

# OFFICIAL COMMUNITY PLAN

FOR THE

## R.M. OF HILLSDALE NO. 440

PREPARED FOR:

THE R.M. OF HILLSDALE NO. 440

PREPARED BY:

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LANDSCAPE ARCHITECTURE AND PLANNING  
SASKATOON, SK

JANUARY 2013

## The Rural Municipality of Hillsdale No. 440

Bylaw No. \_\_\_\_\_

A Bylaw of the Rural Municipality of Hillsdale to adopt the Official Community Plan.

The Council of the Rural Municipality of Hillsdale in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- (1) Pursuant to Section 29 and 102 of *The Planning and Development Act, 2007* the Council of the Rural Municipality of Hillsdale hereby adopts the Official Community Plan, identified as Schedule "A" to this bylaw.
- (2) The Reeve/Mayor and Municipal Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
- (3) This bylaw shall come into force on the date of final approval by the Minister of Municipal Affairs.

Read a First Time the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Read a Second Time the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Read a Third Time the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Adoption of this Bylaw this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
(Reeve/Mayor)

SEAL

\_\_\_\_\_  
(Municipal Administrator)

Certified a True Copy of the Bylaw adopted by Resolution of Council

On the \_\_\_\_\_ day of \_\_\_\_\_, of the year \_\_\_\_\_

(signature) \_\_\_\_\_, (date) \_\_\_\_\_

A Commissioner for Oaths in the Province of Saskatchewan

My appointment expires \_\_\_\_\_

**THE RURAL MUNICIPALITY OF HILLSDALE NO. 440**  
**OFFICIAL COMMUNITY PLAN**

Being Schedule “A” to Bylaw No. \_\_\_\_\_  
in the Rural Municipality of Hillsdale No. 440

\_\_\_\_\_  
(Reeve)

SEAL

\_\_\_\_\_  
(Municipal Administrator)

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## APPENDIX A

# 1 INTRODUCTION

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## 1.1 AUTHORITY

In accordance with Sections 29, 32 and 102 of *The Planning and Development Act, 2007 (The Act)*, the Rural Municipality of Hillsdale No. 440 has prepared this document for adoption as the Rural Municipality of Hillsdale No. 440 Official Community Plan. The Official Community Plan will provide Council with goals, objectives and policies relating to approximately 20 years of future growth and development within the Rural Municipality.

Section 32 of *The Act* provides that the Official Community Plan is required to contain statements of policy with respect to:

- (1) sustainable current and future land use and development in the municipality;
- (2) current and future economic development;
- (3) the general provision of public work;
- (4) the management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
- (5) the management of environmentally sensitive lands;
- (6) source water protection; and,
- (7) the means of implementing the Official Community Plan.

## 1.2 SCOPE

The policies in this Official Community Plan shall apply to all land within the Rural Municipality. All development within the incorporated boundaries of the Rural Municipality shall conform to the objectives and policies contained in this Official Community Plan.

## 1.3 PURPOSE

The Official Community Plan is intended to serve as a statement of goals, objectives and policies of the Rural Municipality of Hillsdale No. 440 for its future growth and development. The policies are intended to provide Council with direction and guidelines for establishing bylaws, programs and decision making on future land use and development proposals.

## 2 PROPOSED GOALS

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### 2.1 NATURAL AND HERITAGE RESOURCE BASE

- (1) To conserve the aquatic and terrestrial ecological resources of the municipality.
- (2) To utilize the natural resources of the municipality in a manner which is economically, socially and environmentally sustainable.
- (3) To provide ongoing opportunities for residents and non-residents of the municipality to enjoy and appreciate the water and land resource values of the municipality.

### 2.2 PHYSICAL AND ECONOMIC DEVELOPMENT

- (1) To ensure sustainable physical development which reflects both market conditions and public needs, and is compatible with municipal financial capabilities and the need for resource conservation.
- (2) To strengthen the economic base of the municipality by creating a positive environment for sustainable business development.
- (3) To ensure a high quality of life for residents.

### 2.3 INTERGOVERNMENTAL INTERESTS AND INVOLVEMENT

- (1) To obtain the support and assistance of senior governments in the realization of the goals and objectives of this plan.
- (2) To support and complement the Statements of Provincial Interest in land use planning and development.
- (3) To engage with neighbouring communities to identify issues and common interests in planning, municipal servicing and growth opportunities.
- (4) To participate in district and regional planning initiatives, where beneficial to the Municipality.

## 3 OBJECTIVES & POLICIES

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### 3.1 NATURAL AND HERITAGE RESOURCES

#### 3.1.1 FINDINGS

- The R.M. of Hillsdale is located within the Lloydminster Plain landscape area of the Aspen Parkland Ecoregion of the Prairie Ecozone. The majority of the Lloydminster Plain is dominated by cropland. Cereals are the major crop, with large amounts of oilseeds.
- Several gravel extraction pits and crushing plants are located within the R.M.. There are upwards of 200 loads of gravel being removed and processed from these areas on a daily basis.
- Consideration should be made towards the development of land use policy to help ensure that development is consistent with the protection of significant natural resources in the Municipality.
- A total of approximately 8,906 ha (22,008 acres) of wetlands have been identified in the municipality. In addition to providing often important wildlife habitat, wetlands are generally unsuitable for most forms of development and land use and may also present a flood hazard to many forms of development.
- A total of 52 archeological sites and one Municipal Heritage Property have been recorded within the R.M. of Hillsdale. The sole Designated Municipal Heritage Property within the R.M. of Hillsdale is the Lilydale School, constructed in 1912. The Lilydale School was partly rehabilitated in 1980 and is now used as a community centre. The building was designated as a Municipal Heritage Property in 2005. One human burial has also been identified within the R.M. of Hillsdale. This site is classified as a Site of Special Nature (SSN) and is afforded special protection under *The Saskatchewan Heritage Property Act*.
- Consideration must be given to the location and protection of heritage sites in the formulation of land use and development policies to ensure development proceeds in a responsible manner.
- The Saskatchewan Water Security Agency has completed Watershed Source Water Protection Plans for the North Saskatchewan River Watershed. The report pays particular attention to hydrology, water use, water quality, and biodiversity aspects of the basin.
- The Statements of Provincial Interest Regulations provides the following statements (which are addressed in the objectives and policies that follow):
  - *The province has an interest in ensuring Saskatchewan's cultural and heritage resources are protected, conserved and responsibly used.*
  - *The province has an interest in the protection of water sources that provide safe drinking water.*
  - *The province has an interest in conserving Saskatchewan's biodiversity, unique landscapes and ecosystems for present and future generations.*
  - *The province has an interest in maintaining and encouraging the exploration for and development of mineral resources.*

- *The province has an interest ensuring that sand and gravel resources are accessible for development.*

### 3.1.2 OBJECTIVES AND POLICIES

#### **Objective 3.1.2.1 Natural Features**

To protect natural features, resources, communities and ecosystems in the municipality, and to encourage the preservation of natural wildlife habitat areas and other significant areas of natural vegetation.

**Policy (a)** Council will work with agencies of the provincial government to protect any significant heritage resources, critical wildlife habitat, or rare or endangered species located in the municipality. Where significant potential for the occurrence of such features or resources has been identified to Council, Council may delay development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained. Any costs associated with meeting such requirements will be the responsibility of the applicant.

**Policy (b)** Wetland areas along a lake, slough or creek will be protected and, where appropriate, integrated with recreational uses and development. Future development will not alter such wetland areas other than by the addition of appropriate structures such as walkways, pedestrian bridges, boardwalks, and interpretive media.

**Policy (c)** Development shall not damage or destroy fish habitat within the municipality, nor needlessly destroy unique flora or critical wildlife habitat.

**Policy (d)** Development shall avoid land that is environmentally sensitive.

#### **Objective 3.1.2.2 Water Resources**

To protect ground water and other water resources from contamination to ensure a safe supply of drinking water and to maintain the highest possible level of overall water quality in the municipality.

**Policy (a)** Development shall avoid depleting or polluting ground water in the municipality.

**Policy (b)** Council is committed to protection of ground and surface water, public health, property and the environment through the use of water management programs that:

- (i) maintain healthy ecosystems;
- (ii) provide safe and reliable drinking water; and,
- (iii) provide advanced waste water treatment and storm water management to the greatest possible extent within the constraints of the municipality's resources.

- Policy (c)** Developments that ensure that water bodies, waterways, shore lands, groundwater and riparian systems are protected and sustained will be encouraged.
- Policy (d)** Agricultural practices, particularly with regard to manure management and chemical application, shall be encouraged to minimise risks to groundwater and surface water.
- Policy (e)** Chemicals and other products shall be stored, handled, manufactured, managed and used with methods which prevent and avoid contamination with aquifers and well heads.
- Policy (f)** The R.M. shall work in partnership with the Saskatchewan Water Security Agency to maintain and conserve the North Saskatchewan River Watershed and its source water resources.

### **Objective 3.1.2.3 Historical and Heritage Resources**

To protect historic, archaeological and other features, resources or sites of cultural heritage significance from incompatible development and, where such protection cannot be achieved, to ensure appropriate mitigation of impacts.

- Policy (a)** Development shall not damage, destroy, or otherwise negatively impact any building or site deemed to be of cultural, historical, or heritage significance.
- Policy (b)** Ensure that subdivision of land in potentially heritage sensitive parcels as indicated on Drawing 2 - Development Constraints, occurs in accordance with the guidelines and criteria identified by the Heritage Resources Branch of Saskatchewan. The R.M. of Hillsdale may delay development until such time as the requirements of the relevant provincial agencies to protect such resources (such as the undertaking of mitigative measures) has been obtained. The developer may be required to contract a professional to assess potential impact(s) to the development area. Any costs associated with meeting such requirements will be the responsibility of the applicant.
- Policy (c)** Support the designation of provincial heritage and municipal heritage buildings and sites within the municipality.

### **Objective 3.1.2.4 Sustainable Development**

To encourage the subdivision and development of land in the municipality in an environmentally sustainable manner.

- Policy (a)** Council may employ site-specific planning programs, either alone or in cooperation with other agencies, organisations or governments, to protect water bodies, waterways and shore lands. Council may limit, restrict, delay or prohibit

development in these areas until site-specific planning has been completed and/or until Council is satisfied that specific development projects will sustain these areas. Site-specific plans may result in limiting or prohibiting development in these areas.

- Policy (b)** No development will begin until Council has considered the size and configuration of an adjoining waterway, water body or shore land, the capacity for public access, the potential impacts (social, economic and environmental) of development, general and site-specific environmental and ecosystem characteristics and economic potential for development in the area. The developer is responsible for all expenses associated with these recommendations. These studies shall be undertaken by qualified professionals at the expense of the developer.

### **Objective 3.1.2.5 Mineral Resources**

To protect known aggregate (gravel) and other mineral sources from incompatible forms of development and accommodate industries which utilize these resources.

- Policy (a)** Subdivision of land for non-agricultural use shall not be permitted on land known to have source gravel potential so as to not interfere with future extraction.

- Policy (b)** The extraction, processing and storage of raw materials including sand, gravel, clay, earth, topsoil or mineralized rock shall be subject to the following policies:

- (i) Council shall encourage the extraction of significant commercial mineral resources prior to development that would preclude or constrain future extraction of the resource.
- (ii) Mineral resource industries shall be listed as discretionary uses in the Zoning Bylaw.
- (iii) Council shall consider discretionary use applications for mineral resource industries subject to:
  - (a) reclamation and restoration of the land for an approved end use;
  - (b) the manner in which the pit or quarry is to be operated;
  - (c) limiting or avoiding land use conflict due to noise, vibration, smoke, dust, odour or potential environmental contamination; and,
  - (d) minimizing the effect of the operation on infrastructure and services including but not always limited to roadways.
  - (e) ensuring road access is sufficiently located as to limit impact on existing residential dwelling units.
- (iv) Mineral resource industries shall meet all municipal bylaws and provincial regulations respecting access to and from provincial highways and municipal

roads and shall ensure that road access to the operation is located, as far as possible, from existing residential dwelling units.

- (v) Multi parcel country residential developments or intensive recreational developments shall not be located within 610 m (2,000 ft) of a mineral resource deposit.
- (vi) Single parcel country residences or residential sites shall not be located within 305 m (1,000 ft) of a mineral resource deposit.
- (vii) Mineral resource extraction, processing, and storage industries shall establish a buffer area between the operation and surrounding land uses.
- (viii) Mineral resource extraction, processing and storage industries shall ensure that operations within the municipality are screened, bermed or landscaped.



## 3.2 BIOPHYSICAL CONSTRAINTS ON DEVELOPMENT

### 3.2.1 FINDINGS

- The R.M. of Hillsdale is located entirely within the North Saskatchewan River Basin. Source waters in the North Saskatchewan River Basin consist of wetlands, sloughs, lakes, rivers and groundwater aquifers.
- In general, the topography of the area occupied by the Rural Municipality is flat. Potential for natural hazards, including flooding, occurs in close proximity to the Battle River. The R.M. is also home to several lakes and total of approximately 8,906 ha (22,008 acres) of wetlands have been identified in the municipality.
- Consideration should be given to the development of policy to address development on or near land potentially susceptible to natural hazards such as flooding, slope instability, erosion and expansive clay soils.
- The Statements of Provincial Interest Regulations provide the following statement concerning biophysical constraints on development (which is addressed in the objectives and policies that follow): *The province has an interest in ensuring the safety and security of individuals, communities and property from natural and human-induced threats.*

### 3.2.2 OBJECTIVES AND POLICIES

#### **Objective 3.2.2.1      Development on Potentially Hazardous Land**

To discourage development on potentially hazardous land and ensure that appropriate development standards are met when development is feasible.

- Policy (a)**      Ensure the most recent information on potential flood hazard areas within the Municipality as it relates to new subdivision applications and applications for development permits is used.
- Policy (b)**      Ensure that subdivision of land or the development of structures on hazard land does not occur or, if applicable, occurs in accordance with specified mitigation measures. The costs of any required flood hazard report to identify the risk of proceeding with a proposed development on potentially hazardous land or recommending specified measures to mitigate the risk of development of hazardous land will be the responsibility of the proponent of the proposed development.
- Policy (c)**      Work with the Saskatchewan Water Security Agency on flood protection in the Municipality and require subdivision and development permit applicants to consult with the Agency, in cases of proposed development on potentially hazardous land, to assess the potential hazard due to flooding. The flood hazard area shall be defined as the 1:100 year flood elevation plus wave and wind run-up or the 1:500 year flood elevation, whichever is greater.

- Policy (d)**      Require that applicant for proposed development on land that is identified as being potentially hazardous submit a report prepared by a qualified professional that assesses the risk associated with the development and identifies any necessary mitigation measures.
- Policy (e)**      Establish development standards for development on or near hazard lands in the Zoning Bylaw.

### 3.3 MUNICIPAL INFRASTRUCTURE AND SERVICES

#### 3.3.1 FINDINGS

- The R.M. is currently responsible for the maintenance of approximately 467 km of grid roads in the municipality. To ensure that future development does not place additional unnecessary pressure on existing road maintenance obligations of the Municipality, consideration should be given to the development of municipal servicing policies.
- The R.M. has partnered with the WYWRA to manage waste and implement recycling. This facility is located in the NE-25-43-25 W3M and is used by both R.M. and Village residents. The landfill is owned by the R.M. of Hillsdale. Consideration should be made towards the development of policies with respect to future management and disposal of solid waste and sewage generated in the municipality.
- There is currently no lagoon located within the R.M. of Hillsdale. According to community representatives, there is no demand for a lagoon to be constructed within the municipality.
- Survey respondents generally felt that the roads in the Municipality are in adequate condition.
- As a condition of subdivision approval, it is suggested that the Municipality consider creating a policy stating that applicants shall enter into a servicing agreement with the Municipality, as provided in Section 172 of *The Planning and Development Act, 2007*.
- Section 169 of *The Act* provides Council the authority to establish development levies, by bylaw, intended to recover the capital costs of services and facilities that directly or indirectly serve land that is not subject to an application for subdivision. Providing Council has passed a Development Levy Bylaw subject to Sections 169 and 170 of *The Act*, Section 171 of *The Act* authorizes Council to enter into a development levy agreement with the applicant or owner to pay development levies.
- With respect to future management and disposal of solid waste and sewage, the development of appropriate waste management policies is needed.
- The Statements of Provincial Interest Regulations provides the following statements concerning public works and transportation (which are addressed in the objectives and policies that follow):
  - *The province has an interest in safe, healthy, reliable and cost effective public works to facilitate economic growth and community development.*
  - *The province has an interest in safe, cost effective transportation systems that meet existing and future needs for economic growth, community development and diversification.*

#### 3.3.2 OBJECTIVES AND POLICIES

##### **Objective 3.3.2.1      Servicing Thresholds**

To ensure adequate servicing capabilities for future development by existing facilities or by expansion to infrastructure.

- Policy (a)** All developments shall provide for:
- (i) individual on-site water supply appropriate to the proposed use; or,
  - (ii) water supply from a regional water distribution system; or,
  - (iii) an independent communal water supply system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.
  - (iv) on-site liquid waste treatment and disposal approved pursuant to *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority; or,
  - (v) an independent communal sewage collection, treatment and disposal system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.
- Policy (b)** The R.M. will not support new development or subdivision applications unless infrastructure and utility systems and services have adequate capacity, including the availability of a licenced solid waste management facility for use by the new development.
- Policy (c)** The R.M. will not be responsible for the capital costs associated with the provision of municipal services to new subdivisions, except for developments owned by the Municipality. Where a private development requires municipal services, the proponent will be responsible for all costs associated with providing the services. Council may require a proponent of a development to undertake an engineering study that clearly articulates the on and off-site infrastructure required to support the development. On-site and off-site infrastructure to support new development proposals may:
- (i) already exist and have the capacity to support the development, subject to the payment of applicable levies or fees; or
  - (ii) be proposed to be constructed by the developer as an integral component of the development itself.
- Policy (d)** Council will consider all new developments containing communal water and sewer systems on the basis that the users of these systems will be responsible for the costs of their construction, management and operation through the auspices of a public body such as the Board of an Organized Hamlet, a resident association or a private utility arrangement in the form of a cooperative or non profit corporation.
- Policy (e)** Council will consider any proposals by residents of a hamlet or multiple lot country residential area for the development of a communal water distribution system.

Proposals must be based on a preliminary engineering report outlining design requirements and cost estimates for the proposed system and be accompanied by evidence of resident support for the proposal. Financing for any approved system will be derived pursuant to *The Local Improvement Act*. Council will require in its approval that residents assume responsibility for ongoing operation and maintenance of the system through the auspices of a public or private utility.

- Policy (f)** Council may, subject to a request by the majority of residents of a hamlet or multi-parcel country residential area, agree to the provision of an extended service such as dust control or greater than normal snow clearing service. The financing of such service will be arranged through enactment of a special tax bylaw pursuant to the provisions of Section 312 of *The Municipalities Act, 2005*.
- Policy (g)** Council may establish, by separate bylaw, policies respecting garbage pickup and solid waste disposal in country residential subdivisions and other areas of the Rural Municipality.
- Policy (h)** When reviewing development proposals, Council may request utility companies to indicate their existing and future services in and around the area of the development proposal. The availability of such services will be a consideration in Council's position with respect to development proposals.

#### **Objective 3.3.2.2      Locational Criteria**

- Policy (a)** Public works in the form of solid and liquid waste management or disposal facilities will be allowed at the discretion of Council subject to locational and development standards as specified in the Zoning Bylaw and subject to the following locational policies:
- (i) Public works in the form of solid and liquid waste management or disposal facilities have the potential to negatively affect the general welfare of nearby residents and the quality of recreation opportunity, relating to such factors as odours, blowing debris, decreased land values and perceived hazards. Therefore, in order to minimize conflict between such public works and other development, policies for separation between public works in the form of solid and liquid waste management or disposal facilities and other principal land uses are listed in Table 6-1.
  - (ii) Council may approve a lesser separation than set out in Table 6-1 where the applicant submits a copy of an agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an applicant and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest

to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Planning and Development Act, 2007* to register an interest to the title(s) of the affected lands.

- (iii) Council may require a separation 20% greater than set out in Table 6-1. This would only apply where an unacceptable land use conflict would result with existing developments. (e.g. in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).
- (iv) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice of a proposal for the development, expansion or alteration of a solid or liquid waste management or disposal facility and shall hold a public hearing on the proposal.

#### **Objective 3.3.2.3      Servicing Agreements for New Subdivisions**

To ensure that the cost of required infrastructure for development is known and covered by servicing agreement fees.

- Policy (a)**      Where a subdivision of land will require the installation or improvement of municipal services such as roads or streets, utilities, water supply systems, sewage disposal facilities, and fire protection facilities the developer will be required to enter into a servicing agreement with the Municipality to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of services that directly or indirectly serve the proposed subdivision. These charges may differ from one proposed subdivision to another based on the particular needs of each development. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

#### **Objective 3.3.2.4      Transportation**

To ensure that the road maintenance obligations created by any future residential development can be fulfilled, and that future development does not create any traffic safety issues.

- Policy (a)**      The Municipality will cooperate with the Ministry of Municipal Affairs, the Ministry of Highways and Transportation, and adjacent municipalities and other adjacent jurisdictions in long-term planning that addresses its transportation needs.

- Policy (b)**      Council will endeavour to upgrade the major access roads in the municipality, within the Municipality's ability to pay for such upgrades, and with the support of senior

government funding wherever possible.

- Policy (c)** Development shall not create any potentially unsafe traffic conditions. Council will ensure that appropriate road designs, speed limits and traffic control devices are used to help ensure traffic and road safety.
- Policy (d)** Development along provincial highways shall be consistent with the safety standards and access policies established by the Ministry of Highways and Transportation.
- Policy (e)** The Municipality will not be responsible for the paving of roads in country residential subdivisions, unless a service agreement is formed between Council and the developer.
- Policy (f)** Subdivision applications requiring a permanent street or road closure, intended to correct encroachments by development on municipal road right-of-ways, will only be supported after a review by Council, to ensure that:
- (i) It is determined that the permanent street or road closure would not restrict or compromise access to other sites / areas in the Municipality; and
  - (ii) It is determined that the street closure would not have an adverse affect on the Rural Municipality's ability to maintain or repair municipal streets and roads.
- Policy (g)** Drawing 1 - Future Land Use Concept identifies key transportation corridors that could potentially support future development with the least amount of new road infrastructure. Development in these corridors is subject to all other policies in this plan including the ability for on and off-site infrastructure to support the development.
- Policy (h)** Work towards partnerships to upgrade roads in the municipality in order to enhance economic development opportunities.

## 3.4 INTERMUNICIPAL AND JURISDICTIONAL COOPERATION

### 3.4.1 FINDINGS

- The R.M. of Hillsdale is situated adjacent to the to the R.M. of Eldon to the north, the R.M. of Paynton to the northeast, the R.M. of Manitou Lake to the west, the R.M. of Cut Knife to the east, the R.M. of Senlac to the south and southwest, and the R.M. of Round Valley to the south and southeast.
- Portions of the Little Pine First Nation and Poundmaker First Nation reserves are located within and adjacent to the Rural Municipality of Hillsdale.
- The population for the R.M. of Hillsdale may decrease over the next projected twenty years (population growth has declined over the last ten years). Projections indicate that the population, based on historical trends, could decrease from 530 (2006 census count) to 456 by 2016 and to 393 by 2026 if the current ten-year trend continues. However, the population in the Village of Neilburg has been increasing over the last ten years. It is possible that the Village of Neilburg may have drawn in new residents from the surrounding Rural Municipalities.
- A reversal in this declining population trend may be expected should the industrial opportunities that have been developing in the R.M. and a subsequent demand and capacity for future development occur within the Municipality. Assuming a modest average annual growth of 0.5% based on an increase in in-migration, the population is projected to increase to 615 by 2026.
- Survey respondents generally agreed that the Municipality should be working more closely with other communities, such as the Village of Neilburg, in the provision and funding of recreation services and programs for residents of the Municipality.
- With respect to inter-municipal / jurisdictional cooperation and the joint delivery of services, consideration should be given to the pursuit of inter-municipal agreements with the interest of improving municipal services and providing them on a more cost-effective basis with neighbouring municipalities and First Nations.
- The R.M. of Hillsdale has an interest in collaborating with surrounding Rural Municipalities on infrastructure projects and planning as well as management of shared natural resources.

### 3.4.2 OBJECTIVES AND POLICIES

#### **Objective 3.4.2.1 Inter-Municipal Service Provision**

To facilitate inter-municipal / jurisdictional cooperation in providing municipal services that are more cost-effective and efficiently delivered on a regional basis.

- Policy (a)** The R.M. of Hillsdale will pursue inter-municipal cooperation, with neighbouring urban municipalities, in the provision of municipal services with the interest of improving municipal services and providing them on a more cost-effective basis.



### **Objective 3.4.2.2     Inter-Municipal Agreements**

To facilitate communication and cooperation with neighbouring municipalities in joint planning initiatives and future growth directions, based on the planning needs of the overall region.

- Policy (a)**     Council will facilitate cooperation with its municipal and First Nations neighbours with respect to the impact of development decisions on the neighbouring community's services, facilities, residents and/or natural resources. Council may refer development or subdivision applications to neighbouring municipalities or First Nations for review and comment. In all cases that subdivision or zoning bylaw map amendments are proposed within a Rural-Urban Fringe Area, Council shall notify the urban municipality.
- Policy (b)**     Lands within 1.6 kilometers (1 mile) to the Village of Neilburg are designated on Map 1 Future Land Use Concept as Rural-Urban Fringe Areas. Map 1 may be amended in the future to illustrate an Urban Future Growth Area within the Rural Urban Fringe Area, subject to the Village undertaking a planning program that identifies its spatial growth aspirations. The R.M. of Hillsdale will ensure that development within Urban Future Growth Areas is restricted to agriculture.
- Policy (c)**     Council will favourably consider boundary alteration proposals where the boundary alteration proposal is intended to accommodate community growth and development sufficient to accommodate up to twenty (20) years projected growth providing that this growth / need is demonstrated to the satisfaction of Council.
- Policy (d)**     Council will evaluate annexation proposals by the Village of Neilburg with consideration of its impact:
- (i)     on adjacent rural land uses;
  - (ii)    on the agricultural productivity of the area;
  - (iii)   on the relationship of annexed lands to the particular community's growth strategy as defined within its Official Community Plan; and,
  - (iv)    on the financial implications of the annexation to the Municipality.
- Policy (e)**     Council will seek to jointly develop concept plans and servicing plans with the Village of Neilburg in areas of mutual interest.

## 3.5 AGRICULTURE LAND USE AND DEVELOPMENT

### 3.5.1 FINDINGS

- Agricultural activity in the R.M. of Hillsdale is dominated by the dryland cultivation of grains and oilseeds, followed by the cattle, hog and poultry industries.
- The Soil Survey report for the R.M. of Hillsdale indicates that a total of 27,862 ha (68,848 acres) is rated as “Prime Farmland” or better in terms of its capability for dryland agricultural production. Due to the amount of prime farm land located in the Municipality, protecting it from being unnecessarily taken out of production for non-agricultural use is an important consideration.
- Survey respondents felt that the protection of farm land for continued agricultural use was very important.
- According to community representatives, two Intensive Livestock Operations (ILOs) are known to exist in the R.M.. The ILO south of Neilburg is currently in operation. The second operation has temporarily halted operations, but will resume in early in 2012 and is expected house up to 2,500 sows. Other ILOs exist within the region. In close proximity to the R.M. of Hillsdale is an ILO located in the R.M. of Manitou Lake, as well as an ILO near Cutknife.
- Flexibility, in terms of site size for agricultural development, will be needed in order to accommodate development of intensive agriculture, small-scale farms, farm diversification, and agricultural innovation.
- To accommodate farm land subdivision to reflect the realities of farm debt settlement, farm consolidation, estate settlement and the existence of natural and human-created barriers and obstructions, consideration should be given toward the development of appropriate and flexible policies.
- Consideration should be given toward the development of policies to provide for the orderly development of farm-based businesses in the municipality (e.g. seed-cleaning plants).
- Consideration should be given toward the development of policies to contend with the location and development of Intensive Livestock Operations. Such policies should reflect the role(s) and responsibility(ies) of both the province and the Municipality in controlling ILO development.
- The Statements of Provincial Interest Regulations provides the following statement concerning agriculture value-added agricultural business (which is addressed in the following objectives and policies): *The province has an interest in supporting and promoting a sustainable and dynamic agricultural sector that optimizes the use of agricultural land doe growth opportunities and diversification in primary agricultural production and value-added business.*

### 3.5.2 OBJECTIVES AND POLICIES

#### **Objective 3.5.2.1      Protection of Farm Land**

To recognize the value of high quality agricultural land for continuing productive agricultural use

in order to protect agricultural land use from negative impacts of non-agricultural use and development.

**Policy (a)** The primary agricultural uses include grain farming, mixed grain/livestock operations, farm operations and farm residences, intensive agricultural uses, agricultural related commercial and industrial developments, and farm or home-based businesses. The Zoning Bylaw will contain an Agriculture District to provide for these uses and compatible development.

### **Objective 3.5.2.2 Agriculture**

To accommodate traditional forms of agricultural activity, land use, subdivision and development.

**Policy (a)** Accommodate primary agricultural uses including grain farming, mixed grain/livestock operations, farm operations and farm residences, intensive agricultural uses, agricultural related commercial and industrial developments, and farm or home-based businesses. The Zoning Bylaw will contain an Agriculture District to provide for these uses and compatible development. The quarter section is recognized as the primary land unit for general agriculture however, reduced areas and specific development standards will be provided to accommodate the development of intensive forms of agriculture.

### **Policy (b) *Agricultural Subdivision Policy***

Except as otherwise provided for intensive agricultural operations, the fragmentation of agricultural holdings is not encouraged. However, subdivision of land into parcels smaller than a quarter section for legitimate agricultural purposes will be permitted where:

- (i) The severity of a financial crisis for a particular agricultural operation is demonstrated, in Council's opinion, to warrant the subdivision of a smaller site to assist debt restructuring or settlement.
- (ii) It is fragmented from the balance of the quarter section by either natural (river, creek, coulee, etc.) or man made (roadway, railway, etc.) barriers.
- (iii) It is intended to be consolidated under one title with adjacent land, in accordance with *The Land Titles Act, 2000*, to create a more viable agricultural unit.
- (iv) The agricultural parcel created results from the subdivision of land for purposes consistent with the objectives and policies in this plan.
- (v) It is intended to accommodate estate planning or settlement.

- (vi) It will accommodate the purchase or lease of Crown land.

**Policy (c)     *Farm Dwellings***

One farm dwelling will be permitted for agricultural operations. Additional dwelling units may be permitted, by a resolution of Council, if accessory to a legitimate agricultural operation and if it is intended to accommodate farm workers. The granting of a dwelling development permit by Council for such additional farm dwelling(s) shall not be construed, in any way, as consent or approval for future subdivision.

**Policy (d)     *Farm-Based Businesses***

- (i) It is recognized that farm based businesses and on-farm employment opportunities, including but not limited to: bed and breakfast establishments and vacation farms, can provide a valuable contribution to the diversified economic base of the municipality. Farm based businesses shall be listed as discretionary uses in the Zoning Bylaw. Approvals will be based on the evaluation of individual operations relative to specific Zoning Bylaw criteria to ensure that the agricultural character or land value is not diminished.
- (ii) Farm based businesses that include the provision of commercial accommodation, including but not limited to bed and breakfast establishments and vacation farms, shall maintain minimum separation distances from existing industrial and hazardous industrial uses as shown in Table 6-1.
- (iii) Farm based businesses shall be restricted to a maximum of five (5) on-site, non-seasonal employees. Any business with more than five (5) on-site, non-seasonal employees shall be required to seek commercial or industrial zoning designation.

**Objective 3.5.2.3     Agricultural and Economic Diversification**

To encourage agricultural and natural resource development which will improve the economic health of the Municipality; to provide opportunity for further development and land uses that will result in increased economic diversification, agricultural innovation and agriculture-related value-added activity in the Municipality; and to provide opportunity for farm-based business opportunities.

**Policy (a)     *Agricultural Related Commercial and Industrial Uses***

- (i) The Zoning Bylaw will list principal agricultural related commercial and industrial uses as discretionary uses.

- (ii) Approval for such commercial or industrial developments may be granted if their function is related to agriculture and only after a review by Council, to ensure that:
  - (a) Incompatibility with other land uses will be avoided, including consideration of proximity to urban centres, hamlets and multiple-parcel country residential subdivisions.
  - (b) Policies for environmental quality control will not be jeopardized, including water and waste disposal servicing.
  - (c) The design and development of the use will conform to high standards of safety, visual quality and convenience.
  - (d) The development will be situated along an all-weather municipal road.
  - (e) All relevant approvals are obtained from government agencies for uses such as anhydrous ammonia fertilizer facilities.

#### **Objective 3.5.2.4     Intensive Agricultural Development**

To accommodate intensive agricultural uses in the Municipality provided they observe development standards and do not override environmental concerns or create conflict between agricultural land use and existing non-agricultural land use and development.

#### **Policy (a)     *Intensive Livestock Operations (ILOs)***

- (i) It is Council's view that development of ILOs is appropriate, provided that unacceptable land use conflicts are not created as a result of such development. In general, Council will support the development of intensive agricultural and livestock operations (ILOs) unless specific locational conflicts would be created.
- (ii) Intensive livestock operations involving 300 animal units or more will be permitted subject to the discretion of Council in accordance with specific policies contained herein. An expansion of an operation to provide for a greater number of animal units than the maximum number specified in the initial discretionary use approval, or any change in an operation which alters the species of animal reared, confined or fed in the operation, shall require a new discretionary approval.
- (iii) The Zoning Bylaw may provide for the temporary confinement of cattle on a farm operation during winter months as part of a permitted use general mixed farm operation.
- (iv) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice advertisement of a proposal that will result in

development of an intensive livestock operation, or in the expansion or alteration of an intensive livestock operation requiring a new discretionary use approval, and shall hold a public hearing on the proposal.

- (v) Council shall require an applicant to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.
- (vi) Council may require an applicant to utilize manure management practices or other technology than conventional stockpiling and spreading.
- (vii) As a condition of approval, Council may impose standards to reduce the potential for conflict with neighbouring uses which specify:
  - (a) The location of holding areas, buildings or manure storage facilities on the site.
  - (b) Manure management practices of the operation.
  - (c) Use of synthetic or other covers for liquid manure storage lagoons or earthen manure storage facilities.
  - (d) Use of ventilation measures in buildings to control odours.
  - (e) Requirements for monitoring wells for water quality and quantity purposes.
  - (f) Annual confirmation of the availability of sufficient suitable lands for the disposal of manure.
- (viii) For applications for wild boar operations, Council shall require that a containment plan be submitted, setting out in detail the techniques and methods to be used to keep the wild boars contained.

**Policy (b)     *Locational Policies for Intensive Livestock Operations***

- (i) In order to minimize conflicts between intensive livestock operations and other development, policies for minimum separation between land uses are set out in Table 6-1. These minimum separation distance policies shall apply both to development, alteration or expansion of intensive livestock operations and to other development proposed in the vicinity of existing intensive livestock operations.
- (ii) Council may approve a lesser separation than set out in Table 6-1 where the applicant submits a copy of an agreement between the operator of the ILO and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an operator and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement

will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Planning and Development Act, 2007* to register an interest to the title(s) of the affected lands.

- (iii) Council may require a separation that is up to twenty per cent (20%) greater than set out in Table 6-1 where an unacceptable land use conflict would result with existing development (e.g.: in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).
- (iv) Council may require a greater separation from any liquid manure storage lagoon or earthen manure storage facility involved in the operation, to residential and other developments. A separation distance to the lagoon or storage facility from a residence of 1.5 times the distance required as per Table 6-1 above will be considered adequate.

**Policy (c)      *Other Intensive Agricultural Uses***

- (i) Intensive agricultural uses, such as nurseries, market gardens and other forms of agribusiness including agricultural product processing, energy production, and agro-tourism aimed at diversification of the farm economy, will be encouraged and permitted subject to the discretion of Council. Council may require the proponents of such developments to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation, as a basis for approval.
- (ii) The Zoning Bylaw will contain minimum site size standards for intensive agricultural uses. Smaller sites will be permitted for intensive agricultural uses, excluding intensive livestock operations, to facilitate their development.
- (iii) New intensive agriculture development in the form of market gardens shall maintain minimum separation distances from existing industrial and hazardous industrial uses as shown in Table 6-1.

## 3.6 HAMLETS

### 3.6.1 FINDINGS

- There are two Hamlets in the R.M. of Hillsdale, including the Hamlet of Baldwinton and the Hamlet of Carruthers.

### 3.6.2 OBJECTIVES AND POLICIES

#### **Objective 3.6.2.1 Land Use and Development in Hamlets**

To accommodate future development in hamlets that will minimize conflict with other land uses and existing development, maintain appropriate development densities, and be consistent with the capacities of the Municipality's infrastructure and service provisions.

**Policy (a)** The Zoning Bylaw will contain a Hamlet zoning district to accommodate the range of existing residential, commercial and community service uses and to regulate the form and the density of development.

**Policy (b)** Limited residential and commercial growth in the form of infilling of existing vacant land shall be allowed in Hamlets. The provision of additional lots adjacent to existing communities will not proceed until such time as a detailed layout and servicing concept is prepared for the affected Hamlet and is adopted by Council.



## 3.7 RESIDENTIAL LAND USE AND DEVELOPMENT

### 3.7.1 FINDINGS

- A total of 200 occupied residences were identified within the R.M. of Hillsdale. Generally speaking, the overall density of residential development is evenly distributed throughout the Municipality with smaller concentrations along Grid Road #675.
- Multiple parcel country residential development does not currently exist within the R.M. of Hillsdale, however concentrations of single parcel country residential are scattered throughout the Municipality. The R.M. wishes to allow up to two separate sites per quarter section for non-farm residential use.
- Residents generally supported the idea of limited amounts of country residential development in the Municipality. However, residents of country residential subdivisions typically request more municipal services than that which is traditionally delivered by a Rural Municipality. In order to clarify the level and types of services the R.M. is capable of delivering to such country residential developments, development of appropriate policies should be considered.
- Survey respondents were somewhat in favour of encouraging multi-parcel country residential development in suitable areas of the R.M. (45.9%), although a large proportion were neutral on the topic (32.4%).
- Consideration should be made toward the development of land use policy in order to minimize the costs of country residential development to the Municipality and to ensure that it is undertaken in an orderly, well planned manner.
- Opportunities exist for lakeshore country residential development along Birch Lake, located in the northeast part of the R.M., and Manitou Lake, located in the southwest part of the R.M.
- The Statements of Provincial Interest Regulations provides the following statements concerning residential development (which is addressed in the objectives and policies that follow):
  - *The province has an interest in citizens having access to a range of housing options to meet their needs and promote independence, security, health and dignity for individuals, enhancing the economic and social well being of communities.*

### 3.7.2 OBJECTIVES AND POLICIES

#### **Objective 3.7.2.1 Country and Lakeshore Residential Development**

To ensure that buildings and lots are constructed and maintained to acceptable standards.

- Policy (a)** The Zoning Bylaw will regulate the distances to buildings or structures from the property line, the minimum space to be allowed between buildings, the maximum height of buildings and structures and the maximum coverage of a site by buildings or structures.

### **Objective 3.7.2.2      Single Parcel Country Residential Development**

To accommodate single parcel country residential development on quarter sections.

#### **Policy (a)      *Single Parcel Country Residential***

To retain the agricultural character of the Municipality, a maximum of two (2) single-parcel country residential subdivision per 0.65 square kilometres (1 quarter section) will be allowed to be subdivided on a discretionary basis in the A- Agriculture District. Additional residential subdivision(s) may be permitted to be subdivided from a quarter section for:

- (i) Any site fragmented from the balance of a quarter section by either natural (river, creek, coulee, etc.) or man-made (developed road, railway, etc.) barriers.

#### **Policy (b)      *Locational Criteria***

In order to minimize conflict between single-parcel country residential subdivisions and other development, Council will observe the separation distances between single-parcel country residential development and other existing land uses as listed in Table 6-1. Council may approve a lesser separation than set out in Table 6-1 where the proposed development will not conflict with the future long term development of an adjoining urban municipality as demonstrated by the urban Council or where the applicant submits a copy of an agreement between the applicant and the owner(s) of another affected development, agreeing to such lesser separation. Such agreements between an applicant and an owner (owners) of the other development(s) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be party to the agreement and may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands.

#### **Policy (c)      *Services***

- (i) Single parcel country residential subdivision and development will be permitted only where direct all-weather public road access has been provided to the satisfaction of Council or the development of a direct all-weather public road is undertaken to the satisfaction of Council.
- (ii) Single parcel residential subdivision and development must accommodate a private, on-site supply of water and a sewage system (both of which must meet provincial standards) and have frontage on a developed municipal road.

**Policy (d)      *Development Standards***

- (i) The Zoning Bylaw will prescribe maximum and minimum site sizes and other appropriate development standards for single parcel country residential development, with the aim of limiting the amount of productive agricultural land taken out of production and ensuring that such development does not result in increased road hazards related to obstruction of sight lines, etc.
- (ii) Council may permit a large or smaller site size than what is outlined in the Zoning Bylaw to:
  - (a) Minimize prime agricultural land to be taken out of production;
  - (b) Accommodate existing developed farm yard sites; or
  - (c) Accommodate sites fragmented from the balance of the quarter section by either natural (river, creek, coulee, etc.) or man-made (developed road, railway, etc.) barrier.

**Policy (e)      *General***

To facilitate the resolution of encroachment issues, Council will, in general, support applications for the subdivision of two or more residential sites that will result in a realignment of residential property lines intended to correct an encroachment.

**Objective 3.7.2.3      Lakeshore Development**

To ensure that lakeshore residential development is environmentally responsible and aesthetically pleasing.

- Policy (a)** Lakeshore residential development shall be defined as any existing or proposed residential development located within the Lakeshore Development Policy Area defined on Drawing 1 - Future Land Use Concept, which forms part of this plan.
- Policy (b)** All development, buildings and structures including accessory buildings and structures (including but not limited to decks, patios, fences) shall be entirely contained within the boundaries of the site on which they are proposed to be located.
- Policy (c)** No building development of any kind (including but not limited to boathouses, fishing shacks, storage sheds and decks) will be permitted in the foreshore areas.
- Policy (d)** Docks shall not require a development permit but must conform to all provisions of the Official Community Plan and Zoning Bylaw, and all other relevant municipal, provincial and federal regulations. Docks also require prior approval from the

Saskatchewan Ministry of Environment and Fisheries and Oceans Canada.

#### **Objective 3.7.2.4      Multiple Parcel Country and Lakeshore Residential Development**

To accommodate a range of multiple parcel residential development options, in identified areas, to provide a growth stimulus to the community and choice of lifestyles for residents, while ensuring that residential land uses do not jeopardize essential agricultural or other natural resource activities, the environment or other surrounding land uses.

##### **Policy (a)      *Development Options***

The Zoning Bylaw will contain a series of country residential and lakeshore residential zoning districts to accommodate multiple-lot country residential and lakeshore residential subdivisions at various densities.

##### **Policy (b)      *Scale and Density***

Subdivision for non farm multiple-lot country residential development at a density greater than two (2) residential sites per quarter section but not exceeding twenty seven (27) sites per quarter will be considered on the basis of project merits relative to the policies in this section. Such subdivision shall be implemented in association with a rezoning to a country residential zoning district. Lakeshore residential development may be considered at a higher density and on the basis of project merits relative to the policies in this section. Such subdivision shall be implemented in association with a rezoning to a lakeshore residential development district.

##### **Policy (c)      *Locational Guidelines***

In order to provide for effective and efficient municipal and other services, and to protect prime agricultural land and important wildlife habitat in the municipality, multiple-lot country residential and lakeshore residential subdivisions should be located:

- (i) Near a school of sufficient capacity to handle the increase in enrolment or on an existing school bus route.
- (ii) Near power, natural gas and telephone lines of sufficient capacity to handle such development.
- (iii) So that adequate police and fire protection can be conveniently provided.
- (iv) To protect or enhance existing treed areas and/or critical wildlife habitat.
- (v) Only where direct all-weather public road access has been provided to the

satisfaction of Council.

**Policy (d)      *Locational Requirements***

- (i) In order to minimize conflict between multiple lot country residential and lakeshore residential subdivisions and other development, Council shall observe the separation distances set out in Table 6-1.
- (ii) Council may approve a lesser separation than set out in Table 6-1 where the proposed development will not conflict with the future long term development of an adjoining urban municipality as demonstrated by the urban Council or where the applicant submits a copy of an agreement between the applicant and the owner(s) of another affected development, agreeing to such lesser separation. Such agreements between an owner (owners) of the other development(s) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be party to the agreement and may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands.
- (iii) Council will use Map 1 - Future Land Use Concept and Map 2 - Development Constraints in Section 7 to assess the development constraints, benefits and acceptability of the subdivision. Multiple-lot country residential and lakeshore residential subdivisions shall not be located:
  - (a) Where direct all-weather public road access has not been developed, except where arrangements have been made, to the satisfaction of Council, for the development of such access.
  - (b) On land subject to flooding, or land where there is a high water table or potential for soil slumping or subsidence unless it can be demonstrated, in accordance with Section 3.2.2 that the land is safe for development or that recommended mitigation measures will assure the necessary level of safety.
  - (c) In a linear fashion stretched along municipal roads.

**Objective 3.7.2.5      Multiple Parcel Country Residential and Lakeshore Residential Development and Design**

To accommodate orderly and planned multiple parcel country residential and lakeshore residential development while minimizing the associated municipal servicing costs of residential development on the Municipality.

**Policy (a)     *Phasing***

A maximum of three multiple lot country residential and three lakeshore residential subdivisions in developmental stages will be allowed at any point in time. Multiple-lot country residential and lakeshore residential subdivisions with less than 75% of building lots with completed residential construction will be considered to be in a developmental stage. However, if 25% of available lots in one or more of those three subdivisions are vacant but it appears that development is lagging because the developer/land owner is holding land vacant or is encountering difficulty with financing the development then that subdivision will be deemed to not be in a developmental stage and Council may consider the approval of up to three additional subdivision proposals.

**Policy (b)     *Scale and Density***

Each multiple lot residential subdivision development shall be limited to a maximum area of 64.8 hectares (160 acres).

**Policy (c)     *Concept Plan***

Council will require, in the interests of ensuring a comprehensive and planned approach to development, the preparation of a concept plan for the entire area that will ultimately be developed and submission of supporting documentation, where appropriate, as follows:

- (i) Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other environmental hazards, together with any required mitigation measures. These measures may be attached as a condition for a development permit approval.
- (ii) Engineering reports to address concerns such as availability of water supply, surface water drainage, and sewage treatment and disposal.
- (iii) The initial concept plan shall provide an integrated layout for the total country residential subdivision development envisioned, showing road layout and access to external public road, phasing of development, and dedicated lands. Once the initial concept plan has been accepted by Council, and subdivision and development commences, no subsequent subdivision that is inconsistent with the approved concept plan and all policies in this document will be permitted without acceptance of a revised concept plan by Council.
- (iv) Prospective developers must also fill out and submit with their concept plan

a copy of the Rural Municipality of Hillsdale No. 440 Country Residential and Lakeshore Residential Development Proposal Workbook, contained in Section 8 of this Official Community Plan.

**Policy (d)     *Services***

Based on the recommendations of engineering reports as per Section (ii), above:

- (i)     Water
  - (a)     each site in the proposed development area shall have its own independent water system; or
  - (b)     each site in the proposed development area will be connected to a Regional Water Distribution system; or
  - (c)     each site in the proposed development area will be serviced with an independent communal water supply system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.
- (ii)    Sewer
  - (a)     each site in the proposed development area shall have its own independent sewage disposal system approved by the Regional Health Authority; or
  - (b)     each site in the proposed development area will be serviced with an independent communal sewage collection, treatment and disposal system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.
- (iii)   Solid Waste
  - (a)     Council will approve new development subject to the availability of facilities for the disposal of solid waste by future residents in a licensed solid waste management facility.

**Policy (e)     *Development Standards***

The Zoning Bylaw will prescribe maximum and minimum lot sizes and other

appropriate development standards for multiple lot country residential and lakeshore residential development, with the aim of preserving productive agricultural land and ensuring that such development does not result in increased road hazards related to obstruction of sight lines, etc.

**Policy (f)      *Drainage***

The Zoning Bylaw will require the submission of a site grading plan for development of sites in country residential and lakeshore residential districts to ensure that there is adequate drainage from a site and that neighbouring properties and municipal infrastructure will not be adversely affected by potential runoff from the development.

**Policy (g)      *Alternative to Conventional Subdivision***

Subject to all other policies in this document, Council will consider bare-land condominium development as an alternative to conventional subdivision, to achieve the goals and residential objectives set out in this document.

**Policy (h)      *Innovative Design***

Innovative country residential and lakeshore residential subdivision and development that addresses current broad societal issues respecting energy conservation and production, climate change, food security/self-sufficiency and health and safety for communities will be encouraged.

**Objective 3.7.2.6      Other Associated Development**

To accommodate recreational uses, home based businesses, community facilities and other forms of development normally associated with multiple parcel country residential and lakeshore residential development that are consistent with and complementary to the overall residential character of the development.

**Policy (a)**      Approvals for home based businesses will be based on the evaluation of individual operations relative to specific Zoning Bylaw criteria to ensure that the residential character or land value is not diminished.

**Policy (b)**      The Zoning Bylaw will provide for other forms of development, facilities and recreational uses in residential districts that are consistent with and complementary to the overall residential and recreational uses of the district.



## 3.8 COMMERCIAL / INDUSTRIAL LAND USE AND DEVELOPMENT

### 3.8.1 FINDINGS

- The Municipality is home to a number of major oil and gas industrial developments including but not limited to: Baytex Energy, Husky Oil Operations, CNRL Canadian Natural Resources Limited and Northern Blizzard.
- One ecology pit was identified in the R.M. of Hillsdale. This pit is owned and operated by Baytex Energy Ltd.
- Survey respondents strongly supported the development of highway oriented commercial development in the Municipality in order to enhance the area economy and the Municipality's tax base.
- Surveyed residents strongly support the development of industrial or value-added processing within the Municipality to enhance the area economy and tax base.
- To avoid conflict with other land uses / development, consideration should be given to the development of policies to set locational guidelines and other conditions under which industrial and commercial development may be permitted.
- Stakeholder representatives have indicated that the R.M. of Hillsdale is in a prime location with access to railways, highways, and the oil fields to service commercial and industrial development in the Municipality.
- Commercial and light industrial activity in the Municipality is limited.
- The creation and development of policies to avoid conflict with other land uses / development is important, particularly to set locational guidelines and other conditions under which industrial and commercial development may be permitted.

### 3.8.2 OBJECTIVES AND POLICIES

#### **Objective 3.8.2.1 Commercial and Industrial Development**

To encourage and provide for responsible commercial and industrial development in the Municipality while maintaining and enhancing the existing nodes of commercial and industrial development in the Municipality.

- Policy (a)**      Ensure that commercial and industrial buildings and lots are constructed and maintained to acceptable standards.
- Policy (b)**      The Zoning Bylaw will contain a commercial district that will accommodate existing legally established and future commercial development.
- Policy (c)**      Principal light industrial uses will be accommodated as permitted uses within an industrial zoning district. Principal heavy industrial uses will be accommodated as discretionary uses within the industrial zoning district.

**Policy (d)** Commercial and industrial development is encouraged to locate along existing primary transportation corridors.

**Policy (e)** Highway commercial uses should maintain the functional integrity of the highway, through the use of service road systems, or controlled highway access points, which are approved by Saskatchewan Highways and Transportation.

### **Objective 3.8.2.2 Land Use Conflicts and Environmental Considerations**

To minimize land use conflicts between commercial and industrial developments and any existing land uses, as well as any potential environmental impacts as a result of such development.

**Policy (a)** Future commercial or industrial subdivisions or re-zoning for commercial or industrial development shall avoid conflict with existing land uses and development. Conflict with existing land uses and development will be demonstrated by, but such demonstration will not necessarily be limited to, the following:

- (i) anticipated levels of noise, odour, smoke, fumes, dust, night lighting, glare, vibration or other emissions emanating from the operation will be sufficient to affect the residential character of existing residential areas; or
- (ii) anticipated increased levels or types of vehicle traffic may create unsafe conditions or situations for vehicles, cyclists or pedestrians within or adjacent to existing residential areas.

**Policy (b)** Council will use Map 1 - Future Land Use Concept and Map 2 - Development Constraints in Section 7 to assess the development constraints, benefits and acceptability of the subdivision.

**Policy (c)** In order to minimize land use conflict between commercial or industrial development and other existing land use, Council shall observe the separation distances as set out in Table 6-1.

- (i) Council may approve a lesser separation than set out in Table 6-1 where the applicant submits a copy of an agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an applicant and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *the Act* to register an interest to the title(s) of the affected lands.
- (ii) Council may require a separation of twenty percent (20%) greater than that

shown in Table 6-1 based on the specific nature of the proposed development and the potential for conflict with other uses dependent upon the degree of conflict resulting between land uses, in terms of such factors as (but not necessarily limited to): noise, dust, odours or other emissions, site lighting or traffic.

**Policy (d)** In association with an application for a development permit, Council shall require submission of a site grading plan demonstrating that there is adequate drainage from a site and that neighbouring properties and municipal infrastructure will not be adversely affected by potential runoff from the development.

**Policy (e)** Where Council is of the belief that a proposed commercial or industrial development may require large volumes of water, Council may require the applicant to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.

**Policy (f)** *Development Application Requirements*

Before considering an industrial or commercial development, subdivision or rezoning application, Council may require that the development application contain information with respect to:

- (i) the types of industry or commercial use to be contained on the site.
- (ii) the size and number of parcels proposed.
- (iii) the installation and construction of roads, services, and utilities.
- (iv) the potential impacts on adjacent land uses, and proposed measures to mitigate any negative impacts.
- (v) the environmental suitability of the site and other potentially affected lands with particular consideration to the soils, topography, drainage and availability of services, proximity to public recreation and wildlife management areas and hazard land.
- (vi) the access, egress, and the potential impacts of the proposed development on the highway system and traffic safety.
- (vii) development standards or design criteria that include such aspects as parking for large trucks, landscaping, screening, storage, and signage.
- (viii) any other matters that Council considers necessary.

**Policy (g)      *Concept Plan***

In the interests of ensuring a comprehensive and planned approach to development, a developer may be required to prepare a concept plan for industrial and commercial areas that are expected to have further development potential and submit supporting documentation, where appropriate as follows:

- (i) Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other environmental hazards, together with any required mitigation measures. These measures may be attached as a condition for a development permit approval.
- (ii) Engineering reports to address concerns such as availability of water supply, surface water drainage, and sewage treatment and disposal.
- (iii) The initial concept plan shall provide an integrated layout for the total commercial and industrial subdivision development envisioned, showing road layout and access to external public road, phasing of development, and dedicated lands. Once the initial concept plan has been accepted by Council, and subdivision and development commences, no subsequent subdivision that is inconsistent with the approved concept plan and all policies in this document will be permitted without approval of a revised concept plan.

Council may adopt concept plans, and agreed upon amendments to concept plans, as part of Section 9 of this Official Community Plan, pursuant to Section 44 of *the Act*.

**Policy (h)      *Hazardous Industries***

Industrial uses involving hazardous materials or chemicals will be permitted only at the discretion of Council, subject to approval required by any government regulatory agency, and subject to the following locational policies:

- (i) It is Council's view that hazardous industries have the potential to negatively affect the general welfare of nearby residents and farm operations, relating to such factors as decreased land values and perceived hazards. Therefore, in order to minimize conflict between hazardous industrial uses and other development, policies for minimum separation distances between hazardous industrial uses and other principal land uses are listed in Table 6-1. These minimum separation distance policies shall apply both to development, alteration or expansion of hazardous industries and to other development proposed in the vicinity of existing hazardous industries.

- (ii) Council may approve a lesser separation than set out in Table 6-1 where the applicant submits a copy of an agreement between the operator of the hazardous industry and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an operator and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *the Act*, to register an interest to the title(s) of the affected lands.
- (iii) Council may require a separation twenty per cent (20%) greater than set out in Table 6-1 where an unacceptable land use conflict would result with existing developments. (e.g. in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).
- (iv) Separation from permanent surface water bodies or water courses of at least 1.6 km (1 mile).
- (v) Buildings or yards used for the storage, handling or processing of hazardous materials shall be located at least 75 m (250 feet) from any road or railway right-of-way.
- (vi) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice of a proposal that will result in development, expansion or alteration of a hazardous industrial use and shall hold a public hearing on the proposal.

**Policy (i)** The Zoning Bylaw will contain landscaping and screening requirements for commercial and industrial developments.

## 3.9 RECREATION

### 3.9.1 FINDINGS

- The R.M. of Hillsdale is home to two important recreation areas to the region: Birch Lake and Manitou Lake, both providing a valuable natural habitat area for wildlife and recreation resource for use by its residents.
- While not wholly contained in the R.M. of Hillsdale, Birch Lake, located in the northeast of the R.M., is partially located in the adjoining R.M of Paynton No. 470. Similarly, Manitou Lake, located in the southwest of the R.M. of Hillsdale, is partially located in the R.M. of Manitou Lake No. 442.
- Access to Birch Lake was removed a number of years ago, as local use was becoming problematic. The lake features a beach with playground equipment, as well as campsites.
- There is potential for lake oriented development to occur at both lakes, however, it is important for the R.M. of Hillsdale to communicate and cooperate with the adjoining R.M.'s on future development.
- The Statements of Provincial Interest Regulations provides the following statements concerning recreation (which is addressed in the objectives and policies that follow):
  - *The province has an interest in supporting a high quality of life for Saskatchewan's citizen's and visitors by providing and actively promoting recreation and tourism opportunities.*

### 3.9.2 OBJECTIVES AND POLICIES

#### Objective 3.9.2.1

To recognize the natural and scenic significance of Manitou and Birch Lakes and to promote their conservation and preservation in order that these resources may be preserved and managed for natural habitat and for the use and enjoyment of future generations.

**Policy (a)** Consider the impacts of development on Birch Lake and Manitou Lake and cooperate with the adjoining R.M.'s of Payton and Manitou Lake in achieving preservation of natural areas to the greatest extent possible.

#### Objective 3.9.2.2

To realize opportunities for lakeshore oriented development in the R.M. of Hillsdale that are complementary to the natural environment.

**Policy (b)** The R.M. of Hillsdale will consider responsible lake oriented development that protects and conserves lakeshore features and landscapes and considers the integration of compatible land use activities with environmental protection measures.

## 4 FUTURE LAND USE CONCEPT

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The Future Land Use Concept for the Rural Municipality of Hillsdale No. 440 reflects the present land use patterns as well as identified opportunities for, and constraints on, future land use and development within the municipality. The concept identifies three "Policy Areas," to be referred to as:

- (1) Agriculture Policy Area
- (2) Highway Corridor Policy Area
- (3) Lakeshore Development Policy Area

The purpose of these Policy Areas shall be to help in applying the general goals, objectives and policies of the Official Plan, as well as objectives and policies relating more specifically to the spatial distribution of land use and development opportunities and constraints.

The designation of these Policy Areas in the Official Community Plan is shown on the map entitled "Map 1 Future Land Use Concept", which forms part of the policies set out in this Plan.

## 4.1 AGRICULTURAL POLICY AREA

### 4.1.1 *Intent*

The intent of the Agriculture Policy Area is to encourage agriculture, agricultural related commercial and other natural resource-oriented developments and uses.

### 4.1.2 *Separate Residential Sites*

Within the Agriculture Policy Area, single parcel residential development may occur in a limited fashion on separate sites, subject to the general and residential development policies in the Official Community Plan and to the development standards set out in the Zoning Bylaw.

### 4.1.3 *Implementation*

- (1) Agriculture Policy Area development requirements, limitations and standards shall be further specified in the Zoning Bylaw. Generally, land within the Agriculture Policy Area will be zoned as Agriculture District for agriculture development, farm-based businesses, single parcel country residential development and other compatible uses.
- (2) Lands within the Agriculture Policy Area occupied by existing commercial, industrial or multiple parcel residential development will be zoned for such purposes in the Zoning Bylaw.
- (3) Where applications for commercial, industrial or multiple parcel residential development or subdivisions are made in the Agriculture Policy Area, Council may consider amending the Future Land Use Concept and Zoning Bylaw to accommodate such development where it is demonstrated that:
  - (a) site conditions are suitable for the type of development;
  - (b) negative environmental impacts of such development are avoided or suitably mitigated;
  - (c) the proposed development will not conflict with surrounding land uses and development; and,
  - (d) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.



## 4.2 HIGHWAY CORRIDOR POLICY AREA

### 4.3.1 *Intent*

The intent of the Highway Corridor Policy Area is to accommodate a diverse range of commercial, industrial and residential development. A broad range of service commercial and industrial uses that require large land areas and minimal services will be encouraged to locate in the municipality, preferably in industrial park settings. Highway commercial development intended to serve the needs of the travelling public will be considered appropriate in this area. Single and multiple lot residential development will be allowed in accordance with appropriate zoning and development standards as well as required separation distances.

### 4.3.2 *Implementation*

- (1) Lands within the Highway Corridor Policy Area occupied by existing commercial or industrial development will be zoned for such purposes in the Zoning Bylaw.
- (2) Elsewhere within the Highway Corridor Policy Area, until and unless applications for commercial or industrial development are approved, land will be zoned generally as Agriculture District.
- (3) Where applications for commercial or industrial development or subdivisions are made in the Highway Corridor Policy Area, Council will consider such applications favourably and make required amendments to the Zoning Bylaw to accommodate such development where it is demonstrated that:
  - (a) site conditions are suitable for commercial or industrial development;
  - (b) negative environmental impacts of such development are avoided or suitably mitigated; and
  - (c) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.
- (4) Where applications for single or multiple lot residential development or subdivisions are made in the Highway Corridor Policy Area, Council will only consider amending the Zoning Bylaw (if required) to accommodate such development where it is demonstrated that:
  - (a) site conditions are suitable for the type of development;
  - (b) negative environmental impacts of such development are avoided or suitably mitigated;

- (c) the proposed development would not conflict with surrounding land uses and development;
  - (d) the proposed development would not compromise or restrict future long-term commercial and industrial development in key locations in the broader Highway Corridor Policy Area; and,
  - (e) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.
- (5) Where applications for subdivision and development are made in the Highway Corridor area within a Rural Urban Fringe Area as designated on Map 1 Future Land Use Concept, Council will only consider amending the Zoning Bylaw (if required) to accommodate such development provided:
- (a) the proposed development is situated outside an identified urban future growth area within the designated Rural Urban Fringe that has been accepted by Council;
  - (b) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.

### 4.3 LAKESHORE DEVELOPMENT POLICY AREA

#### 4.4.1 *Intent*

- (1) The intent of the Lakeshore Development Policy Area is to potentially accommodate lake-oriented development, particularly residential and recreational development, and to protect lakeshore features and landscapes.

#### 4.4.2 *Implementation*

- (1) Lands withing the Lakeshore Development Policy Area occupied by existing lake-oriented residential or recreational development will be zoned for such purposes in the Zoning Bylaw.
- (2) Elsewhere within the Lakeshore Development Policy Area land will be zoned restrictively (such as generally for agriculture, or passive recreational uses) until and unless applications for lake-oriented development are approved by Council.
- (3) Where applications for new lake-oriented residential or recreational development or subdivisions are made in the Lakeshore Development Policy Area, Council will consider such applications and accommodate such development only where it is demonstrated to the satisfaction of Council that:
  - (a) site conditions are suitable for multiple parcel lakeshore development;
  - (b) environmental impacts of such development are avoided or suitably mitigated;
  - (c) the development is of high quality, as demonstrated by the developer in the R.M. of Hillsdale Country Residential and Recreational Development Proposal Workbook.
  - (d) the development has a suitable method of sewage disposal; and,
  - (e) the development conforms to relevant provisions of *The Act*, the Official Community Plan, the Zoning Bylaw, and other relevant municipal, provincial, and federal laws.
- (4) Where applications for commercial development or subdivisions are made in the Lakeshore Development Policy Area, Council will consider such applications and accommodate such development only where it is demonstrated to the satisfaction of Council that:
  - (a) site conditions are suitable for the type of development proposed;
  - (b) environmental impacts of such development are avoided or suitably mitigated;
  - (c) the proposed development would not conflict with existing land uses or development;

- (d) the proposed development would not compromise or restrict future long-term residential or recreational development in the broader Lakeshore Development Policy Area; and,
  - (e) the development conforms to relevant provisions of *The Act*, the Official Community Plan, the Zoning Bylaw, and other relevant municipal, provincial, and federal laws.
- (5) Intensive Livestock Operations (ILOs) shall not be permitted in the Lakeshore Development Policy Area.

## 5 IMPLEMENTATION

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### 5.1 ZONING BYLAW

The Zoning Bylaw will be the principal method of implementing the objectives and policies contained in this Official Community Plan, and will be adopted in conjunction herewith by the R.M. of Hillsdale No. 440.

#### *5.1.1 Purpose*

The purpose of the Zoning Bylaw is to control the use of land providing for the amenity of the area within the jurisdiction of the Rural Municipality for the health, safety and general welfare of its inhabitants.

#### *5.1.2 Content and Objectives*

The Zoning Bylaw will implement the land use policies contained in this Official Community Plan by prescribing and establishing zoning districts for residential uses, mobile homes, community service uses, retail commercial uses, highway commercial uses, industrial uses, future urban development lands and restricted development lands. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations, off-street parking, landscaping and so forth.

#### *5.1.3 Amending the Zoning Bylaw*

When considering applications to amend zoning regulations or standards, or requests for the rezoning of land, Council shall consider such proposals within the context of:

- (1) The nature of the proposal and its conformance with all relevant provisions of this Official Community Plan.
- (2) The need to foster a rational pattern of relationships among all forms of land use and to protect all forms of land use from harmful encroachments by incompatible uses.
- (3) The need for the form of land use proposed and the supply of land currently available in the general area capable of meeting that need.
- (4) The capability of the existing road system to service the proposed use and the adequacy of the proposed supply of off-street parking.
- (5) The capability of existing community infrastructure to service the proposal, including water and sewer services, parks, schools and other utilities and community services.

#### 5.1.4 Zoning by Agreement

- (1) Where an application is made to Council to rezone land to permit the carrying out of a specified proposal, Council may, for the purpose of accommodating the request, enter into an Agreement with the Applicant pursuant to Section 69 of *The Planning and Development Act, 2007*.
- (2) Section 5.1.3 of this Official Community Plan shall apply in the review of applications for rezoning by agreement.
- (3) Council may enter into an agreement with the applicant setting out a description of the proposal and reasonable terms and conditions with respect to:
  - (a) The uses of the land and buildings and the forms of development.
  - (b) The site layout and external design, including parking areas, landscaping and entry and exit ways.
  - (c) Any other development standards considered necessary to implement the proposal, provided that the development standards shall be no less stringent than those set out in the requested underlying zoning district.
- (4) Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.
- (5) Council shall consider rezoning by agreement to accommodate development or subdivision proposals when:
  - (a) limiting the uses within a zoning district will avoid land use conflict; and
  - (b) it is necessary to ensure that appropriate services and infrastructure are provided.

#### 5.1.5 Use of the Holding Symbol "H"

- (1) Pursuant to Section 71 of The Act, Council may use the Holding Symbol "H" in conjunction with any zoning district designation, to specify the use to which lands or buildings may be put at any time that the holding symbol is removed by amendment to the zoning bylaw.
- (2) Council may use the Holding Symbol "H" to accommodate multiple phase subdivisions and developments.
- (3) In making a decision as to whether to remove the Holding Symbol "H" by amendment to the zoning bylaw, Council shall consider whether development has progressed to a point where extension of municipal services is appropriate.

## 5.2 OTHER IMPLEMENTATION TOOLS

### 5.2.1 *Subdivision Application Review*

In reviewing any application for subdivision, Council shall indicate support for such application only when it has:

- (1) Ensured that all policies and guidelines established regarding occupancy levels, development standards and design of the subdivision, as set out in this Official Community Plan, have been satisfied.
- (2) Ensured that the application is in conformity with the Zoning Bylaw.
- (3) Negotiated the terms of a servicing agreement, if required, with the applicant.
- (4) Determined its wishes with respect to the dedication of lands.

### 5.2.2 *Dedicated Lands*

- (1) When reviewing any application for subdivision, Council may indicate to the approving authority, its desire to have unstable or flood-prone areas set aside as environmental reserve and/or municipal reserve, as a condition of subdivision approval, pursuant to Section 185 of *The Planning and Development Act, 2007* (The Act).
- (2) Pursuant to The Act, Council may elect to request that an approving authority require the owner of land that is the subject of a proposed subdivision to provide money in place of all or a portion of land that would otherwise be required to be dedicated as municipal reserve.

### 5.2.3 *Development Levies and Servicing Fees*

- (1) In accordance with Section 169 of *The Act*, the Council may establish, by separate bylaw, development levies for the purpose of recovering all or a part of the capital cost of providing, altering, expanding or upgrading services and facilities associated with a proposed development within an existing subdivided area. Such bylaw must be based on studies to establish the cost of municipal servicing and recreational needs and on a consideration of future land use and development and the anticipated phasing of associated public works.
- (2) In accordance with Section 172 of *The Act*, a Council may require a servicing agreement with the proponent of a subdivision development. In order to provide overall direction and guidance in the negotiation of individual agreements with developers a Council may establish, by resolution, a schedule of development specifications and servicing fees. Such servicing specifications will provide a consistent set of development standards for provision of services and works by developers within a proposed subdivision development. Subdivision servicing fees contribute in whole or in part towards the capital costs of services

within or outside the subdivision that directly or indirectly serve the proposed subdivision. The schedule of fees will be based on the identification of overall services and public works that the municipality anticipates will be needed as a result of new subdivision development for a specified term. The negotiation of service fees for individual developments will be based on a calculation of the servicing needs being created by that individual development as a part of the municipalities overall servicing needs.



## 5.3 OTHER

### *5.3.1 Updating the Official Community Plan*

Plans and projections for future development shall be monitored on an ongoing basis. Policies contained in this Official Community Plan, including the Future Land Use Concept, shall be reviewed and updated within five years of adoption.

### *5.3.2 Further Studies*

As necessary, Council will undertake such studies or programs required to facilitate and encourage the growth and development of the Rural Municipality of Hillsdale No. 440.

### *5.3.3 Cooperation and Inter-Jurisdictional Consideration*

Council shall cooperate with senior governments, other municipalities and public and private agencies to implement this Official Community Plan.

### *5.3.4 Programs*

Council shall participate in senior government economic development, public utility, resource enhancement, housing, social and environmental protection programs and projects, where such will help in achieving its goals and objectives.

### *5.3.5 Provincial Land Use Policies and Interests*

This bylaw shall be administered and implemented in conformity with applicable provincial land use policies and interests, statutes and regulations and in cooperation with provincial agencies. Where a reference is made in this Plan to a provincial statute or regulation and that statute or regulation is amended or repealed and substituted with a replacement statute or regulation, the reference herein to the statute or regulation shall be taken to mean the amended or replacement statute or regulation.

### *5.3.6 Binding*

Subject to Section 40 of *The Planning and Development Act, 2007*, the Official Community Plan shall be binding on the Rural Municipality, the Crown, and all other persons, associations and other organizations, and no development shall be carried out that is contrary to this Official Community Plan.

### *5.3.7 Definitions*

The Zoning Bylaw definitions shall apply to this Official Community Plan.

## 6 SEPARATION DISTANCE BETWEEN USES

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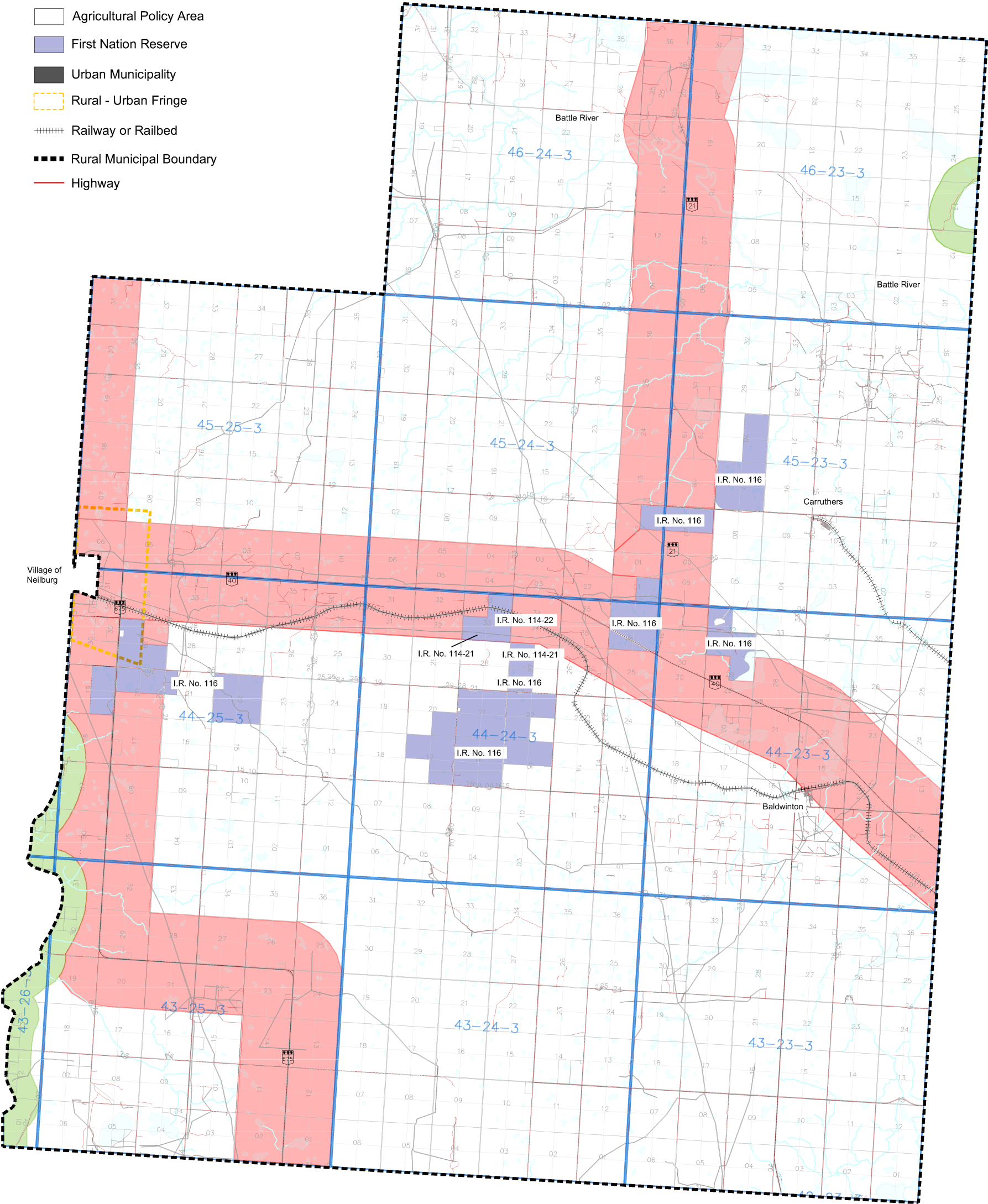


## 7 MAPS

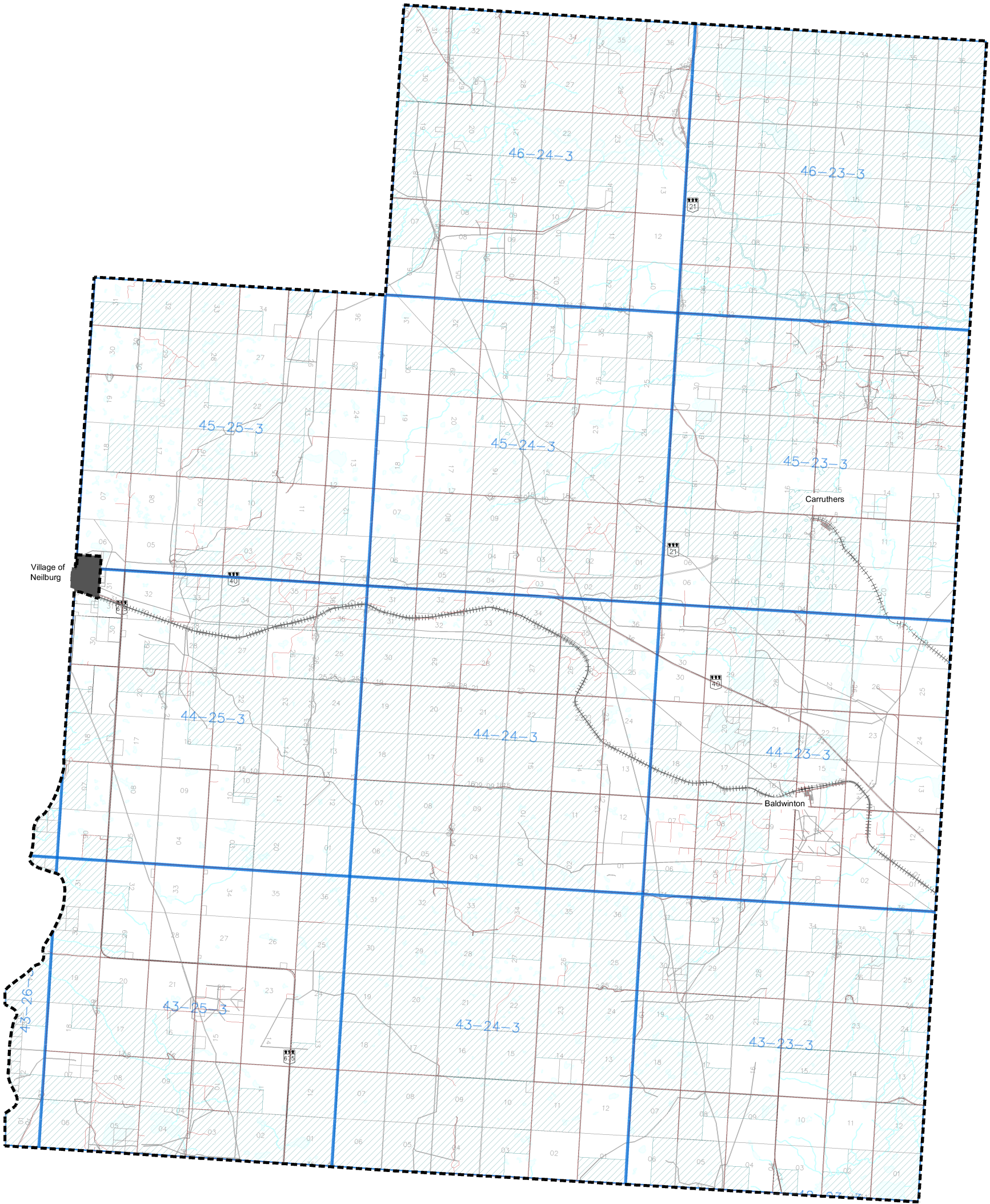
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LEGEND

- Highway Corridor Policy Area
- Parks & Recreation Policy Area
- Agricultural Policy Area
- First Nation Reserve
- Urban Municipality
- Rural - Urban Fringe
- Railway or Railbed
- Rural Municipal Boundary
- Highway







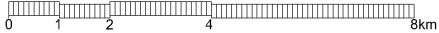
LEGEND

- Requires Further Screening by Heritage Conservation Branch
- Waterbody
- Wetland
- Watercourse

# R.M. of Hillsdale No. 440 - Official Community Plan

## Drawing 2 - Development Constraints

CROSBY HANNA & ASSOCIATES - LANDSCAPE ARCHITECTURE AND COMMUNITY PLANNING -



12/12/17

## 8 COUNTRY RESIDENTIAL AND RECREATIONAL DEVELOPMENT PROPOSAL WORKBOOK

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# **Rural Municipality of Hillsdale No. 440 Country Residential and Recreational Development Proposal Workbook**

This workbook is intended to allow the R.M. of Hillsdale No. 440 and Council to thoroughly evaluate the impact of new country residential subdivision and recreational development proposals (including residential) in the area. The workbook is intended to raise awareness of current development issues and identify best practices with respect to community design. Council will base decisions on moving forward with rezoning applications related to new country residential subdivision and recreational development proposals on the responses provided by applicants to the questions contained within this workbook, subject to other relevant Bylaws and policies of the Municipality.

Please answer questions in the space provided within this workbook and attach additional sheets if necessary.



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1. **Introduction**

**1.4** Are there potential geotechnical hazards (steep slope, streamsides, shorelines)?

Early recognition of geotechnical hazards is an important step in reducing the incidence of expensive and potentially unsafe situations.

**Yes/No**

*Describe*

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**1.5** Is this a “brown-field” site or other potentially contaminated area (e.g. old farm yard, railway right-of-way)? If yes, is environmental site remediation to be part of the development process?

Brown-field sites or land that may have been used for potentially noxious industrial or commercial purposes (e.g. dry cleaning, farm sites, gas stations) that may have been contaminated by hazardous waste or pollution and need to be restored / decontaminated before development occurs. Brown-field sites are unsafe to redevelop before an environmental remediation takes place.

**Yes/Not Applicable**

If yes, briefly outline the nature of the potential contamination and the proposed (actual) remediation approach (including the standards that were adhered to):

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Comment on inclusion of the following methods to reduce energy use and improve air quality:

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- 1.6 Does the proposed development incorporate energy efficiency of proposed structures and / or subdivision layout (e.g., building location responding to daily sun/shade patterns, north-south orientation of residential sites, high performance envelopes, passive solar gain, solar shading, natural ventilation, ground heating/cooling)?

Reducing energy consumption through design and layout of buildings and communities conserves non-renewable fossil fuels, reduces air, water and land pollution, and reduces energy costs to the public. Site planning and building design are key components in increasing energy efficiency.

Yes/No

*Describe*

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- 1.7 What proportion (%) of the residential sites in the subdivision have a north-south orientation appropriate for taking maximum advantage of passive solar energy?

Passive Solar Energy makes use of a steady supply of energy by means of building design and orientation. It reduces fuel consumption, lowers energy bills and increases natural light. Appropriate solar orientation for residential sites shall be defined as sites oriented within 30 degrees of a north-south axis.

*Proportion (%):*

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- 1.8 Are there any existing wetlands that would be affected by this proposal?

Yes/No

*Describe*

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- 1.9** Will greenspace and trees be provided within the subdivision (includes retention of existing trees)? Are there unique greenspace provisions that will contribute to the sustainability of the development?

Provision of more than one type of green space contributes to the diversity of the community and satisfies the various functional aspects of open space (e.g. programmed, passive, natural drainage, mobility).

**Yes/No**

*Describe*

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- 1.10** Are there any significant existing environmental or cultural features that will be maintained, enhanced or destroyed on the site (e.g., tree and/or shrub or any other natural feature preservation, critical wildlife habitat, cultural / heritage resource preservation)?

Maintaining or enhancing environmental features and significant archaeological sites helps to create a sense of community, protects the natural environment, a community's past and creates unique and distinctive places for people to live and enjoy.

**Yes/No**

*Describe*

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- 1.11** What is the length (in lane metres) of the streets (by type, including walkways) in the development?

The total amount of transportation infrastructure can be compared to the size of the subdivision and expected population of the subdivision at full build-out size. A lane metre is defined as 1 metre x 2.5 metres (2.5 m<sup>2</sup>).

*Length of streets:* \_\_\_\_\_

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**1.12** Are actions proposed to mitigate noise (e.g., traffic, industry, agricultural uses)?

Mitigative measures could include noise attenuation walls, buffers, berms, vegetation, etc.

**Yes/No**

*Describe*

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**1.13** What is the layout of the street network (e.g. grid, curvilinear)?

Street layout can influence maintenance costs as well as connectivity with surrounding development. Intersections and sight lines related to streets affect traffic and pedestrian safety.

*Describe*

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**1.14** Is the development proposed to be located within 1.6 km. of a significant grassland area? If so, have you considered subdivision design elements or building standards that are intended to reduce the potential risk to the development from wildfires?

Subdivision design and development standards can minimize risk through the selective placement of perimeter fire buffer areas, access roads, trail development, parks and open space areas. Fire Smart building construction and design techniques that provide for building separation, achieve fuel modified building sites and provide landscaping, can be implemented by developers through restrictive covenants on land titles.

*Describe*

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**1.15** Are there any known Intensive Livestock Operations (ILOs) in the vicinity of the proposed development? If so, what is the distance?

**Yes/No**

*Describe*

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**1.16** What is the condition of the road network leading to the Development?

Road conditions are important to the health and safety of the residents in the area.

*Describe*

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**1.17** Have any transportation studies, including projected traffic flows been undertaken for the proposed Development?

**Yes/No**

Traffic flow studies aim to understand and identify road network issues including efficient movement of traffic and traffic congestion problems.

*Describe*

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**1.18** Are the light fixtures that are proposed for the development Dark Sky fixtures according to the International Dark Sky Association?

**Yes/No**

Property lighting is necessary for safety, security and for the enjoyment of nighttime activities. The objective in promoting dark sky friendly lighting is to balance the ability to see safely at night, the desire to preserve the beauty of the night sky, and the need for energy efficient lighting. Poorly designed or poorly installed lighting cause glare that can hamper vision and create a hazard rather than increase safety.

*Describe*

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## 2. SOCIAL AND CULTURAL CONSIDERATIONS

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Social and cultural considerations in reviewing development applications include features that enhance or maintain the social well being of the District's residents, while promoting the development of human potential and preserving cultural heritage. The importance of social and cultural aspects of a development include how it creates a high-quality of life for its residents without significantly detracting from the quality of life of surrounding residents / land users.

- 2.1** Does the subdivision enhance local identity (sense of place), character and culture (e.g., through architectural style, landscaping, colours, project name (e.g. signage))?

Unique and interesting communities can be fostered by reflecting the values and cultures of their residents. By creating high quality communities through architectural style, landscaping and natural elements, it can be assured that the buildings (and the community) will retain their value and appeal over time.

**Yes/No**

*Describe*

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- 2.2** Will development of the subdivision contribute to heritage revitalization through the reuse, relocation, or rehabilitation of an existing structure or feature?

Contributing to heritage revitalization draws on the uniqueness and history of the community. Reuse, relocation or rehabilitation of heritage areas / buildings makes communities distinct and contributes positively to their image and sense of place / culture.

**Yes/No**

*Describe*

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- 2.3** Does the subdivision incorporate any public amenities or space for public gathering and activities (e.g., courtyards, town square, communal gardens, play areas)?

Incorporating public gathering spaces and focal points promotes a sense of community and provides opportunities for social interaction. Community gardens provide focal points for communities and are food sources and sources of potential income. Public amenities, particularly those that are adaptable, also increase the marketability of the community.

**Yes/No**

*Describe*

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- 2.4** Have you consulted with all existing residents, land owners and adjacent municipalities within 1.6 km of the proposed development?

**Yes/No**

If concerns were raised by surrounding residents / land owners or municipalities, please list and explain how you propose to mitigate those concerns.

*Describe*

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- 2.5** Is there something unique or innovative about your project that will enhance cultural and social sustainability, create “sense of place” or foster “community” which has not been addressed in this workbook (e.g., creation of unique type of community, other sustainable features, and contributions to the community)?

**Yes/No**

*Describe*

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### 3. ECONOMIC CONSIDERATIONS

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The importance of economic considerations in the development review process relate to the integrity of our ecological and economic systems and helps to ensure long term prosperity through the responsible use of our resources. Economic sustainability enables the maintenance, service and support of communities without upward pressure on levies, property taxes and other development charges.

- 3.1** Is any prime farmland (Class 1 or 2) proposed to be developed (and therefore taken out of agricultural production) as part of this proposal?

The preservation of prime agricultural land is important to future agricultural production.

**Yes/No**

*Describe (include approximate amount)*

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- 3.2** Does the subdivision have any features that will reduce the long-term costs to the municipality of operating and maintaining public services and infrastructure (e.g. reduce roads and pipes for servicing that will have to be maintained by the R.M.)?

**Yes/No**

*Describe*

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- 3.3** Does the development result in special or additional costs that are specific to this particular subdivision (e.g. special storm water issues, transportation, fences) that would not be fully recovered by municipal taxes?

**Yes/No**

*Describe*

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#### 4. REGULATORY COMPLIANCE

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- 4.1 Does the development comply with the policies and standards that are currently outlined in the R.M. of Hillsdale Official Community Plan and applicable Zoning Bylaw (assuming a rezoning must occur)? What zoning district(s) will be required to accommodate your proposal?

**Yes/No**

*Comments*

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- 4.2 If you will be seeking amendments to the Bylaws (other than a rezoning), indicate why such amendments are needed.

*Comments*

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## Appendix A: Concept Plans