

GARDEN RIVER—MEATH PARK PLANNING DISTRICT
OFFICIAL COMMUNITY PLAN

Prepared for:

THE GARDEN RIVER—MEATH PARK PLANNING DISTRICT COMMISSION

Prepared by:

CROSBY HANNA & ASSOCIATES
LANDSCAPE ARCHITECTURE & COMMUNITY PLANNING
SASKATOON, SK

MAY 2023

Garden River—Meath Park Planning District

Official Community Plan

Bylaw No. _____

A Bylaw of the Village of Meath Park to adopt the Garden River—Meath Park Planning District Official Community Plan.

The Councils of the Rural Municipality of Garden River No. 490, and Village of Meath Park 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 Garden River No. 490 and Village of Meath Park hereby adopts the Garden River—Meath Park Planning District Official Community Plan, identified as Schedule "A" to this bylaw.
- (2) The Reeve 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 Government Relations.

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)

S E A L

(Municipal Administrator)

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

On the _____ day of _____, of the year _____

**THE GARDEN RIVER—MEATH PARK PLANNING DISTRICT
OFFICIAL COMMUNITY PLAN**

Being Schedule “A” to Bylaw No. _____

of the Rural Municipality of Garden River No. 490 And Village of Meath Park

(Reeve)

SEAL

(Municipal Administrator)

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1 INTRODUCTION

The two participating municipalities have prepared this District Official Community Plan (DOCP) in a spirit of cooperation. In 2022, both member municipalities adopted an agreement for the Meath Park – Garden River Planning District, setting them on a path to articulate the needs of each community in the larger context of planning for growth of the Tisdale region.

This Document consolidates the RM of Garden River and Village of Meath Park into one planning district with specific policy areas for the Village of Meath Park and surround lands that require intermunicipal cooperation. This has been done to allow for cooperation between the municipalities in regards to economic development; planning goals, objectives and policies; while allowing autonomy for land use decisions not affecting member municipalities.

1.1 AUTHORITY

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007 (The Act)*, the Garden River—Meath Park Planning Commission (the Commission) has prepared this document for the RM of Garden River No. 490 and the Village of Meath Park for adoption as the Garden River—Meath Park Planning District Official Community Plan to provide the member municipalities with goals, objectives and policies relating to approximately twenty (20) years of future growth and development within the Planning District.

Section 32 of *The Act* provides that official community plans are 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 works;
- (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.
- (8) the co-ordination of land use, future growth patterns and public works with adjacent municipalities;
- (9) if the municipality has entered into an intermunicipal development agreement pursuant to section 32.1 of *The Act*, the implementation of the intermunicipal development agreement;
- (10) the provision of municipal reserve for school purposes, including policies that:
 - (a) ensure the creation of municipal reserve sites suitable in size to be used for school purposes;
 - (b) designate the locations of municipal reserve sites to be used for school purposes; and
 - (c) provide for the dedication of land or money-in-lieu of land through the subdivision process that supports equity for all subdivision applicants and municipalities within the region; and
- (11) the management of lands that are in proximity to existing or proposed railway operations.

The Province of Saskatchewan adopted the *Statements of Provincial Interest Regulations* effective March 29, 2012 applicable to community planning and development under Section 7 of *The Act*. Section 8 of *The*

Act provides that every official community plan and zoning bylaw must be consistent with the Statements of Provincial Interest Regulations.

In general the Statements of Provincial Interest Regulations address:

- Agriculture and Value-Added Agribusiness
- Biodiversity and Natural Ecosystems
- First Nations and Métis Engagement
- Heritage and Culture
- Inter-municipal Cooperation
- Mineral Resource Exploration and Development
- Public Safety
- Public Works
- Recreation and Tourism
- Residential Development
- Sand and Gravel
- Shore Lands and Water Bodies
- Source Water Protection
- Transportation
- Community Health and Well Being
- Economic Development

1.2 SCOPE & PURPOSE

The policies in this DOCP address the need for future land use planning in the Planning District as well as other matters related to its physical, social and economic development. The policies are intended to provide the Planning District Commission and the member municipalities with direction and guidelines for establishing bylaws, programs and decision making on future land use and development proposals in the Planning District.

This Plan is intended to guide the growth and development of the Planning District approximately for the next 15-20 years.

All development within the Garden River—Meath Park Planning District shall conform to the objectives and policies contained in this District Official Community Plan. Crown lands that lie within the Planning District are governed by separate and/or additional provincial legislation to *The Planning and Development Act, 2007*.

1.3 CONTEXT

1.3.1 MUNICIPAL GROWTH STRATEGIES

The underlying premise of this District Official Community Plan is that each member municipality has legitimate aspirations for development that must be recognized and addressed in policy. Projected land needs for future Village expansions are a major factor in the formulation on an appropriate land use policy framework, along with the protection of regional infrastructure. The Village needs land on its periphery for future expansion that is unencumbered, to as great an extent as possible.

The future growth aspirations for the RM of Garden River are based on value added agricultural development and the anticipated creation of country residential subdivisions in the region which will

facilitate continued commercial development in the RM and the Village. Both member municipalities, and the region, benefit from growth and development regardless of if located within Village limits or within the Rural Municipality.

1.3.2 INTER-MUNICIPAL COOPERATION AND IMPLEMENTATION MEASURES

Both the RM and the Village wish for this DOCP to be as clear and user-friendly as possible. Development ready policies and efficient development review processes are required to ensure timely project reviews and to avoid lost development opportunities.

Innovative approaches, mechanisms and processes are incorporated in this DOCP to give the inter-municipal planning process every chance of success. New implementation measures are recommended including:

- (1) Provision for joint servicing agreements between municipalities to provide support, where appropriate for development projects.
- (2) Improved communication and referral processes between municipalities concerning development proposals and issues to assist collaboration.
- (3) The DOCP should establish a local level dispute resolution process as a precursor to the dispute resolution process provided by *The Act* to resolve issues locally and at an early stage.

2 PROPOSED GOALS

2.1 NATURAL & HERITAGE RESOURCE BASE

- (1) To conserve the aquatic and terrestrial ecological resources in the Planning District.
- (2) To utilize the natural resources of the Planning District in a manner that is economically, socially and environmentally sustainable.
- (3) To provide ongoing opportunities for residents and non-residents of the region to enjoy and appreciate the water and land resource values of the municipalities.
- (4) To protect natural resources and environmentally sensitive areas for the benefit of current and future generations.

2.2 PHYSICAL & ECONOMIC DEVELOPMENT

- (1) To strive for 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 encourage the provision of an adequate supply of developable land within the District to meet existing and future market demands for residential, commercial and industrial uses.
- (3) To strengthen the economic base of the Planning District by creating a positive environment for sustainable business development.
- (4) To direct the development and growth of the District in a manner that is sustainable, consistent with the values of the region, orderly and cost-efficient.
- (5) To encourage housing development in a variety of forms and locations to address the diverse needs of residents specifically including issues of housing availability and affordability.
- (6) To facilitate a safe and up-to-date transportation network within the District.
- (7) To ensure that the current and future infrastructure requirements, in each respective municipality, are planned and developed in a manner that facilitates growth in an environmentally and financially sustainable manner.
- (8) To ensure that land use planning is fully integrated with each respective municipality's long term strategic, financial, infrastructure, transportation, and asset management planning initiatives.

2.3 INTERGOVERNMENTAL INTERESTS & 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 Regulations* in the realization of the goals and objectives of this plan.
- (3) To work with other local and senior governments to strengthen regional partnerships and initiatives in the region.
- (4) To participate in district and regional planning initiatives, where beneficial to each respective municipality within the District.

2.4 COMMUNITY PARTICIPATION

- (1) To ensure that each respective municipality in the District maintains its commitment to an open, consultative and transparent planning and decision making process.

3 DISTRICT OBJECTIVES AND POLICIES

3.1 NATURAL & HERITAGE RESOURCES

3.1.1 BACKGROUND

- Fort à la Corne (FALC) Kimberlite Cluster and Star-Orion South Project adjacent to the RM.
- The RM of Garden River occupies 6 townships including an additional 3 townships that are naturally divided by the North Saskatchewan River (Townships 49 – 51, Ranges 22 – 24, W2M) in north-central Saskatchewan. Total land area in the municipality is 66,147 ha (163,453 acres).
- The Rural Municipality is primarily situated within the Boreal Transition of Saskatchewan. The municipality lies within a few different landscape areas within this ecoregion including the Whitefox Plain, La Corne Plain, and Nisbet Plain, all of which are represented in a relatively cool, moist climate encouraging productive forest soils and landscapes characterized by a mix of forest and farmland. Cultivated areas within the ecoregion produce a wide range of forage crops, feed grains, cereals and oilseeds.
- Wetlands and other poorly drained soils exist within the District in the form of undrained depressions and small lakes. In addition to providing often important wildlife habitats, wetlands are generally unsuitable for most forms of development and land use and may also present a flood hazard to many forms of development. Ensuring that land use and development in wetland areas exhibits a high degree of fit with the opportunities and constraints presented by wetland systems is an important consideration in land use and development decisions.
- The District of Meath Park-Garden River is located within the North Saskatchewan Watershed.
- There are currently no designated municipal heritage sites within the District. There exist historical sites within the region that are not formally recognised, consideration should be given towards the designation and preservation of potential sites.
- The former CPR Railway Station in the Village of Meath Park is recognized as a significant historical site.
- Section 63 of *The Saskatchewan Heritage Property Act* empowers the Minister to require a developer to conduct a Heritage Resource Impact Assessment or a Heritage Resources Impact Mitigation for any development project (subdivision) that has the potential to impact significant heritage resources. On the basis of documented heritage resources and criteria set out in *The Saskatchewan Heritage Property Act* heritage, sensitive quarter sections have been mapped for the RM for information purposes.
- The Saskatchewan Terrestrial Wildlife Habitat Inventory provides an overview of terrestrial wildlife habitat located in the District at the time of the inventory. Providing a broad, comprehensive application of terrestrial wildlife habitat, the wildlife concerns of this inventory are primarily with mammals, birds, reptiles and amphibians having predominantly terrestrial habitat requirements. Consideration should be given to potentially sensitive wildlife habitats located in the District during land use and development decisions.
- The Councils of the Village of Meath Park and RM of Garden River recognizes that they have a role and responsibility for stewardship of the environment. Protection of source water within the District is an important consideration in the development and land management of the municipality.
- Gravel is a non-renewable resource and any exploitable deposits should be protected from being “sealed over” with other uses until such time as the gravel has been extracted.
- Consideration should be made towards the development of land use policy that ensures future development is consistent with the protection of significant natural resources in the Municipality.
- *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 in environmental stewardship, responsible development and public access to provincial water bodies and shore lands.*
- *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 RM and Village shall work in partnership with the Saskatchewan Water Security Agency to maintain and conserve the South 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 Map 4 - Development Considerations, occurs in accordance with the guidelines and criteria identified by the Heritage Conservation Branch of Saskatchewan. The RM of Garden River 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 RM of Garden River and Village of Meath Park.

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: Aggregate 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) Aggregate resource industries shall be listed as discretionary uses in the Zoning Bylaw.
- (iii) Council shall consider discretionary use applications for aggregate 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) Aggregate 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 an aggregate resource deposit.
- (vi) Single parcel country residences or residential sites shall not be located within 305 m (1,000 ft) of an aggregate resource deposit.
- (vii) Aggregate resource extraction, processing, and storage industries shall establish a buffer area between the operation and surrounding land uses.
- (viii) Aggregate 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 BACKGROUND

- The RM of Garden River is naturally bound along its southern border by the North Saskatchewan River.
- There are two provincial forests within the RM. The Fort À La Corne Provincial Forest is located along the eastern boundary of the RM and occupies approximately 11,000 hectares of land within the RM of Garden River. The Nesbit Provincial Forest is located in the southwest corner of the RM and occupies approximately 900 hectares of land within the RM.
- Potential flood areas are defined based on the most recent and reliable information. Development should only be undertaken on a case-by-case basis, depending on flood hazard potential. While there is a need to map these areas more precisely, in the absence of this precise information, potential flood prone areas are identified on Map 4 for general information purposes only. Areas around existing water bodies and other low areas in the RM that are not identified as potential flood prone areas have no historical data available and may also be flood prone.
- Policies to address development on or near land potentially susceptible to natural hazards such as flooding, slope instability, erosion, expansive clay soils, and other manmade hazards such as contaminated sites are imperative.
- Development in the District will need to continue to have regard for appropriate safe buildings elevations as recommended by the Water Security Agency.
- One sewage lagoon exists within the RM north of the Village of Meath Park. The sewage lagoon is located in 32-51-23-W2M straddling the NE, NW, and SW quarter sections. Several high-pressure pipelines are also located within the RM. Consideration is needed for required setbacks and guidelines
- *The Statements of Provincial Interest Regulations* provides 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.*
 - *The province has an interest in safe, healthy, reliable and cost-effective public works to facilitate economic growth, community development, and resilience to extreme weather events.*

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) Development shall avoid land that is potentially hazardous due to flooding, erosion, slumping, slope instability or contamination.

Policy (c) Where there is subdivision of land, any areas that are determined to be hazard land, where mitigation of the identified hazard has been determined by the approving authority as not feasible or as undesirable, shall be designated as environmental reserve in accordance with *The Planning and Development Act, 2007*.

- Policy (d)** As per *The Statements of Provincial Interest Regulations*, insofar as is practical, the development of new buildings and additions to buildings in the flood way in the 1:500 year flood elevation of any watercourse or water body shall be prohibited. (or higher standard if flood records are available).
- Policy (e)** As per *The Statements of Provincial Interest Regulations*, insofar as is practical, development of new buildings and additions to buildings to an elevation of 0.5 metres above the 1:500 year flood elevation of any watercourse or water body in the flood fringe shall be flood-proofed. (or higher standard if flood records are available).
- Policy (f)** Where subdivision or development is proposed on what Council considers may be contaminated land, Council may request an environmental site assessment be done, and subsequent steps be taken, as outlined by the Saskatchewan Ministry of Environment. The costs associated with undertaking specified mitigation measures, and with providing the required documentation related to any specified mitigation measures will be borne by the applicant or proponent of the proposed development.
- Policy (g)** Where subdivision or development is proposed for land that council considered to be hazardous due to slope instability, or proximity to the 1:500 year flood elevation level, council may request the applicant to submit a site specific geotechnical report. Said report must be prepared by a professional certified to assess relevant factors, together with any required mitigation measures. Council may refuse to authorize development on hazard land or may permit development only in accordance with specified mitigation measures. These measures may be attached as a condition for a development permit approval. The costs associated with undertaking specified mitigation measures, and with providing the required documentation related to any specified mitigation measures will be borne by the applicant or proponent of the proposed development.
- Policy (h)** Establish development standards for development on or near hazard lands in the Zoning Bylaw.
- Policy (i)** Council may require new development to provide adequate surface water drainage to maximize on site infiltration and minimize increased overland flow of water from the development to adjoining land and drainage infrastructure. The use of drainage techniques and material such as permeable pavement to facilitate on-site stormwater infiltration and storage that reduces the amount of runoff will be encouraged. Site design techniques that minimize paved areas and soil compaction and preserve natural open spaces including existing trees and natural drainage channels will also be encouraged. Additionally, Council may require that new development provide an adequate degree of suitable landscaping to enhance the visual amenity of the site in keeping with the existing and preferred character of the area.

3.3 RECREATION & TOURISM

3.3.1 BACKGROUND

- Notable Recreation and tourism resources located within the District include:
 - Meath Park and District Recreation Centre, Western Trophy Outfitters, Great Grey Outfitters,
 - Nesbit Provincial Forest

- Fort À La Corne Provincial Forest
- Notable Recreation and tourism resources located adjacent to the RM include:
 - Nesbit Provincial Forest
 - Fort À La Corne Provincial Forest
 - La Colle Falls Dam
 - The North Saskatchewan River
 - Saskatchewan River Forks
- Development of recreation and tourism within the District can be accomplished through collaboration with neighbouring municipalities and jurisdictions.
- Recognition and identification of where the recreation and tourism opportunities, nodes and hubs that service the District are located, and where resources are best focused, will be a benefit to the efforts put forth by the District.
- Consideration should be made towards the development of appropriate tourism and recreational policies in order to minimize the cost to the Municipality and maximize the benefit to the residents.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning recreation and tourism (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.*

3.3.2 OBJECTIVES AND POLICIES

Objective 3.3.2.1: Community Service Management

To support, encourage and facilitate, where feasible, the development and enhancement of community facilities and programs for the benefit of the residents of the Village, RM and region, and to anticipate shifts in population and the demands on recreation and cultural needs.

- Policy (a)** The Village and RM will continue to support the volunteer organizations that participate in the delivery of services to the region.
- Policy (b)** The Village and RM will continue to work with other levels of government in the provision of social, cultural and recreation programs and opportunities.
- Policy (c)** The Village and RM will consult with the Horizon School Division, No. 205. with respect to the provision of new schools, school capacity and school expansion issues, and opportunities for joint use facilities.
- Policy (d)** Neighbourhood scale community facilities, such as places of worship, schools and day care centres, may be located within residential areas.
- Policy (e)** The Village and RM will examine, from time to time, the feasibility of expanding the types of programs and facilities in the region in accordance with demographics and population growth within the region.

Objective 3.5.2.2: Community Service Collaboration and Integration

To support public service delivery agencies in the provision of services and, where appropriate, to assist in the programming of services to the public, and to encourage the coordination and integration of facilities where appropriate.

- Policy (a)** The Village and the RM will facilitate cooperation and communication between service clubs and groups, community service agencies and other stakeholders in the development or redevelopment of community facilities in the Village of Meath Park and the region as a whole.

3.4 INTERMUNICIPAL & JURISDICTIONAL COOPERATION / AGRICULTURAL LAND & FRINGE AREAS

3.4.1 BACKGROUND

- The RM of Garden River is located 42 kms north east of the City of Prince Albert and is bordered by four other RM's. The RM of Buckland No. 491 to the west, RM of Paddockwood No. 520 to the north, RM of Torch River No. 488 to the east and RM of Prince Albert No. 461 to the south.
- Urban municipalities within the RM of Garden River are the Village of Albertville, the Village of Meath Park and the Village of Weirdale.
- According to the 2021 Census of Population the RM of Garden River experienced a decrease in population from 671 in 2016 to 647 in 2021. The average five-year annual growth rate is -3.6%.
- The Village of Meath Park experienced a population change of -3.4% with a population decrease from 175 residents in 2016 to 169 residents in 2021.
- The Village of Weirdale saw a population increase from 50 residents in 2016 to 55 residents in 2021 representing a population change of 10.0%
- The population within the Garden River – Meath Park District may see an increase in future years due to investment into Industrial development in areas adjacent to the District..
- The region is served by the Prince Albert RCS School Division No. 6.
- There are no First Nation communities within the District.
- Agriculture remains a vital component in the economy of District. Agricultural land use in the District is dominated by the production of annual cereal crops. According to statistics from the 2017 Saskatchewan Census Division Crop Production Report this production focuses on winter wheat (34.1%), durum (34.5%), oats (24.6%), fall rye (0.8%), canola (5.0%), chickpeas (0.7%), mustard (0.3%), within the Census Division.
- Consideration should be given toward the development of policies that address the location and development of intensive livestock operations. Such policies should reflect the roles and responsibilities of both the province and the District in managing ILO development.
- According to the Canadian Land Inventory, in terms of capability for dryland agricultural production of common field crops, 62% of the District is located on “prime” farmland (Classes 1-2 of the Canada Land Inventory) as presented within **Map 2 - Soil Capabilities**.
- Protecting valuable farmland from being unnecessarily taken out of production for non-agricultural use continues to be an important consideration for the Garden River – Meath Park District, where livelihood and the economy are driven by agriculture.
- Flexibility, in terms of site size for agricultural development, is needed in order to accommodate development of intensive agriculture, small-scale farms, farm diversification and agricultural innovation.
- To accommodate farmland subdivision to reflect the realities of farm debt settlement, farm consolidation, estate settlement, natural and man-made barriers and natural vegetation patterns, 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).

- *The Statements of Provincial Interest Regulations* provides the following statement concerning intermunicipal cooperation, agriculture, and value-added agribusiness (which are addressed in the objectives and policies that follow):
 - *The province has an interest in promoting intermunicipal cooperation that facilitates strong partnerships, joint infrastructure and coordinated local and regional development.*
 - *The province has an interest in enhancing the participation of First Nations and Métis communities in land use planning and in fostering respectful relationships between municipalities and First Nations and Métis communities.*
 - *The province has an interest in supporting and promoting a sustainable and dynamic agricultural sector that optimizes the use of agricultural land for growth opportunities and diversification in agricultural operations and value-added agribusiness.*
 - *The province has an interest in a strong provincial economy that helps improve the quality of life for all Saskatchewan people.*

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 RM of Garden River and the Village of Meath Park will pursue inter-municipal cooperation, with neighbouring communities, in the provision of municipal services with the interest of improving municipal services and providing them on a more cost-effective basis.
- Policy (b)** The District may pursue joint agreements to address service delivery for future growth based on the planning needs and resources of the overall community.

Objective 3.4.2.2: First Nations

To facilitate reconciliation, partnerships and cooperation with First Nations and Metis communities.

- Policy (a)** The Village and RM shall seek agreements, as appropriate, pursuant to the Treaty Land Entitlement Framework Agreement as part of any Reserve creation process. These agreements shall be negotiated in good faith by the Village and RM, and will be based on the objectives of reconciliation, partnership and cooperation.
- Policy (b)** Within their authority for land use planning and development decisions, the Village and RM will consult and work with First Nations and Metis communities to preserve and protect Treaty and Aboriginal Rights to hunt, trap and fish for food or carry out traditional land uses and to avoid potentially adverse impacts on any cultural, spiritual or other important sites within the planning district.

Objective 3.4.2.3: Government Cooperation

To pursue opportunities with the federal and provincial governments to enhance services and to provide innovative opportunities for the region.

- Policy (a)** The Village and RM will pursue opportunities to take advantage of federal and provincial programs that will benefit Meath Park and the region.

Objective 3.4.2.4: Regional Cooperation

To facilitate intermunicipal and interjurisdictional cooperation on a regional basis.

Policy (a) The Village and RM will pursue agreements and cooperation with neighbouring municipalities, planning commissions, First Nations, and other stakeholders that will address joint planning, future growth, and joint delivery of services, based on common interests of the region as a whole.

Objective 3.4.2.5: Communication and Referral Process

To facilitate the effective exchange of information between the RM of Garden River and the Village of Meath Park.

Policy (a) The RM and the Village will implement full consultation in District Planning Commission meetings to ensure that their counterparts are informed of all major planning and development approvals and issues within select areas in their jurisdictions.

Policy (b) A municipality purchasing land in the other member municipality for the purpose of future development shall make that purchase and plans known to the affected municipality.

Policy (c) When an applicant submits a Comprehensive Development Application (CDA), as required in this District Official Community Plan, the RM shall refer the CDA to the Village, when located within any rural-urban fringe illustrated on Maps 3 and 4, for review and comment prior to consideration of the application.

Policy (d) The prescribed separation distances contained in Table 6-1, may be reduced where:

- (i) the Planning Commission is consulted prior to the approval of the proposed development and provides a resolution supporting the requested reduction; and
- (ii) appropriate fencing, screening, landscaping, berming, building and site orientation, road upgrading or other similar measures are provided to mitigate potential land use conflicts.

Policy (e) Council may approve lesser separation distances from the recommended separation distances identified in Table 6-1 respecting dwelling units, multi-parcel country residential developments, commercial uses, industrial parks or uses, and recreation uses. In considering the approval of lesser than the recommended separation distances, Council shall consider the following factors which are not intended as requirements for an approval but rather, to frame Council’s deliberation:

- (i) written comments from any landowners within the required separation distance;
- (ii) proposed mitigation measures to minimize impacts;
- (iii) landforms that may affect or be affected by the impacts from the Intensive Livestock Operation;

- (iv) physical severances, including roadways, rail lines, or waterbodies within the separation distance;
- (v) watershed and drainage patterns, and how runoff from the Intensive Livestock Operation is to be managed;
- (vi) the method of manure storage management and any mitigation proposed to minimize odours;
- (vii) whether the livestock will be housed fully indoors, fully outdoors, or partially indoors and outdoors;
- (viii) the land use designation and future land use of the lands within the separation distance; and
- (ix) other factors that Council deems relevant.

3.5 RURAL – URBAN FRINGE

3.5.1 BACKGROUND

- In areas adjacent to the Villages of Meath Park and Weirdale, it is important to ensure that developments do not cause adverse effects upon existing or proposed future urban land uses or servicing requirements. In order to ensure future growth can occur in an orderly and planned fashion, it is imperative for the Villages to identify future development areas outside of current Village boundaries for long term growth. Conversely, it is equally important for the RM to identify areas for future development, where relevant. Creating mutually beneficial partnerships between the Villages and the RM will be vital in ensuring complementary development occurs in future growth areas.
- There are no intensive livestock operations located in close proximity to the Village of Meath Park.
- There are no intensive livestock operations located in close proximity to the Village of Weirdale.

3.5.2 OBJECTIVES AND POLICIES

Objective 3.5.2.1: Future Urban Development

To safeguard urban municipal services from incompatible land uses.

Policy (a) The Village of Meath Park Zoning Bylaw will identify areas suitable for development within the corporate limits of the Village not immediately required for urban development as a “Future Urban Development” district and will identify land use restrictions and development standards so as not to jeopardize or otherwise unduly restrict future development.

Objective 3.5.2.2: Annexation

To provide for the fair and expeditious annexation of land in the Planning District for projected Village growth.

- Policy (a)** The RM will consider boundary alteration proposals that have been reviewed by the District Planning Commission.
- Policy (b)** The RM will evaluate annexation proposals by the Village of Meath Park in terms of financial and infrastructural implications in the RM as well as their effect on the residents inside and adjacent to the proposed annexation area.
- Policy (d)** The RM Council will favourably consider boundary alteration proposals from the Village 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 the RM Council.
- Policy (e)** The RM Council will evaluate annexation proposals by the Village 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 this District Official Community Plan; and,
 - (iv) on the financial implications of the annexation to the Municipality.

Objective 3.5.2.3: Rural-Urban Fringe

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

- Policy (a)** Lands in proximity to the Village of Meath Park that have been identified by the Village as having potential for future urban development are designated on Map 6 – Future Land Use Map as Future Growth Areas.
- Policy (c)** The RM shall work collaboratively with the Village to develop plans and processes that provide greater clarity for land use decisions in such areas as the rural-urban fringe, regional transportation corridors, lands within the Village that are adjacent to the RM boundaries, and other areas of mutual interest. If either municipality commissions a study (drainage, land use, etc.) or future development plan that includes or materially affects any portion of the other municipality, the municipality shall make the relevant results of the study or plan available to the affected municipality.
- Policy (f)** The RM of Garden River Council will seek to jointly develop concept plans and servicing plans with the Village of Meath Park in areas of mutual interest.

Objective 3.5.2.4: Agricultural Land and Fringe Areas - Future Urban Land Requirements

To ensure that future urban land requirements are not restricted by the development of uses, such as intensive livestock operations, near or within the corporate limits of the Village.

- Policy (a)** The Village shall continue to work with the RM to address and resolve issues and concerns of mutual interest.
- Policy (b)** Intensive livestock operations (ILOs) shall not be permitted within the Rural-Urban Fringe.

4 RURAL MUNICIPALITY OF GARDEN RIVER OBJECTIVES & POLICIES

4.1 TRANSPORTATION, MUNICIPAL INFRASTRUCTURE & SERVICES

4.1.1 BACKGROUND

- The RM is served by a grid road system that connects to two provincial highways - #55 and #355.
- 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.
- In 2013, The Federation of Canadian Municipalities and the Railway Association of Canada released *Guidelines for New Development in Proximity to Railway Operations* which includes guidelines and best practices that can be applied when converting industrial / commercial property into residential use when in proximity to railway operations.
- The RM is served by a regional transfer station located in the NE-29-50-24 W2M.
- Section 169 of *The Act* provides Council the authority to establish development levies, by bylaw, intended to recover 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.
- The development of appropriate waste management policies will address the future management and disposal of solid waste and sewage.
- The RM has adopted Bylaw No. 03-2020: *A Bylaw To Provide for Setting Policies and Procedures for the Waste Transfer Station*.
- An insurance broker is located within the RM in close proximity to the Village of Meath Park.
- Consideration should be given towards the development of policies to clarify the level and types of services the Municipality is capable of delivering to country residential developments.
- To ensure that future development in the Municipality can be adequately serviced by municipal infrastructure systems, consideration should be made towards the development of appropriate infrastructure and servicing policies, including clarifying the level and types of services the Municipality is capable of delivering to country residential developments.
- *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.*

4.1.2 OBJECTIVES AND POLICIES

Objective 4.1.2.1: 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 RM will not support new development or subdivision applications unless infrastructure and utility systems and services have adequate capacity, including the availability of a licensed solid waste management facility for use by the new development.

Policy (c) The RM 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 may 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 4.1.2.2: Locational Criteria

- Policy (a)** 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. These uses 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) 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 lesser separation distances from the recommended separation distances identified in Table 6-1 respecting dwelling units, multi-parcel country residential developments, commercial uses, industrial parks or uses, and recreation uses. In considering the approval of lesser than the recommended separation distances, Council shall consider the following factors which are not intended as requirements for an approval but rather, to frame Council's deliberation:
 - (a) written comments from any landowners within the required separation distance;
 - (b) proposed mitigation measures to minimize impacts;
 - (c) landforms that may affect or be affected by the impacts from the Intensive Livestock Operation;
 - (d) physical severances, including roadways, rail lines, or waterbodies within the separation distance;
 - (e) watershed and drainage patterns, and how runoff from the Intensive Livestock Operation is to be managed;

- (f) the method of manure storage management and any mitigation proposed to minimize odours;
 - (g) whether the livestock will be housed fully indoors, fully outdoors, or partially indoors and outdoors;
 - (h) the land use designation and future land use of the lands within the separation distance; and
 - (i) other factors that Council deems relevant.
- (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 4.1.2.3: 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, pursuant to Section 172 of *The Planning and Development Act, 2007*, 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 4.1.2.4: Transportation

To ensure that the road maintenance obligations created by any future 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 Government Relations, the Ministry of Highways and Infrastructure, 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 Infrastructure.
- Policy (e)** The Municipality will not be responsible for the paving of roads in country residential subdivisions, unless a service agreement is executed 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 effect on the Rural Municipality’s ability to maintain or repair municipal streets and roads.
- Policy (g)** Map 6 - Future Land Use Map 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)** The Municipality will work towards partnerships to upgrade roads in order to enhance economic development opportunities.

Objective 4.1.2.5: Road Maintenance

To ensure that the road maintenance obligations created by any future development can be fulfilled.

- Policy (a)** Council may enter into a road maintenance agreement where development involving heavy truck traffic has the potential to negatively impact municipal roads.

Objective 4.1.2.6: Railways

To ensure railways and rail activity continues to provide vital services to the community while mitigating any negative impacts resulting from ongoing railway operations.

- Policy (a)** The RM will provide for efficient and effective land use and transportation planning, including consultation with Wheatland Rail, in order to reduce the potential for land use conflicts and provide appropriate protection for rail infrastructure.
- Policy (b)** Land use conflicts may be minimized in areas adjacent to railway lines and rail yards through the application of the Federation of Canadian Municipalities and the Railway Association of Canada’s *Guidelines for New Development in Proximity to Railway Operations, 2013*.

4.2 AGRICULTURAL LAND USE & DEVELOPMENT

4.2.1 BACKGROUND

- Agriculture remains a vital component in the economy of District. Agricultural land use in the District is dominated by the production of annual cereal crops. According to statistics from the 2017 Saskatchewan Census Division Crop Production Report this production focuses on winter wheat (34.1%), durum (34.5%), oats (24.6%), fall rye (0.8%), canola (5.0%), chickpeas (0.7%), mustard (0.3%), within the Census Division.
- According to the Canadian Land Inventory, in terms of capability for dryland agricultural production of common field crops, 62% of the District is located on “prime” farmland (Classes 1-2 of the Canada Land Inventory) as presented within **Map 2 - Soil Capabilities**. Another 14% of the RM is located within Class 3-4, soils within these classes have moderately severe limitations that restrict the range of crops or require special conservation practices.
- 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 farmland subdivision to reflect the realities of farm debt settlement, farm consolidation, estate settlement, natural and man-made barriers and natural vegetation patterns, 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 roles and responsibilities 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 for growth opportunities and diversification in primary agricultural production and value-added business.*

4.2.2 OBJECTIVES AND POLICIES

Objective 4.2.2.1: 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 4.2.2.2: 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 manmade (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.
- (vii) The land is not suited for farming and is forested.

Policy (c) *Farm Dwellings*

One farm dwelling will be permitted as an accessory use to a farm operation. Up to one additional dwelling units may be allowed subject to discretionary use approval, 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) *Communal Dwellings*

Communal dwellings may be allowed, subject to discretionary use approval, by resolution of Council, as an accessory use to a farm operation. The granting of a communal dwellings permit by Council shall not be construed, in any way, as consent or approval for future subdivision.

Policy (e) *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 4.2.2.3: 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 4.2.2.4: 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.

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

- (i) In order to minimize conflicts between intensive livestock operations and other development, minimum separation distances between land uses are set out in the Zoning Bylaw. These minimum separation distances 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 lesser separation distances from the recommended separation distances identified in Table 6-1 respecting dwelling units, multi-parcel country residential developments, commercial uses, industrial parks or uses, and recreation uses. In considering the approval of lesser than the recommended separation distances, Council shall consider the following factors which are not intended as requirements for an approval but rather, to frame Council's deliberation:
 - (a) written comments from any landowners within the required separation distance;
 - (b) proposed mitigation measures to minimize impacts;
 - (c) landforms that may affect or be affected by the impacts from the Intensive Livestock Operation;
 - (d) physical severances, including roadways, rail lines, or waterbodies within the separation distance;
 - (e) watershed and drainage patterns, and how runoff from the Intensive Livestock Operation is to be managed;
 - (f) the method of manure storage management and any mitigation proposed to minimize odours;
 - (g) whether the livestock will be housed fully indoors, fully outdoors, or partially indoors and outdoors;
 - (h) the land use designation and future land use of the lands within the separation distance; and
 - (i) other factors that Council deems relevant.
- (iii) 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 the Zoning Bylaw 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.

Policy (c) *Wild Boar Operations*

- (i) Wild boar operations within the RM shall be prohibited.

4.3 RESIDENTIAL LAND USE & DEVELOPMENT

4.3.1 BACKGROUND

- Statistics Canada counted 295 total private dwellings during the 2021 Census within the RM of Garden River with 259 private dwellings being occupied by usual residents. Residential development within the RM is a combination of farm-based residential and single parcel acreage style country residential.
- With acreage style homes becoming more commonplace in rural areas, policies related to country residential development (e.g. unique servicing needs) needs to be considered, particularly with the continued development of other types of industry. Existing country residential within the RM is limited to single parcel development sites.
- The Villages of Meath Park and Weirdale are located within the RM of Garden River. Consideration should be made for managing development within the existing localities.
- Consideration should be made for the development of land use policy that minimizes the costs of country residential development, including potential and future development, to the RM to ensure that it is undertaken in an orderly, well-planned manner.
- *The Statements of Provincial Interest Regulations* provides the following statement 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, and enhancing the economic and social wellbeing of communities.*

4.3.2 OBJECTIVES AND POLICIES

Objective 4.3.2.1: General Residential Policies

To accommodate a range of residential development in the municipality.

Policy (a) The Zoning Bylaw will provide for residential uses, forms and densities, as permitted or discretionary uses, in other zoning districts, as appropriate.

Policy (b) Residential building construction will be regulated by the municipality's building bylaw and *The National Building Code of Canada*.

Policy (c) Residential development shall avoid land that is prohibitively expensive for the municipality to service.

Objective 4.3.2.2: Building and Lot Construction Standards

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.

Policy (b) Development on residential sites, including accessory buildings and structures, which include but are not limited to decks, patios and fences, shall be entirely contained within the boundaries of the site on which it is proposed to be situated.

Objective 4.3.2.3: 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 one (1) country residential subdivision per quarter section will be permitted on Class 1 and 2 land (**Map 2 – Soil Capabilities**). However, a maximum of four (4) single-parcel country residential subdivisions per quarter-section (64.75 hectares) will be allowed to be subdivided on a discretionary basis in the AR – Agriculture Residential District on land rated as Class 3+. 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*

- (i) Council may approve lesser separation distances from the recommended separation distances identified in Table 6-1 respecting dwelling units, multi-parcel country residential developments, commercial uses, industrial parks or uses, and recreation uses. In considering the approval of lesser than the recommended separation distances, Council shall consider the following factors which are not intended as requirements for an approval but rather, to frame Council's deliberation:

- (a) written comments from any landowners within the required separation distance;
- (b) proposed mitigation measures to minimize impacts;
- (c) landforms that may affect or be affected by the impacts from the Intensive Livestock Operation;

- (d) physical severances, including roadways, rail lines, or waterbodies within the separation distance;
 - (e) whether the livestock will be housed fully indoors, fully outdoors, or partially indoors and outdoors;
 - (f) the land use designation and future land use of the lands within the separation distance; and
 - (g) other factors that Council deems relevant.
- (ii) In order to minimize conflict between single-parcel country residential subdivisions and airport activities within the RM, subdivision and subsequent development will be permitted, subject to the following policies:
- (a) Airport within the Garden River – Meath Park Planning district are regulated by Canadian Aviation Regulations SOR/96-433.

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).

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 larger 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;
 - (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; or
 - (d) accommodate larger sites that include poor agricultural land.

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 4.3.2.4: Multiple Parcel Country Residential Development

To accommodate a range of multi-parcel residential development options, in order 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 may contain a series of country residential zoning districts to accommodate multiple-lot country residential subdivisions at various densities.

Policy (b) *Scale and Density*

Subdivision for non-farm multiple-lot country residential development at a density greater than four (4) residential sites per quarter-section 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.

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 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, critical wildlife habitat and environmentally sensitive areas.
- (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 subdivisions and other development, Council shall observe the separation distances set out in the Zoning Bylaw.

- (ii) Council may approve lesser separation distances from the recommended separation distances identified in Table 6-1 respecting dwelling units, multi-parcel country residential developments, commercial uses, industrial parks or uses, and recreation uses. In considering the approval of lesser than the recommended separation distances, Council shall consider the following factors which are not intended as requirements for an approval but rather, to frame Council's deliberation:
 - (a) written comments from any landowners within the required separation distance;
 - (b) proposed mitigation measures to minimize impacts;
 - (c) landforms that may affect or be affected by the impacts from the Intensive Livestock Operation;
 - (d) physical severances, including roadways, rail lines, or waterbodies within the separation distance;
 - (e) whether the livestock will be housed fully indoors, fully outdoors, or partially indoors and outdoors;
 - (f) the land use designation and future land use of the lands within the separation distance; and
 - (g) other factors that Council deems relevant.
- (iii) Council will use Map 4 – Development Considerations and Map 3 – Development Constraints to assess the constraints, benefits and acceptability of the subdivision. Multiple-lot country 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 3.2.2.1 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 (clusters).
 - (d) Within the required separation distances, provided for in the RM's Zoning Bylaw, for multiple parcel country residential sites.

Objective 4.3.2.5: Multiple Parcel Country Residential Development and Design

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

Policy (a) *Scale and Density*

- (i) Multiple Lot Country Residential
 - (a) Each multiple lot residential subdivision development shall be limited to a maximum area of 64.8 hectares (160 acres), or one quarter section.

Policy (b) *Comprehensive Development Application*

- (i) In the interests of ensuring a comprehensive and planned approach to development, the Municipality may require a developer to prepare a Comprehensive Development Application (CDA) for proposed multiple parcel country residential developments. A Comprehensive Development Review may include the following information:
 - (a) A completed copy of the RM Garden River No. 490 Multiple Parcel Residential and Commercial/Industrial Development Proposal Workbook.
 - (b) Concept plans showing an integrated layout for all lands intended for development, including internal roadways, access to external public roads, municipal and environmental reserve parcels, utility parcels, and phasing of the development.
 - (c) Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other hazards together with any required mitigation measures.
 - (d) Engineering reports to address water supply, surface water drainage, sewage treatment and disposal, and fire suppression.
 - (e) Any other information Council deems necessary in order to appropriately evaluate an application.

Policy (c) *Comprehensive Development Application Evaluation*

- (i) In evaluating a Comprehensive Development Application (CDA), Council may ensure compliance with any municipal requirement or standard through the provision of a servicing agreement or condition of the approval of a development permit as appropriate.
- (ii) Once a CDA has been approved by Council, no subsequent subdivision or development that is inconsistent with the approved CDA will be permitted without the approval of a revised CDA as appropriate.

Policy (d) *Services*

Based on the recommendations of engineering reports as per the Comprehensive Development Application:

- (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 development, with the aim of preserving productive agricultural land, protecting important wildlife habitat in the community, and ensuring that 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 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 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 4.3.2.6: Other Associated Development

To accommodate recreational uses, home based businesses, community facilities and other forms of development normally associated with multiple parcel country 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.

4.4 COMMERCIAL / INDUSTRIAL LAND USE & DEVELOPMENT**4.4.1 BACKGROUND**

- Commercial and industrial development within the RM is primarily located along the major transportation corridor Provincial Highway #55. Uses include an auto repair shop, auto body shop, welding and machine shop, winery and orchard, insurance agency, outfitters and outfitter base camps.
- Other home-based businesses or businesses ancillary to agricultural or resource procurement operations are sure to exist within the RM but were not identified during field investigations.
- 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.
- 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.
- Consideration should be given to the most optimal location for commercial and industrial development, in order to take advantage of existing infrastructure within the RM.

4.4.2 OBJECTIVES AND POLICIES**Objective 4.4.2.1: 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 4.4.2.2: Objective 4.4.2.2 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 6 – Future Land Use Map and Map 4 - Development Considerations 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 lesser separation distances from the recommended separation distances identified in Table 6-1 respecting dwelling units, multi-parcel country residential developments, commercial uses, industrial parks or uses, and recreation uses. In considering the approval of lesser than the recommended separation distances, Council shall consider the following factors which are not intended as requirements for an approval but rather, to frame Council's deliberation:
 - (a) written comments from any landowners within the required separation distance;

- (b) proposed mitigation measures to minimize impacts;
 - (c) landforms that may affect or be affected by the impacts from the Intensive Livestock Operation;
 - (d) physical severances, including roadways, rail lines, or waterbodies within the separation distance;
 - (e) whether the livestock will be housed fully indoors, fully outdoors, or partially indoors and outdoors;
 - (f) the land use designation and future land use of the lands within the separation distance; and
 - (g) other factors that Council deems relevant.
- (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) *Comprehensive Development Application*

- (i) In the interests of ensuring a comprehensive and planned approach to development, the Municipality may require a developer to prepare a Comprehensive Development Application (CDA) for proposed commercial and industrial developments. A Comprehensive Development Application shall include the following information:
 - (ii) A completed copy of the RM of Garden River No. 490 Multi-parcel Country and Residential and Commercial/Industrial Development Proposal Workbook (see Section 10).
 - (iii) Plans showing an integrated layout for all lands intended for industrial or commercial development, including internal roadways, access to external public roads, municipal and environmental reserve parcels, utility parcels, and phasing of the development.
 - (iv) Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other hazards together with any required mitigation measures.
 - (v) Engineering reports to address water supply, surface water drainage, sewage treatment and disposal, and fire suppression.
 - (vi) Any other information Council deems necessary in order to appropriately evaluate an application.

Policy (h) *Comprehensive Development Application Evaluation*

- (i) In evaluating a Comprehensive Development Application (CDA), Council may ensure compliance with any municipal requirement or standard through the provision of a servicing agreement or condition of the approval of a development permit as appropriate.
- (ii) Once a CDA has been approved by Council, no subsequent subdivision or development that is inconsistent with the approved CDA will be permitted without the approval of a revised CDA as appropriate.

Policy (i) *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 lesser separation distances from the recommended separation distances identified in Table 6-1 respecting dwelling units, multi-parcel country residential developments, commercial uses, industrial parks or uses, and recreation uses. In considering the approval of lesser than the recommended separation distances, Council shall consider the following factors which are not intended as requirements for an approval but rather, to frame Council's deliberation:
 - (a) written comments from any landowners within the required separation distance;
 - (b) proposed mitigation measures to minimize impacts;
 - (c) landforms that may affect or be affected by the impacts from the Intensive Livestock Operation;
 - (d) physical severances, including roadways, rail lines, or waterbodies within the separation distance;
 - (e) whether the livestock will be housed fully indoors, fully outdoors, or partially indoors and outdoors;
 - (f) the land use designation and future land use of the lands within the separation distance; and
 - (g) other factors that Council deems relevant.
- (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.

5 VILLAGE OF MEATH PARK: OBJECTIVES & POLICIES

5.1 TRANSPORTATION, MUNICIPAL INFRASTRUCTURE & SERVICES

5.1.1 BACKGROUND

- The Village of Meath Park is situated at the junction of Provincial Highways #55 and #120.
- The Village provides sanitary sewer services within the Village limits. The Village's lagoon is located within the RM of Garden River (32-51-23 W2M).
- Services within the village include towing and automotive repair, restaurants, and a tavern. An insurance broker is located approximately 1 km outside of the Village within the RM of Garden River No. 490.
- The Village is served by Greenland Waste. Waste is collected on a weekly basis, recycling is collected on a monthly basis.
- The *Statements of Provincial Interest Regulations* provides the following statement 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.*

5.1.2 OBJECTIVES AND POLICIES

Objective 5.1.2.1: Integrated Infrastructure Planning

To integrate planning, finance and engineering to effectively manage existing and new infrastructure in a sustainable, innovative and cost effective manner.

- Policy (a)** The Village will continue to inform their decision making processes by preparing and coordinating strategic planning, financial planning, asset management planning and other similar initiatives.
- Policy (b)** The Village will continue to pursue innovative opportunities to enhance municipal service delivery.
- Policy (c)** The Village shall undertake infrastructure and other studies, as necessary, to plan for changes or improvements to the Village's infrastructure systems to meet current engineering standards, accommodate growth and improve operational efficiency.
- Policy (d)** The Village will ensure that development can be adequately serviced by infrastructure and utility systems by understanding the Village's infrastructure needs and the costs associated with those needs by using the most up to date information available.

Objective 5.1.2.2: Asset Management

To ensure a clear picture of the current state of the Village's municipal infrastructure in order to manage it effectively over the long-term.

- Policy (a)** Continue to utilize and implement Asset Management Plans in order to sustainably provide an appropriate level of service to residents and visitors.
- Policy (b)** Ensure consistency between all long term planning documents going forward including this Official Community Plan, Asset Management Plans, Long Term Financial Plans, and others.
- Policy (c)** Ensure Asset Management Plans are kept up to date and used to support infrastructure investment decisions.
- Policy (d)** Use Asset Management Plans to support long term financial planning.

5.1.3 TRANSPORTATION OBJECTIVES AND POLICIES

Objective 5.1.3.1: Road and Street Network

To provide a safe, efficient, cost effective and convenient road and street network for all users.

- Policy (a)** Developments shall be located and designed in a manner that ensures safe and efficient traffic operations.
- Policy (b)** New subdivisions shall provide for the expansion of the road and street network beyond the area being subdivided as necessary.
- Policy (c)** The Village shall continue to monitor and implement appropriate improvements to ensure that vehicle and pedestrian conflicts are minimized in proximity to schools.
- Policy (d)** Traffic impacts shall be a factor in the evaluation of development proposals. An engineering assessment may be required in order to identify traffic impacts. The costs associated with preparing the engineering assessment shall be borne by the developers. The costs of implementing the necessary road and street network changes or improvements may be negotiated by the Village and the affected developers based on the extent to which the impacts of the proposed development necessitates the need for the improvements.
- Policy (e)** Council may, by bylaw, establish or adopt a system relating to vehicle weights or route designation in the municipality.

Objective 5.1.3.2: Transportation and Land Use

To promote land use and development patterns that encourage walking, cycling, and other alternative forms of transportation while ensuring pedestrian and traffic safety.

- Policy (a)** Connectivity and traffic safety for pedestrians, cyclists and private vehicles shall be considered in all land use and development decisions and in the planning and design of street improvements or new roadways.
- Policy (b)** Opportunities should be provided for the development of walking and cycling facilities within the Village by exploring and envisioning linkages and connections between commercial areas, green spaces, destination sites and residential areas.

Objective 5.1.3.3: Railway

To ensure that the railway continues to provide vital services to the community while mitigating any negative impacts resulting from ongoing railway operations.

Policy (a) The Village shall provide for efficient and effective land use and transportation planning, including consultation with Wheatland Railway, in order to reduce the potential for future land use conflicts and to provide appropriate protection for rail infrastructure.

Objective 5.1.3.4: 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 Village, pursuant to Section 172 of *The Planning and Development Act, 2007*, 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.

Policy (b) The Village will not be responsible for costs associated with the provision of municipal services to new subdivisions, except for Village-owned developments. Where a private development requires municipal services, including drainage, the proponent will be responsible for all costs associated with providing such services.

Objective 5.1.3.5: Infrastructure Capacities and Stormwater Management

To optimize use of existing Village water, sewer, solid waste, and stormwater management infrastructure and capacities, ensuring that future development remains within the area serviceable by the existing system for as long as possible and minimizing municipal costs in the provision of services to areas that pose special servicing problems.

Policy (a) Ensure that development in Meath Park can be adequately serviced by infrastructure and utility systems and services by understanding the Village's infrastructure needs, and the costs associated with those needs, by using the most up-to-date information available to the Village.

Policy (b) Stormwater management systems shall be designed by a professional engineer in accordance with appropriate engineering standards.

Policy (c) Continue to monitor population and business growth as it relates to water and wastewater systems.

5.2 RESIDENTIAL LAND USE AND DEVELOPMENT

5.2.1 BACKGROUND

- Statistics Canada reports the Village had a 2021 population of 169. This was a decrease of 3.4% from 2016 population of 175.
- According to statistics Canada the number of total private dwellings in the Village was 86, 75 of these dwellings were reported to be occupied by residents.
- Single detached and manufactured dwellings are the dominant forms of housing in Meath Park.
- Based on population projections that assume modest population growth due to continued economic development in the region, and the Village's average household size of 2.2 people per household, new residential development could reasonably expect to use up approximately an additional 9.4 acres (3.8 hectares) of land by 2031.
- The Council of the Village of Meath Park recognizes the importance of providing opportunities for a diversity of housing including providing areas for manufactured dwellings and flexibility in the redevelopment of existing residential sites.
- The *Statements of Provincial Interest Regulations* provides the following statement 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 wellbeing of communities.*

5.2.2 OBJECTIVES AND POLICIES

Objective 5.2.2.1: Future Residential Land Use

To identify the areas, within Meath Park and outside of the Village's current boundaries (if applicable), that are most suitable for future residential development in order to provide an adequate supply of land going forward.

- Policy (a)** The Village will ensure that new residential development locates in the areas noted as "**Future Residential**" on the Future Land Use Concept. At the time of subdivision, these areas will be zoned, in the Zoning Bylaw, for residential uses and compatible development. Prior to such rezoning, development in these areas will be regulated to prevent development of uses which would conflict with the long term use of these areas.
- Policy (b)** If and when sufficient land is no longer available to accommodate additional residential development, the Village will ensure that new residential development shall locate in the areas noted as "**Potential Residential**" on the Future Land Use Concept. Prior to the build-out of land identified as Potential Residential on the Future Land Use Concept, noted herein, the Village shall undertake the necessary studies and analysis to identify the lands necessary to accommodate residential development for the next 15-20 years.
- Policy (c)** Subject to policies contained in Section 3.3 – Intermunicipal and Jurisdictional Cooperation, Council will initiate required actions to bring the areas noted as "**Potential Residential**" within the corporate limits of the Village through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for residential uses and compatible development when they are included within the corporate limits of the Village. Those lands that are designated and zoned for future urban development will be rezoned for residential uses and compatible development once plans

for such development have advanced to the point where the appropriate residential zoning designation has been clarified and once the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner.

- Policy (d)** The Village will support residential subdivision development in order to ensure a three to five year supply of serviced lots, based on the rate of serviced lot uptake in the preceding years. Where Council is of the opinion that a sufficient supply of desirable lots is unavailable, or a sufficiently wide range of lots for certain dwelling types is unavailable, this guideline may be adjusted.

Objective 5.2.2.2: Housing Diversity

To provide a variety of housing options to address the needs of residents of the community and to address housing availability and affordability issues.

- Policy (a)** The Zoning Bylaw shall contain residential zoning districts that will facilitate a wide range of residential uses. These districts will provide appropriate development standards to address building forms and dwelling unit densities. Certain community facilities will be permitted in all residential districts.

- Policy (b)** Supportive housing, such as care homes and day care centres, will be facilitated in all compatible areas of the Village. The Zoning Bylaw will contain development standards for these uses.

Objective 5.2.2.3: Infill Development

To ensure that infill developments support and enhance Meath Park's existing residential areas.

- Policy (a)** In order to enhance the viability of the Village's community centre and to optimize the use of existing infrastructure and services, consideration will be given to higher density residential and mixed use residential/commercial developments in proximity to the community centre. Proposed developments shall be compatible with nearby land uses and shall be capable of being economically serviced.

- Policy (b)** In order to facilitate access to community centre commercial services by seniors or others with mobility constraints, seniors housing, community services and other essential services should be encouraged to locate in close proximity to the Village's community centre.

- Policy (c)** In order to provide a variety of housing options and to optimize the use of existing infrastructure and services, consideration will be given to higher density residential developments in appropriate locations in existing residential areas. Proposed developments shall be compatible with nearby land uses and shall be capable of being economically serviced.

Objective 5.2.2.4: Residential Areas

To ensure that new residential areas are designed in a manner which provides a high quality living environment and a range of housing options.

- Policy (a)** New residential areas shall be designed to be pedestrian friendly, walkable, and connected by orienting development to serve pedestrian and cycling traffic in addition to automobile traffic.
- Policy (b)** Residential uses shall be buffered from incompatible uses, railways, and major roadways.
- Policy (c)** A variety of housing forms will be encouraged in new residential areas, including single detached dwellings, semi-detached and two unit dwellings, special needs housing, and Villagehouse and apartment style multiple unit dwellings, to accommodate a range of users including, but not limited to: those residents who desire housing that accommodates attainable and affordable housing; seniors' housing; and, rental housing.
- Policy (d)** Multiple unit dwellings shall be located with satisfactory access to neighbourhood entrance points in order to minimize potential conflicts with adjacent residential uses.
- Policy (e)** New residential areas should connect to and complement existing and future developments, by requiring that concept plans be submitted to the Village for approval prior to consideration of rezoning applications associated with formal subdivision applications.

Objective 5.2.2.5: Home Based Businesses

To facilitate economic development and foster entrepreneurship through support of the home based businesses in Meath Park.

- Policy (a)** Home based businesses that are clearly secondary to the principal residential use of the dwelling unit and are compatible with the residential environment shall be accommodated.
- Policy (b)** The amenity of the overall residential environment shall be preserved by ensuring home based businesses are compatible with nearby residential properties and that they do not generate traffic, parking, noise, electrical interference, vibration, odour or other elements that are not normally found in the residential environment.
- Policy (c)** Land use conflicts shall be minimized by specifying the types of activities to be fully permitted as home based businesses in the Zoning Bylaw and ensuring that these uses are compatible with a residential environment.
- Policy (d)** The Zoning Bylaw shall contain development standards pertaining to home based businesses, including standards for parking, use of accessory buildings, storage, product sales, resident and non-resident employees, number of business-related vehicle trips per day, and other relevant matters.

Objective 5.2.2.6: Compatible and Complementary Land Uses

To provide for complementary land uses within residential areas.

- Policy (a)** The predominant use of land within residential areas shall be residential. These areas may also permit a range of complementary institutional and community-oriented uses that are compatible with a residential environment. Examples may include places of worship, schools, community centres, public parks and recreation facilities, health services, other institutional uses, and neighbourhood convenience commercial. These activities shall be

compatible with the use and scale of the residential area, shall provide a needed service, and shall appropriately address issues of transportation, parking, and land use conflicts.

5.3 COMMERCIAL & ECONOMIC DEVELOPMENT

5.3.1 BACKGROUND

- Commercial land uses in Meath Park are focused along Railway Avenue. The Villages retail and service sector includes a bank, Post Office and contracting businesses. The location of commercial development is convenient for residents, due to location being along the access way into the Village from Highway #55, in addition to its proximity to residential areas.
- Businesses located within the Village include automotive repair, painting, restaurants, and taverns
- In addition to commercial services with a street front business, some of the commercial ventures operating in the Village may be run out of the home as home based businesses.
- During the land use inventory survey in October 2021, it was noted that several vacant lots are present throughout the commercial area of the Village. Opportunities therefore exist for the Village to consider commercial development on unused or underutilized sites.
- In order for the Village of Meath Park to continue to develop the Village centre and capitalize on commercial development opportunities, areas need to be identified for both short- and long-term future commercial development.

5.3.2 DOWNTOWN COMMERCIAL OBJECTIVES AND POLICIES

Objective 5.3.2.1: Downtown Strength

To promote and enhance the attractive and viable downtown commercial area of the Village of Meath Park.

- Policy (a) The downtown shall continue to be prioritized as a primary location for retail activity, services, government functions and cultural activities in the community.
- Policy (b) The character of the downtown may be enhanced by:
- encouraging development with minimal front yard setbacks, grade level direct entrances, and clear glazing at street level;
 - encouraging residential / commercial mixed use and small- to mid-scale commercial developments to locate in the downtown.
- Policy (c) Consideration may be given to the enhancement of the downtown commercial area through:
- the construction of infrastructure;
 - investment in public buildings;
 - public realm improvements such as public park and greenspace development;
 - encouragement of public - private partnerships;
 - consideration for tax abatement incentives;
 - incentives to promote the use of vacant and underutilised buildings or sites;
 - planning and building permit fee rebates; and
 - the promotion of the Village of Meath Park as a place for business development.

- Policy (d) The Village will work towards increasing the opportunities available to re-use vacant or underutilised buildings and sites in Meath Park by addressing constraints that exist for potential developers.
- Policy (e) The Village will support, encourage and facilitate the creation of a viable and coherent vision for the future development of the downtown area by continuing to ensure commercial development remains concentrated in its well-defined central location with important community services in close proximity.
- Policy (f) The Village will provide opportunities for increased levels of overall activity in the downtown by promoting a mix of compatible uses within the area.

Objective 5.3.2.2: Economic and Tourism development

To attract investment and foster economic and population growth by promoting the benefits of living and working in the Village of Meath Park.

- Policy (a) The Village, in partnership with other regional stakeholders, will pursue opportunities to market and promote Meath Park’s investment properties, events, services, and culture and heritage.
- Policy (b) Where appropriate, the Village will continue to support existing and pursue new Village-wide special events.
- Policy (c) The Village will continue to encourage the maintenance and support of existing businesses in the Village by delivering municipal services in cost effective ways, while continuing to build, maintain and operate Village infrastructure in a manner that is sustainable.
- Policy (d) The Village will continue to collaborate in providing tourism amenities and opportunities for the region, and seek out mutually beneficial opportunities with other organizations and authorities in the interest of promotion, preservation, and enhancement of tourism in the region.
- Policy (e) The Village will continue to utilize local boards and committees in addressing tourism and economic development in the Village and region.

Objective 5.3.2.3: Supply of Land

To ensure an available supply of land for community centre commercial development.

- Policy (a) The Zoning Bylaw will contain a community centre commercial district to provide for a wide range of community oriented commercial and other compatible uses.
- Policy (b) Zone the area shown as “**Community Centre Commercial**” on the Future Land Use Concept for community oriented commercial uses and other compatible development.
- Policy (c) Consideration will be given to extending commercial zoning to those areas shown as “**Community Centre Commercial**” on the Future Land Use Concept, as demand warrants to include a mix of commercial, institutional and multi-unit residential uses that would not conflict with the long-term future use of this area.

5.3.3 HIGHWAY COMMERCIAL OBJECTIVES AND POLICIES

Objective 5.3.3.1: Highway Commercial Corridors

To enhance the visual and functional quality of the highway commercial corridors in the Village.

- Policy (a) The Village will ensure a standard of landscaping and screening is provided to achieve aesthetically appealing gateways.
- Policy (b) The Village will facilitate the development of visually appealing entry points into the Village along Highway #55 by:
- (i) initiating the preparation of a coordinated highway entry enhancement master plan or strategy;
 - (ii) providing financial support from the implementation of such a master plan or strategy; and
 - (iii) establish landscaping requirements and signage standards in highway commercial areas.
- Policy (c) New commercial developments will be required to connect to and complement existing and future development in Meath Park through the requirement of a concept plan, submitted for Council approval prior to consideration of rezoning applications associated with formal subdivision applications. 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.

Objective 5.3.3.2: Highway Commercial Zoning District

Highway commercial development should accommodate uses that by virtue of their scale or locational requirements are not readily suited to a downtown location.

- Policy (a) The Zoning Bylaw shall contain a highway commercial district that provide for an appropriate range of uses and development standards.

Objective 5.3.3.3: Highway Commercial Land Use

To ensure that sufficient land is designated along Highway #55 for the development of Highway Commercial uses.

- Policy (a) Ensure new Highway Commercial development locates in the areas noted as "**Future Commercial**" on the Future Land Use Concept. Prior to the time of subdivision, these areas will be zoned, in the Zoning Bylaw, for commercial use. Prior to such rezoning, development in these areas will be regulated to prevent development of uses which would conflict with the long term use of these areas.

- Policy (b) If and when sufficient land is no longer available to accommodate additional commercial development, new commercial development will be encouraged to locate in the areas noted as "**Potential Commercial**" on the Future Land Use Concept. Prior to the build-out of land identified as Potential Commercial on the Future Land Use Concept, noted herein, the Village shall undertake the necessary studies and analysis to identify the lands necessary to accommodate commercial development which will be required over the next 15-20 years.
- Policy (c) Subject to policies contained in Section 3.9 – Intermunicipal and Interjurisdictional Cooperation, Council will initiate required actions to bring the areas noted as "**Potential Commercial**" within the corporate limits of the Village through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for highway commercial uses and compatible development when they are included within the corporate limits of the Village. Those lands that are designated and zoned for future urban development will be rezoned for highway commercial uses and compatible development once the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner.

5.4 INDUSTRIAL DEVELOPMENT

5.4.1 BACKGROUND

- Industrial development is limited in the Village of Meath Park and is located mainly along the northern side of Railway Avenue. The Village has expressed a desire to locate industrial development along the south side of Railway Avenue.
- Industrial development in Meath Park largely consists of storage facilities, and construction services.
- The Prince Albert Pulp Mill is located approximately 25 km southwest of Meath Park within the City of Prince Albert and is currently undergoing demolition and reconstruction. The Prince Albert Pulp Mill restart project may have a significant economic impact upon the surrounding region including to the Village of Meath Park.
- Identification of areas for both short-term and long-term future industrial is needed as the Village moves forward. Providing opportunities for industrial development within Meath Park will assist the Village in capitalizing on new and existing economic opportunities in the region.

5.4.2 INDUSTRIAL OBJECTIVES AND POLICIES

Objective 5.4.2.1: : Industrial Land Use

To ensure that sufficient land is designated within the Village to accommodate Industrial development opportunities.

- Policy (a) The area shown as "**Industrial**", on the Future Land Use Concept will be zoned for industrial uses and compatible development.
- Policy (b) If and when sufficient land is no longer available to accommodate additional industrial development, new industrial development will be encouraged to locate in the areas noted as "**Potential Industrial**" on the Future Land Use Concept. Prior to the build-out of land identified as "**Potential Industrial**" on the Future Land Use Concept, noted herein, the

Village shall undertake the necessary studies and analysis to identify the lands necessary to accommodate industrial development which will be required over the next 15-20 years.

- Policy (c) Subject to policies contained in Section 3.9 – Intermunicipal and Interjurisdictional Cooperation, Council will initiate required actions to bring the areas noted as "**Potential Industrial**" within the corporate limits of the Village through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for industrial uses and compatible development when they are included within the corporate limits of the Village. Those lands that are designated and zoned for future urban development will be rezoned for industrial uses and compatible development once the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner.
- Policy (d) In order to accommodate a range of economic development opportunities, the Zoning Bylaw will make provision for light industrial, limited heavy industrial, and railway industrial development.

Objective 5.4.2.2: Industrial Development Opportunities

To attract new industrial operations to Meath Park.

- Policy (a) The Village will ensure development opportunities are available by maintaining a supply of readily serviceable land for appropriate industrial activities for the Village of Meath Park.

Objective 5.4.2.3: Land Use Conflicts and Development Design

To minimize the potential for land use conflicts between industrial development and other uses while encouraging visually appealing industrial areas.

- Policy (a) Lands identified for industrial development shall be adequately buffered, screened and separated from incompatible land uses.
- Policy (b) Industrial development shall be directed to areas which are readily accessible to major transportation infrastructure, which are capable of being economically serviced, and which shall not have adverse impacts on the natural environment, including groundwater resources.
- Policy (c) Heavy industrial uses, which may create land use conflicts in the normal course of operations, shall be located in areas which provide appropriate separation from residential areas and from highways and other entrance ways into the Village.
- Policy (d) Visually appealing industrial development will be facilitated and encouraged by establishing appropriate landscaping requirements and signage standards in all industrial areas.
- Policy (e) Appropriate buffers shall be provided at the time of subdivision to minimize conflict between industrial areas and other, incompatible uses.
- Policy (f) New industrial developments will be required to connect to and complement existing and future development in Meath Park through the requirement of a concept plan, submitted

for Council approval prior to consideration of rezoning applications associated with formal subdivision applications. 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.

Objective 5.4.2.4: Servicing Capacity

To ensure that the locations and types of industrial development proposed for the Village of Meath Park are consistent with capacities of the Village's infrastructure to support such development, given the wide range of servicing requirements for different forms of industrial development.

- Policy (a) In the Zoning Bylaw, those industrial uses that have the potential to use significant volumes of water or contribute significant flows to the sanitary sewer system as a result of industrial processing operations will be listed as discretionary uses.
- Policy (b) Prior to the approval of a discretionary use application in an industrial zoning district or for an industrial development, Council must be satisfied that it is feasible to service the subject development with municipal water and sanitary sewer systems. Costs, if any, associated with demonstrating such feasibility shall be borne by the applicant.
- Policy (c) All industrial developments will be serviced by water and sanitary sewer and any other appropriate services that are available.

5.5 AMENITIES & DEDICATED LANDS

5.5.1 BACKGROUND

- The Meath Park and District Community Centre provides space for sports teams including hockey teams to train. The space is also used for festivals and community events.
- Opportunities exist for more formal development of parks and recreation space, including connective recreation trails and linear parks in the Village of Meath Park.
- The *Statements of Provincial Interest Regulations* provides the following statements concerning biodiversity, natural ecosystems, recreation and tourism which are addressed in the objectives and policies that follow:
 - *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 supporting a high quality of life for Saskatchewan's citizens and visitors by providing and actively promoting recreation and tourism opportunities.*

5.5.2 OBJECTIVES AND POLICIES

Objective 5.5.2.1: Public Space and Natural Areas

To safeguard and enhance Meath Park's green space and public open space in order to contribute to the wider objectives of sustainable community development and provide publicly accessible space suitable for all community needs.

- Policy (a)** Adopt appropriate policies to ensure the protection and enhancement of green space.

- Policy (b)** Natural and scenic areas of significant value, wherever possible, shall be placed in public ownership.
- Policy (c)** The integration of natural features, existing vegetation, habitat, and wetland areas in the development of the Village’s parks and open space systems shall be encouraged.
- Policy (e)** The Village will encourage participation by service clubs, community and public agencies, the RM of Garden River, and other stakeholders in the development of parks, green space, trail systems and other publicly accessible areas within the Village.

Objective 5.5.2.2: Municipal Reserves

To make provision for municipal reserves when land is subdivided.

- Policy (a)** The following factors shall be considered in making decisions on the provision of municipal reserves:
 - (i) Smaller municipal reserve areas within new residential subdivisions should be provided for neighbourhood parks and playgrounds.
 - (ii) In commercial and industrial subdivisions, cash-in-lieu of municipal reserve dedication will be considered as the primary method of meeting the municipal reserve requirement, unless the requirement can be transferred to an acceptable area and dedicated.
- Policy (b)** Municipal reserves shall only be used to convey stormwater runoff to stormwater storage basins and shall act as temporary water storage to allow for water retention for a design period of no longer than a twenty-four hour period after a storm event. Areas that are designed to store or retain water for more than twenty-four hours after a storm event shall be classified as stormwater management facilities and shall be identified as “utility parcels” on subdivision plans.

Objective 5.5.2.3: Walkability

To support, encourage and facilitate connectivity and walkability throughout the Village.

- Policy (a)** The Village will pursue opportunities to link natural areas, parks, and walking and cycling facilities in a continuous open space system.
- Policy (b)** The Village will facilitate the development of a walkable community, through consideration of the provision of adequate sidewalks, pathways in linear parks and appropriate lighting. The development of pedestrian amenities should contribute to and emphasize public safety and comfort.
- Policy (c)** The Village will consider the important linkages between Meath Park’s destination sites, residential areas, and pedestrian amenities in the development of parks and open space within the Village.

6 REQUIRED SEPARATION DISTANCES BETWEEN USES

Table 6-1: Separation Distances Between Uses (in metres) RM of Garden River No. 490		Municipal Wells	Residential *			Recreational Development (campground, ski hill, festival site, etc) ⁽⁴⁾	Permanent Waterbodies or Watercourses	Urban Municipality, Resort Village ⁽⁵⁾	Intensive Agriculture ⁽⁶⁾	Hazardous Industrial ⁽¹³⁾
			Single Parcel ⁽¹⁾	Multi-lot Country/ Resort Residential, Hamlet, Organized Hamlet ⁽²⁾	Tourist Accommodation ⁽³⁾					
Urban Municipality, Resort Village		--	--	--	--	--	N/A	--	--	
Intensive Livestock Operation ⁽⁸⁾	300 – 499 A.U.	1,600	400	1,600	400	400	*	1,600	--	1,600
	500 – 2,000 A.U.	1,600	800	2,400	800	800	*	2,400	--	1,600
	> 2,000 A.U.	1,600	1,200	3,200	1,200	1,200	1,200	*	3,200	--
Airport / Airstrip ⁽⁹⁾		--	--	800	--	--	--	800	--	--
Gravel Pit (non-clay)		--	200	600	200	--	--	--	--	--
Waste Mgmt. ⁽¹⁰⁾	Solid	1,600	457	457	457	457	457	457	457	457
	Liquid	1,600	457	457	457	457	457	457	457	457
Anhydrous ⁽¹¹⁾	Non-refrigerated	--	305	305	305	305	--	305	--	--
	Refrigerated	--	600	600	600	600	--	600	--	--
Industrial ⁽¹²⁾		800	305	800	305	305	--	800	--	--
Hazardous Industrial ⁽¹³⁾		1,600	1,600	2,400	1,600	1,600	1,600	2,400	1,600	--

Distances are measured as follows: Between closest point of nearest:

- (1) Single residential building...
- (2) Multi-lot residential or hamlet building site...
- (3) Tourist accommodation facility...
- (4) Recreational site...
- (5) Municipal boundary...
- (6) Intensive agricultural site...
- (7) Commercial site...
- (8) ILO facility...
- (9) Airport / airstrip facility...
- (10) Waste management facility or lagoon...
- (11) Anhydrous ammonia storage facility...
- (12) Industrial site...
- (13) Hazardous industrial site...

... to the nearest residential building, corporate limit, ILO, airport or airstrip, gravel pit, anhydrous ammonia storage facility, waste management facility, or to the site lines for other uses.

- * All residences existing as of the adoption date of this bylaw are exempt from the separation distances required in Table 6-1.
- * Council may reduce the prescribed separation distances where appropriate fencing, screening, landscaping, berming, building and site orientation, road upgrading or other similar measures are provided to mitigate potential land use conflicts to the satisfaction of Council.
- * Refer to Section 3.3.2.2 (g) of this DOCP for separation distances from land uses within an adjacent municipality.
- * Setbacks between ILO's and permanent waterbodies and watercourses are subject to Provincial Regulations and approvals by the Ministry of Agriculture.

7 FUTURE LAND USE CONCEPT

7.1 USE & INTERPRETATION

7.1.1 INTENT

The Future Land Use Concept for the Meath Park-Garden River Planning District reflects the present land use patterns as well as identified opportunities for, and constraints on, future land use and development within the Planning District. The concept identifies three specific areas:

- (1) Rural – Urban Fringe
- (2) RM of Garden River
- (3) Village of Meath Park

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

7.1.2 RURAL-URBAN FRINGE

Future growth in the Rural-Urban Fringe is designated on Map 6 – Village of Meath Park Future Land Use Map.

- (1) Member municipalities intend to ensure that future land use and development within the Rural Urban Fringe will be compatible with future growth aspirations of both the Village and RM.
- (2) Where applications for subdivision are made within the Rural Urban Fringe shown on Map 6, the RM will only consider amending the Zoning Bylaw, if required, to accommodate such development provided:
 - (a) The proposed use and development of land are consistent with the policies in this DOCP concerning the use of land, the projected pattern of development and Village growth, and the anticipated urban service needs and requirements of immediately adjoining land within the Village. Proponents of development applications within these areas may be required to provide documentation indicating how the proposed development will connect to and complement future growth of the Village within a Comprehensive Development Application.

The Village will provide administrative support to review the CDA to evaluate it for compatibility regarding connections, adjacent land use compatibility, and the potential for future servicing, should the subject land be identified for Village growth at a future date. The Planning District may also adopt concept plans as part of this District Official Community Plan to ensure development in the Planning District is consistent with future long-term Village growth aspirations.

- (b) The development conforms to all other relevant provisions of the District Official Community Plan and the Zoning Bylaw.
- (3) The Councils of the Village and RM shall engage in cooperative planning for key areas of mutual interest in the Planning District and implement the results of such planning projects in the form of amendments to this DOCP.

7.2 RM OF GARDEN RIVER

7.2.1 INTENT

Development decisions within the RM of Garden River, outside of the Rural-Urban Fringe, shall be guided by Maps 2, 3 and 4. Information contained on these maps is intended to help guide Council decisions on proposed development applications. Rural growth tends to be close to major roads and urban centres, but growth in the broader region is unpredictable and areas are not identified for specific land uses like they are in the Village and in the Rural Urban Fringe.

7.2.2 SEPARATE RESIDENTIAL SITES

Within the RM, single parcel residential development may occur in a limited fashion on separate sites, subject to the general and residential development policies in the DOCP and to the development standards set out in the Zoning Bylaw.

7.2.3 IMPLEMENTATION

- (1) Generally, land within the RM will be zoned for agriculture, farm-based businesses and other compatible uses.
- (2) Lands within the RM 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, single parcel or multi parcel residential development are made in the RM, the Council will consider amending the Zoning Bylaw to accommodate such development, if amendments are required, where it is demonstrated that:
 - (a) consideration is given to the reducing the amount of prime agricultural land taken out of production;
 - (b) site conditions are suitable for the type of development;
 - (c) negative environmental impacts of such development are avoided or suitably mitigated;
 - (d) the proposed development will not impact or conflict with existing or future regional infrastructure located within the Planning District; and
 - (e) the development conforms to all other relevant provisions of the DOCP and Zoning Bylaw.

7.3 VILLAGE OF MEATH PARK

7.3.1 INTENT

The Village of Meath Park’s Future Land Use Plan is shown on Map 6. Areas within Village boundaries that are undeveloped and areas outside of Village Boundaries are labelled “Future”.

7.3.2 IMPLEMENTATION

- (1) Existing commercial, industrial and residential development will be zoned for such purposes in the Zoning Bylaw.
- (2) Vacant lands will be zoned FUD – Future Urban Development District.
- (3) Where applications for residential, commercial or industrial subdivisions are made in the Village, acknowledging Planning Commission recommendations, Village Council will consider such applications favourably and make required amendments to the Zoning Bylaw to accommodate such development, if amendments are required, where it is demonstrated that:
 - (a) site conditions are suitable for the proposed type of development;
 - (b) negative environmental impacts of such development are avoided or suitably mitigated;
 - (c) the development conforms to all other relevant provisions of the DOCP and Zoning Bylaw;
 - (d) the development will include landscaping and other aesthetic considerations on sites that front major highway; and,
 - (e) the development will not compromise or restrict long-term future commercial development on sites that front major highways.

8 IMPLEMENTATION

8.1 ZONING BYLAW

The Rural Municipality of Garden River Zoning Bylaw and the Village of Meath Park Zoning Bylaw will be the principal methods of implementing the objectives and policies contained in this District Official Community Plan, and will be adopted in conjunction herewith by the RM of Garden River and the Village of Meath Park respectively.

8.1.1 PURPOSE

The purpose of the Zoning Bylaws adopted by the member municipalities in the Garden River—Meath Park Planning District is to control the use of land providing for the amenity of the area within each municipality's jurisdiction and for the health, safety, and general welfare of the inhabitants of the Planning District.

8.1.2 CONTENT AND OBJECTIVES

The Zoning Bylaws will implement the land use policies contained in this Official Community Plan by prescribing and establishing zoning districts for agricultural uses, residential uses, commercial uses, industrial uses, community service and institutional uses, and other municipal uses. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations, off-street parking, landscaping, and so forth.

8.1.3 AMENDING THE ZONING BYLAWS

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

- (1) The nature of the proposal and its conformance with all relevant provisions of this District 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.

8.1.4 ZONING BY AGREEMENT

- (1) Where an application is made to rezone land to permit the carrying out of a specified proposal, the affected municipality may, for the purpose of accommodating the request, enter into an Agreement with the Applicant pursuant to Section 69 of *The Act*.
- (2) Contract Zoning permits a municipality to manage the use of a site and layout of a specific proposed development that requires rezoning. Council may use a Contract Zone to rezone a site to allow a proposed development, but may also restrict uses normally allowed in the zoning district through a contract.
- (3) Section 7.1.3 of this Official Community Plan shall apply in the review of applications for rezoning by agreement.
- (4) The affected municipality 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.
- (5) The affected Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.
- (6) The affected Council may consider rezoning by agreement to accommodate development or subdivision proposals when:
 - (a) limiting the uses within a zoning district will avoid land use conflict;
 - (b) it is necessary to ensure that appropriate services and infrastructure are provided.

8.1.5 USE OF THE HOLDING SYMBOL "H"

- (1) Pursuant to Section 71 of *The Act*, the member municipalities may use the Holding Symbol "H" in conjunction with any zoning district designation in their respective Zoning Bylaw, 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) The affected 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, the affected Council shall consider whether development has progressed to a point where extension of municipal services is appropriate.

8.2 OTHER IMPLEMENTATION TOOLS

8.2.1 SUBDIVISION APPLICATION REVIEW

In reviewing any application for subdivision, the affected 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 municipality's 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.

8.2.2 DEDICATED LANDS

- (1) When reviewing any application for subdivision, the affected 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 Act*.
- (2) Pursuant to *The Act*, the affected 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.

8.2.3 BUILDING BYLAW

- (1) The member municipalities will use their building bylaws to provide standards for the construction, repair and maintenance of buildings in the community as well as ensuring acceptable physical conditions. Provisions for occupancy permits and inspections can be included in the bylaw.

8.2.4 DEVELOPMENT LEVIES AND SERVICING FEES

- (1) In accordance with Section 169 of *The Act*, the affected 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*, the affected Council may require a servicing agreement with the proponent of a subdivision development in their municipality. In order to provide overall direction and guidance in the negotiation of individual agreements with developers, that 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.

8.3 OTHER

8.3.1 UPDATING THE DISTRICT OFFICIAL COMMUNITY PLAN

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

8.3.2 FURTHER STUDIES

As necessary, the member municipalities will undertake such studies or programs required to facilitate and encourage the growth and development of the Planning District.

8.3.3 COMMUNITY ENGAGEMENT

In addition to the requirements of *The Act*, provisions for public participation may be initiated which are appropriate to the nature and scope of the planning matter being addressed. Examples of initiatives for which the community engagement process applies includes land use issues, social issues, safety issues, recreation issues and utility services.

For any situation where the community engagement process applies, the District Commission will consider the following principles:

- Municipal government decisions must be made in a context that is sensitive and responsive to public concerns and values.
- The community engagement process must demonstrate openness, honesty and transparency of purpose, as well as the communication of the results.
- The process must be respectful of decision making protocols.
- The process must demonstrate a commitment to being time-sensitive and cost-effective.

8.3.4 COOPERATION AND INTER-JURISDICTIONAL CONSIDERATION

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

8.3.5 PROGRAMS

The member municipalities 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.

8.3.6 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 District Official Community 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.

8.3.7 BINDING

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

8.3.8 DEFINITIONS

The definitions of the Rural Municipality of Garden River Zoning Bylaw and the Meath Park Zoning Bylaw shall apply to this District Official Community Plan.

9 MAPPING

Map 1 – Location and Access – RM of Garden River

Map 2 – Soil Considerations – RM of Garden River

Map 3 – Development Constraints – RM of Garden River

Map 4 – Development Considerations – RM of Garden River

Map 5 – Satellite Map – RM of Garden River

Map 6 – Future Land Use Map – Village of Meath Park/ RM of Garden River

10 DEVELOPMENT PROPOSAL WORKBOOK
