land Use by adding new Districts or expanding the scope of existing Zoning Districts to further the goals and objectives of this OCP.
- **Updating or amending the Official Community Plan:** The RM shall monitor plans and projections for future development on an ongoing basis. Policies contained in this OCP, including *RM Land Use* maps should be regularly reviewed and if required, updated.
- **Further Studies:** The RM may undertake such studies or programs required to facilitate and encourage positive development or change in the RM.

- **Concept Plans:** The RM may adopt concept plans to guide future subdivision and development of an area of land.
- **Contract Zoning:** Subject to Section 69 of The Act, the RM may enter an agreement with an applicant for the specific development in any District subject to the following considerations:
 - The proceeding section regarding re-zoning shall apply to review of applications;
 - 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.
- **Binding:** Subject to Section 40 of The Act, this OCP shall be binding on the RM, the Crown, and all other persons, associations, and other organizations, and no development shall be carried out that is contrary to this OCP.

6.0 LAND USE MAPS

The *RM Land Use (Future Land Use) Maps* form part of this Bylaw and are attached in the appendices titled:

- 1) *RM Land Use (Future Land Use) Map*
- 2) *RM Land Use (Future Land Use) Map Insert –Lake/Hamlet/Commercial areas*

These Land Use Maps identify the general land use concepts for development within the RM to communicate the vision for future development in the RM.