

BYLAW NO. 2018-09

# OFFICIAL COMMUNITY PLAN

RM OF SHELLBROOK No. 493

## ABSTRACT

The purpose of an Official Community Plan (OCP) is to provide a comprehensive policy framework to guide the physical, economic, social and cultural development of the RM of Shellbrook.

**RURAL MUNICIPALITY OF SHELLBROOK No. 493**

**OFFICIAL COMMUNITY PLAN**

**BYLAW NO. 2018-09**

**PREPARED FOR:**

**THE RM OF SHELLBROOK No. 493**

**PREPARED BY:**



**Planning Ltd.  
Mervin, SK**

**October 2018**

**RM OF SHELLBROOK NO. 493**

**OFFICIAL COMMUNITY PLAN**

Being Schedule "A" to Bylaw No. **2018-09**

in RM of Shellbrook No. 493

Consolidated version including the following Amendments

(including Future Land Use Map Amendments):

**NOTE:**

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

DATE: July 12, 2019

**RM OF SHELLBROOK NO. 493**  
**OFFICIAL COMMUNITY PLAN**

Being Schedule "A" to Bylaw No. 2018-09

in RM of Shellbrook No. 493



(Reeve)



(Administrator)



**The RM of Shellbrook No. 493**

**Bylaw No. 2018-09**

A Bylaw of the RM of Shellbrook No. 493 to adopt the Official Community Plan.

The Council of the RM of Shellbrook No. 493 in the Province of Saskatchewan, in open meeting assembled enacts as follows:

1. Pursuant to section 29 and 32 of *The Planning and Development Act, 2007* the Council of the RM of Shellbrook No. 493 hereby adopts the Official Community Plan, identified as Schedule "A" to this Bylaw.
2. The Council and 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 03<sup>rd</sup> day of October, 2018.

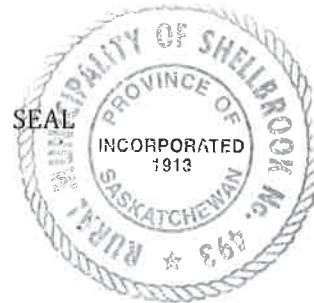
Read a Second Time the 22<sup>nd</sup> day of November, 2018.

Read a Third Time the 22<sup>nd</sup> day of November, 2018.

Adoption of this Bylaw this 22<sup>nd</sup> day of November, 2018.



(Reeve)





(Administrator)

Certified a True Copy of the Bylaw adopted by Resolution of Council  
On the 22<sup>nd</sup> day of November, of the year 2018.



(Administrator)



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## **1.0 INTRODUCTION**

This planning document, called an Official Community Plan (OCP) is a policy document that provides guidance and structure for all future planning and development within RM of Shellbrook No. 493 (RM). RM sustainability is synonymous with sustainable development practices, and the organized daily operations of the community. This long-range planning document is a tool to achieve strategic investments and development decisions. The RM is built upon unique attributes, like local history, recreational amenities, accessibility to prominent features, and location in Northcentral Saskatchewan. These attributes require a comprehensive plan of management, which is achievable through this document and its affiliated Zoning Bylaw.

This comprehensive plan revolves around the Province of Saskatchewan's *14 Statements of Provincial Interest* which ensures that all planning and development within the RM occurs in a holistic manner. Planning and development do not occur in isolation from a range of social, economic, and environmental factors, and requires a thorough understanding of the underlying driving forces behind development. In addition to the statements of interest, local land use inventory, consultation, and statistical information where available has been incorporated to provide a current snapshot of the community.

It is difficult to be able to anticipate exactly how the community will change into the future, but by preparing for multi-faceted development, the Council and Administration will be better prepared to make informed decisions to achieve their vision for the RM. This document will provide consistency for developers, ratepayers, administration, and Council in its decision-making process regarding planning and development. The remainder of this section will outline the authority and mandate of the OCP, the scope to which it applies, the overall vision of the RM, and general goals to achieve that vision.

### **1.1 Authority and Mandate**

The adoption of this bylaw is subject to *The Planning and Development Act, 2007*, ("the Act"), which refers to section (40) that outlines the adoption of an Official Community Plan (OCP) that is binding on the community and all other persons, associations or other organizations, and internal developments should be consistent with this planning document. The OCP contents shall be in accordance with section (32) of the Act which incorporates, when practical, "any applicable provincial land-use policies and statements of provincial interest." More specific items that must be included are listed within the Act and are included in this document. It is important to look at this document in a holistic manner as the key to its implementation.

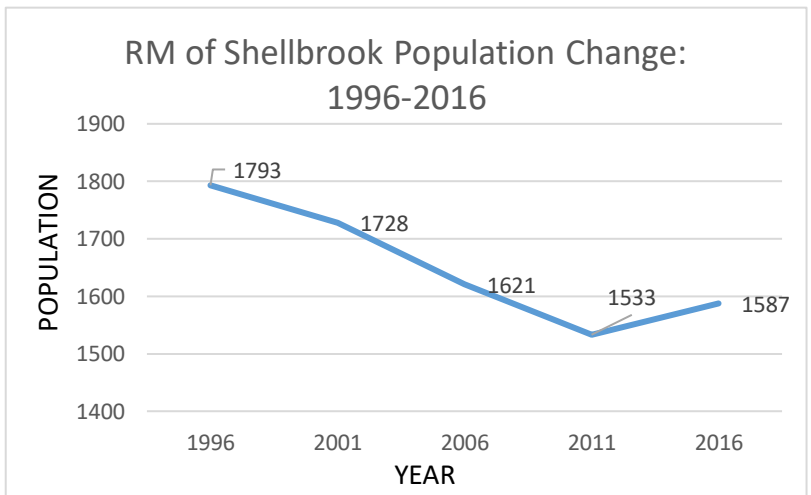
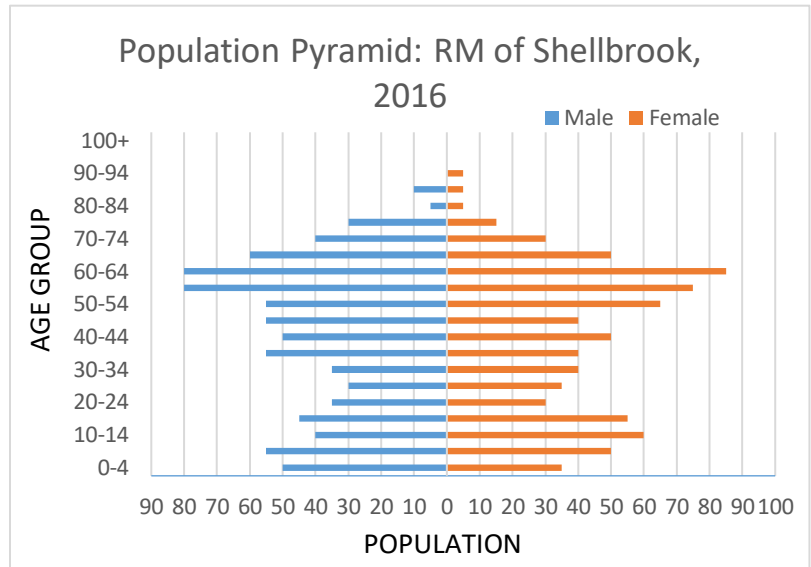
### **1.2 Scope**

The goals and policies outlined within this OCP are applicable to all lands located within the RM of Shellbrook No. 493 boundaries for future development and implementation. All development within the boundary of the RM shall conform to the objectives and policies in this plan, and the zoning regulations to implement its intent.

### 1.3 Background

When drafting an OCP and Zoning Bylaw, the community vision is derived from the local history, demands, and aspirations of the RM. In addition to this, it is important to analyze population trends to better understand how the community has changed recently, and what can be expected for the community going forward.

Demographic information is also important to consider when determining municipal viability and sustainability for the future. The current population trends of the municipality over the past twenty (20) years have seen some decline and increases. Over the past five (5) years, the RM of Shellbrook has seen a population increase of 0.7%, which is completely opposite to the average -0.6% population decrease the municipality has been experiencing over the past 20 years. If this recent population increase is continued, then the population growth scenarios provided below will see the community continue to grow to a population of 1,701 people by 2030. If the average population decline of the last 20 years continues, then the RM will continue to see fewer ratepayers, and Council may want to consider voluntary restructuring with surrounding municipalities to increase the population base. This document has been written with the recent population growth at it's centre, but dissolution and amalgamation policies have also been included to provide sufficient information for Council regardless of how the community changes going forward.



RM of Shellbrook: Population Change Scenarios				
	-1.0%	-0.5%	0.5%	1.0%
<b>2016</b>	1587	1587	1587	1587
<b>2020</b>	1524	1555	1618	1651
<b>2025</b>	1449	1516	1659	1735
<b>2030</b>	1378	1479	1701	1824
<b>2040</b>	1246	1407	1788	2015
<b>2050</b>	1127	1338	1880	2225

Fortunately, the population pyramid provided above of the current demographics by age group provides promising trends for the municipality with a growing younger population to sustain the RM of Shellbrook. It is hoped that this trend continues, thereby making the community more viable in the future. The dominant population is between the ages of 50 to 74, but the next largest population age group is between the ages of four (4) to ten (10).



This document is intended to guide the RM of Shellbrook in evaluating future development applications, as well as highlight objectives and goals for daily operations and implementation. Organized into two (2) major components, daily operations and policies within key sections applicable to the municipality, and then considerations for future land use planning and development.

## 1.4 The RM Vision and Goals

All future development and growth should align and strengthen the RM vision for the future. It is important to have a vision statement that all future planning decisions and approvals slowly move the municipality forwards. As such, the RM of Shellbrook Council wants to ensure that a correct municipal vision is determined that best represents their direction and the perspectives of the ratepayers. Additional consultation with ratepayers is required prior to stating an official Vision Statement for the RM.

## 1.5 Guiding Principles

The following principles assist and guide the Council and Administration about OCP policies and Zoning Bylaw implementation. These principles create consistency that stabilize planning and development within the RM:

- ❖ **Balance Interest, Rules with Flexibility:** It is critical for RM to have an open mind and consider the needs of all stakeholders. By understanding cultural, social, natural, and environmental environments that surround or within the RM, more informed decisions can be made by decision-makers and those implementing bylaws in the community.
- ❖ **Sustainability:** Decisions about the management and development of resources will be made with consideration of present and future generations having a healthy, prosperous RM. Conservation, reclamation, rehabilitation, mitigation, and prevention are all tools that can be employed to ensure sustainable growth and development.
- ❖ **Public Engagement and Consultation:** RM growth and development to achieve regional prosperity may be achieved with greater partnerships within the surrounding communities, such as municipalities and surrounding First Nations. Consultation is integral to sustainable development and provides opportunities for active and meaningful communication within the RM. Communication should occur in an open and respectful

### **PROVINCIAL INTERESTS**

1. Agriculture and Value-Added Agribusiness
2. Biodiversity and Natural Ecosystems
3. First Nations and Métis Engagement
4. Heritage and Culture
5. Inter-municipal Cooperation
6. Mineral Resource Exploration and Development
7. Public Safety
8. Public Works
9. Recreation and Tourism
10. Residential Development
11. Sand and Gravel
12. Shore Land and Water Bodies
13. Source Water Protection
14. Transportation

manner that will allow all relevant stakeholders to participate in a productive dialogue that promotes appropriate development.

- ❖ **Mutual Respect and Statements of Provincial Interest:** Longevity and sustainability is easier to achieve with strong local initiatives to overcome differences towards a common goal. By respecting the holistic statements of interest, the RM is committed to planning for the future. Inter-community cooperation is a key component for collaboration between entities, and it is important for the RM to maintain relationships with the surrounding rural and urban municipalities as well as nearby First Nations.
- ❖ **Initiative and Enterprise:** RM has a goal of providing economic amenities for visitors, which requires combining planning with individual initiative and enterprise. Land use planning provides direction and timing for infrastructure development to support individual business decisions.
- ❖ **Learning and Innovation:** Planning and development changes over time. The commitment to undergo the adoption of an OCP and Zoning Bylaw demonstrates RM willingness to accommodate sustainable development.

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## 2.0 AGRICULTURAL LAND USES

Agricultural land use has been and continues to be the expected dominant form of development, and source of local income generation in the RM of Shellbrook No. 493. The policies herein are aimed at protecting the agricultural nature of the municipality, while accommodating and promoting secondary value-added agri-business.

The AR – Agricultural Residential Zoning District accommodates a variety of land use types that are compatible with agricultural development, and some residential development to house agricultural operators and non-farm residential development. Currently the municipality does not have any oil and gas exploration or extractive activities, but there are existing aggregate deposits. These deposits have not been specifically mapped within this document to not draw attention to aggregate storage within the municipality; however, policies for aggregate development and land use have been incorporated into this plan and the affiliated Zoning Bylaw to guide Administration and Council when reviewing these types of applications.

Forested lands also occupy a large portion of land within the RM which has been identified on the Future Land Use Map for increased clarity. The designated areas primarily correspond with the Nisbet Provincial Forest. The Nisbet Provincial Forest is approximately 80,000 ha in size. It is an “island forest” surrounded by agricultural development, and adjacent to city and rural residential development. This easy accessibility for people means the forest is subjected to more concentrated pressures for recreation and economic use than other, more northern, provincial forests. The forest provides habitat for many wildlife species, and at the same time people use it for recreation, forest products harvesting, cattle grazing, hunting, trapping, gathering of non-timber forest products and gravel extraction. Provincial highways, grid roads, railroads and major utility routes pass through the forest.

The Ministry of Environment is largely responsible for management of the forest lands and has created the Nisbet Integrated Forest Land Use Plan (NIFLUP). The plan provides guidance to management of lands within the provincial forest, including use of the lands and resources therein. The NIFLUP identifies areas within the provincial forest along a spectrum from being highly restricted for new development, through to areas where development may occur following provincially set guidelines and best practices. The RM recognizes the Crown's rights and responsibilities to regulate activities related to utilization of and protection of forest resources on provincial forest lands.

## **2.1 Agricultural, Forestry and Mineral Resource Objectives**

1. Protect agricultural lands for agricultural operations and compatible land uses.
2. Minimize fragmentation of productive agricultural lands by limiting subdivision and encourage the clustering of residential development
3. Encourage the development of agriculturally-related commercial and industrial development along major transportation routes, and where service provision is economically feasible.
4. Provide for aggregate extraction operations as an important resource for the municipality and the region.
5. Provide for natural resource harvesting and development in the Provincial Forest, with a minimum of overlap between provincial and municipal responsibilities and process.
6. Provide for opportunities to promote and accommodate livestock operations and other value-added agricultural developments.

## **2.2 Agricultural and Mineral Resource Policies**

1. Review Section 6 – Land Use Implementation for subdivision and development policies and guidance.
2. Land uses which may pose compatibility challenges for agricultural activities, such as private forestry operations, mineral resource extraction, residential development and other similar land uses shall be regulated as discretionary uses in the zoning bylaw. Petroleum resource extraction will be considered a permitted use.
3. All residential, commercial, and industrial development within agricultural land use area shall be required to submit a development permit application and building permit application prior to construction and abide by the regulations of the Zoning Bylaw and the municipality's Building Bylaw.
4. Exemptions to site sizes will be accommodated in the Zoning Bylaw and considered by Council where fragmentation of land is a result of natural or man-made features.
5. A maximum of **four (4)** non-farm residential parcels may be permitted per quarter section (approx. 64.8 ha (160 acres)) without rezoning to an appropriate district, for any residential use in addition to the source parcel. Subdivision permitted by the subdivision approving authority shall not exceed five (5) sites per quarter section. Clustering of non-agricultural development is encouraged to avoid fragmentation of agricultural lands
  - a. Applications where parcels are tied together shall be considered a single unit for the sake of density calculations.
  - b. Sites for municipal facilities and public utilities will be excluded from density regulations.

6. Pursuant to clause (d), at Council's discretion, additional subdivision may be allowed to be subdivided from a quarter section for any site fragmented from the balance of a quarter section by either natural (river, creek, coulee, etc.), or man-made (developed road allowance, railway, etc.) barriers, or other features as determined by Council.
7. One farm dwelling will be permitted as accessory to an agricultural use. Additional accessory dwellings may be accommodated subject to the regulations of the Zoning Bylaw.

## **2.3 Forestry Resource Policies**

- a. Development proposed on private land regarding forestry operations, shall be regulated by this policy document and affiliated regulations in the Zoning Bylaw.
- b. The area of the municipality within the Provincial Forest is largely Crown Land, administered by the Ministry of the Environment and/or the Ministry of Agriculture. The primary uses of this land are natural resource harvesting, including forestry, grazing/haying, wild plant harvesting, fish harvesting, wild game management and recreational hunting and angling. These activities are regulated by provincial legislation.
- c. Within provincial forest areas mineral, aggregate, and petroleum product exploration and extraction may take place depending on the location of the resources, but is typically controlled through provincial regulations, leasing and permit legislation and processes. Areas considered as the Forest District that are outside the provincial forest areas all abide by the policies outlined in this bylaw, and its affiliated Zoning Bylaw.
- d. The Rural Municipality of Shellbrook No. 493 supports the promotion of the sustainable use of forest land for the benefit of current and future generations by balancing the need for economic, social and cultural opportunities with the need to maintain and enhance the health of forest land.

## **3.0 RESIDENTIAL DEVELOPMENT**

Within the RM the majority of existing residential development is in the form of farmsteads on agricultural holdings and non-farm residential subdivision located within agricultural land use areas. There are a number of higher density residential subdivisions within the municipality that have been rezoned to a Country Residential District. Future residential development is encouraged to be clustered together to better utilize municipal infrastructure.

According to 2016 Statistics Canada census data, the average household size within the RM is 2.6 individuals. Based on a moderate growth projection of a population increase of 0.5%, in the year 2040, there will require a minimum of 688 dwelling units within the municipality to accommodate the population. Currently, Statistics Canada states that there are 764 dwellings within the municipality. Specifics on individual housing stock has not been evaluated, and it is assumed that demand for new housing will exist for housing replacement and to accommodate current resident preferences.

It is critical that planning and development consider surrounding land uses, and surrounding communities that also have a vested interest in growth and expansion. The Town of Shellbrook and the Organized Hamlets of Holbein and Crutwell may require additional lands for expansion. The RM will seek an ongoing and

coordinated approach to planning new development in urban fringe area for the benefit of all in the region. Council. Infill of existing vacant parcels within the Hamlets is preferred to best make use of existing infrastructure and municipal services. Consequently, no lands have been identified adjacent to the Organized Hamlets for future expansion.

Residential lakeshore and cottage developments exist within the municipality. Existing development is generally in the form of subdivided residential lots, as well as some dwelling group development. While Council is comfortable with the potential creation of additional lakeshore development, proposals shall be evaluated based on site suitability and sound planning principals.

Future subdivisions and approvals for residential development will be reviewed for appropriate drainage and access, and the Zoning Bylaw will regulate residential development to ensure conformance with setback requirements and compatibility with surrounding development. There is an interest to protect the natural environment and agricultural lands while taking a planned approach to new residential development. Residents should be aware that surrounding agricultural land uses still dominate the local economy and may affect country residential lifestyles. All new subdivisions will require an evaluation of the priorities of the community, and the municipality will work with the subdivision approving authority to ensure subdivided residential lots are suitable for development.

### **3.1 Residential Objectives**

1. To outline residential subdivision and development requirements regarding the provision of municipal infrastructure and services.
2. Consider environmental sustainability, surrounding natural landscapes (i.e., agricultural lands, wetlands and other environmentally sensitive areas) to ensure compatible adjacent land uses through policies and regulations to mitigate land use conflicts with residential development.
3. Encourage clustered residential development where viable agricultural opportunities do not exist.
4. Encourage the location of new residential development such that existing infrastructure is best utilized.
5. Encourage new development that minimizes risks to people and property.

### **3.2 Residential Policies**

#### **3.2.1 General Residential Policies**

- a. Review Section 6 – Land Use Implementation for subdivision and development policies and regulations for all residential development. Scale and intensity of the development shall influence developer expectations and requirements.
- b. All residential development applicants must complete a development permit and building permit prior to construction and abide by the regulations of the Zoning Bylaw and the municipality's Building Bylaw.
- c. The Zoning Bylaw will regulate residential development through but not limited to, site size and frontage requirements, minimum setback requirements, and land use options listed as permitted and discretionary uses, and affiliated evaluation criteria and implementation regulations.

- d. All development, buildings, and structures, including accessory buildings and structures (but not limited to: decks, patios, and fences) shall be entirely contained within the boundaries of the site on which they are proposed to be located. Resolution of encroachment issues can be achieved by supporting the realignment of surveyed boundaries through subdivision, or the movement of buildings or structures.
- e. The RM will seek to work with the Town of Shellbrook to allow for compatible growth strategies in the urban fringe to ensure a planned and sustainable approach to residential growth in the region. The area of the urban fringe has been identified on the Future Land Use Map forming part of this plan.
- f. A variety of housing options will be provided through the Zoning Bylaw to accommodate a range of demographics, lifestyles, and income levels.
- g. The RM will work with the appropriate provincial ministries and agencies to protect heritage properties and culturally sensitive areas.
- h. Sites for municipal facilities and public utilities will be excluded from density regulations.
- i. New development shall be planned and designed to minimize human or environmental risks to people and property.
- j. Development shall be considered in alignment with the RM's asset management planning.

### **3.2.2 Hamlet Development**

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

### **3.2.3 Country Residential Development**

- a. Country Residential subdivisions are encouraged to be located within the areas identified as suitable on the Future Land Use Maps, which form part of this bylaw.
- b. Land use compatibility will be a factor considered by Council where rezoning to accommodate higher residential density is proposed.
- c. Residential density greater than that outlined in subsection 2.2, and meeting the implementation policies in section 6, is required to be in an area designated for Country Residential development.

### **3.2.4 Lakeshore Development**

- a. Council may consider the clustering of existing cabin development using dwelling group regulations listed within the Zoning Bylaw.
- b. Future cabin development shall be encouraged to be placed on individually titled residential lots, or through registered dwelling groups under *The Condominium Act* and associated regulations.
- c. Where condominium applications are entertained by Council, all internal condominium unit areas shall conform to standard size site requirements, and Council will defer to local emergency protective services for guidance on minimum internal road widths and maneuvering areas; 15 metre road width is generally acceptable for local access.

- d. Alteration to the bed, bank, or boundary of a water body or watercourse will require any necessary approval(s) from the appropriate provincial or federal ministries or agencies prior to development or modification.
- e. Council may consult with First Nations or Métis communities in the area regarding lakeshore development proposal.
- f. Residential density greater than that outlined in subsection 2.2, and meeting the implementation policies in section 6, is required to be in an area designated for Lakeshore development when near major water bodies.

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## 4.0 ECONOMIC DEVELOPMENT AND BIODIVERSITY

While often considered competing interests, economic development and biodiversity are well-suited to be discussed together because the economic viability of the RM of Shellbrook is largely dependent on the natural environment. All initiatives for economic development should occur with the preservation of the natural environment in mind to ensure a sustainable approach to development.

The RM's economic development is characterized by being highly dependent on the resources available in the natural environment; albeit lands supporting agricultural development, aggregate deposits, recreation and tourism development, or the boreal and aspen forest lands that dominate the eastern portion of the municipality.

Agricultural development is the primary driver of economic activity and employment through crop production and livestock rearing. Secondary economic activity is primarily related to aggregate resource extraction and forestry operations. These areas are expected to be the primary drivers of economic activity in the municipality. There is currently no oil and gas exploration and extraction within the RM or known petroleum resources.

Sturgeon Lake Regional Park is located within the municipality. Prince Albert National Park and the well-established resort communities of Emma and Christopher Lakes are located directly north and east. There may be opportunities to leverage these assets and amenities for further economic benefit and to fulfill the recreational needs of the community.

A former Canadian National rail line crosses the RM which previously serviced communities between Prince Albert and the Turtleford area. The line has been decommissioned for some time, and most of the old rail bed has been sold to private individuals. Should any new rail line be established, the RM will review development proposals in proximity to the rail line and will defer to the *FCM -RAC Guidelines for New Development in Proximity to Railway Operations*.

Another aspect of economic development available to the RM is commercial development that benefits from proximity to provincial highways and transportation routes. It is important for the municipality to identify key areas of highway commercial development and protect it for this type of land use. This expansion of commuter economic development will assist in diversifying the local economy and increase municipal

sustainability. The western edge of the municipality lies at the junction of Highway 3 between Spiritwood and Prince Albert, and Highway 40 extends south to North Battleford. The junction of Highways 3 and 55 heads north towards Big River and is also another opportunity for economic development; however, this junction is in the Town of Shellbrook. Low service commercial and industrial development along these transportation corridors present an economic opportunity for the region and can complement similar development lying with the Town of Shellbrook requiring higher levels of servicing.

## **4.1 Economic Development Objectives**

1. Promote recreational and tourism development within the RM that is compatible with the initiatives of the Prince Albert National Park and the Sturgeon Lake Regional Park.
2. Support economic development enterprises that sustainably use RM infrastructure, resources, and do not cause adverse effects to surrounding land uses and the natural environment.
3. Support home-based businesses that maintain or enhance the agricultural, residential and recreational character of the area.
4. Promote land use compatibility between competing land use through the policies herein and the implementation of the Zoning Bylaw.
5. Support the forestry industry, while ensuring the environmental sustainability of the area is not compromised.
6. Inventory aggregate deposits and accommodate extraction in a sustainable manner.
7. Encourage and support the implementation of environmentally sustainable agricultural practices to mitigate erosion, source water or site contamination and the loss of biodiversity within natural ecosystems.
8. Engage in meaningful and appropriate consultation with regional stakeholders, First Nations and Métis communities, to ensure protection of biodiversity, natural ecosystems, and source water protection.
9. In consultation with the applicable provincial ministry, identify and inventory critical areas to conserve and protect any historic or culturally significant areas (i.e., archeological sites, or potentially heritage sensitive lands).
10. Encourage local employment opportunities to promote a healthy and growing local economy.
11. Identify land use areas well-suited to accommodate commercial and industrial forms of development.



## **4.2 Economic Development Policies**

- a. Review Section 6 – Land Use Implementation for subdivision and development policies and regulations.
  - b. Encourage the diversification of economic development initiatives nearby existing infrastructure and major transportation routes and encourage the development of access roads for improved accessibility.
  - c. The Future Land Use Map identifies areas identified for future commercial and industrial land use which benefit from proximity to major transportation routes. Other forms of development which may pose conflict for commercial and industrial uses in this area will generally be discouraged.
  - d. The RM may consult with the Ministry of Highways and Infrastructure on development proposals where the provincial highway network may be affected., The RM will consult with the Ministry on its plans for highway improvement with a view to promote new development that benefits from major transportation routes. Proponents may be required to obtain the necessary permits from the Ministry prior to development permit issuance.
  - e. The RM will encourage value-add agricultural activities as a means to enable producers the ability to diversify their operations, process and provide for the direct sale of locally produced commodities.
  - f. Utilize zoning regulations for the orderly and managed development of commercial and industrial development, such as, but not limited to, site size and frontage requirements, minimum setback requirements, and land use options listed as permitted and discretionary uses, and affiliated evaluation criteria and implementation regulations.
    1. Land uses that have potential for land use conflicts may be accommodated as discretionary uses in the zoning bylaw with affiliated evaluation criteria and implementation regulations.
  - g. Council may require applicants to provide a reclamation plan and/or a performance bond for uses related to forestry or mineral resource exploration and extraction as a condition of development permit approval.
  - h. The RM will aim to participate in any regional or provincially-led economic development initiatives to help grow the local economy.
  - i. Riparian areas identified as critical ecosystems, wetlands and associated wildlife protection areas for endangered species, will be restricted for future development. These areas will be protected through approved construction methods, and development such as pedestrian bridges, walkways, trails, boardwalks, and media will be utilized to minimize negative potential impacts.
  - j. Sustainable agricultural practices related to appropriate manure management and chemical application will be encouraged to minimize risks to ground and surface waters.
  - k. Partnerships are encouraged with the provincial government ministries and agencies, local school divisions, First Nations and Métis communities, Regional and National Parks, and any other relevant stakeholder to protect heritage, recreational, and tourism resources from incompatible development and to promote sustainable development and inter-jurisdictional cooperation.
-

- l. Encourage continued inter-jurisdictional cooperation alongside adjacent municipalities, First Nations and Métis communities, Regional and National Parks, and any other relevant stakeholder for any proposed land use change to ensure a planned approach to development and minimize the premature conversion of agricultural land.
- m. The RM is encouraged to explore opportunities for collaboration on joint infrastructure projects that serve the needs of the municipalities, First Nations and Métis communities, Regional and National Parks, and other stakeholder groups within the region.
- n. The RM will coordinate with the applicable provincial ministries and agencies to identify contaminated sites and work towards their remediation.
- o. Municipal facilities are excluded from density regulations.
- p. Development shall be considered in alignment with the RM's asset management planning.

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## 5.0 SERVICES, SUSTAINABLE DEVELOPMENT, AND COLLABORATIONS

The primary municipal service provided to RM of Shellbrook ratepayers are developed roads that are maintained throughout the year. With the amount of forestry and mineral resource extraction occurring within the municipality, it is critical for Council to have active communication with local developers for road maintenance agreements, capital upgrade contributions at time of development, and consistent road and approach standards to promote public safety and economical servicing

It is also through sound planning practices that impacts from natural disasters and human-induced threats to people, property, and municipal interests can be mitigated or eliminated. Currently, no areas within RM have been identified as having development standards related to estimated Safe Building Elevations or geotechnical limitations. Although, areas along the North Saskatchewan River, Shell River, and other tributaries in particular may require detailed review to assess any development limitations.

The RM is also beginning to complete an annual asset management to ensure an up-to-date inventory of RM assets. This enables the RM to make informed decisions on future budgets and infrastructure spending. Unlike many other municipalities, the RM does not have any solid waste disposal or transfer facilities within the municipality; however, should situations change, appropriate policies have been incorporated into this document. There is a liquid waste lagoon located adjacent to the Organized Hamlet of Holbein on SW ¼ 14-49-2-W3M, which is operated by the RM, to accommodate residential growth. The Town of Shellbrook lagoon on SW ¼ 8-49-3-W3M was recently annexed from the RM in to the Town; however, land use separation should be considered if new development in the RM is proposed in proximity. Existing country residential developments generally utilize private on-site sewage systems which are regulated by the Saskatchewan Health Authority. There are a few locations within the municipality that have holding tanks which require off-site hauling, and the lagoon at Holbein has capacity to accept effluent if necessary.

Affiliation with regional organizations, such as the Sturgeon Lake Regional Park, the NIFLUP and inter-municipal cooperation with the Town of Shellbrook encourages active communication between entities. Open dialogue and record keeping procedures are necessary to ensure that the needs of the RM are addressed. These avenues allow for proactive communication regarding annexation and collaborative regional planning initiatives and servicing for regional sustainable growth.

There are several First Nation and Métis communities located within, or nearby, the RM, and the RM seeks open and active communication with them:

- Sturgeon Lake IR – 101A
- Mistawasis IR – 103C,103J
- Poundmaker IR – 114-5A, 114-5B
- Little Red River IR – 106C, 106D
- Montreal Lake IR – 106B
- Big River – Métis Local 59
- Debden – Métis Local 61
- Shell Lake – Métis Local 81

The municipality recognizes the history of First Nations and Métis peoples within this area and are open to working together for a shared vision and objectives for the region.



## **5.1 Service Objectives**

1. Encourage participation of inter-community or jurisdictional cooperation between communities, First Nations and Métis communities, the Regional and National Park, and other stakeholders to promote open and respectful communication and explore offsetting servicing costs and infrastructure improvements that may be delivered regionally.
2. Consider alternative options prior to annexation or expropriation through open communication with urban municipalities located within the RM.
3. Where new development is being proposed in the urban fringe, it shall be planned such that it will avoid creating significant barriers to future urban development or annexation if or when required.
4. Encourage the creation and maintenance of an asset management plan and inventory.
5. Explore new opportunities for providing public works and service delivery through proper maintenance, improvement, or expansion of existing infrastructure and service delivery programmes where possible.
6. Promote sustainable landscaping methods, such as xeriscaping, to combat and manage soil erosion and storm waters, and incorporate Fire Smart principles.
7. Encourage participation with provincial ministries to align local transportation policies with provincial transportation plans.
8. Ensure municipal roadways meet the needs of its residents as a means to promote public safety and the efficient movement of people and goods.

## **5.2 Service Policies**

- a. Review Section 6 – Land Use Implementation for subdivision and development policies and regulations.
    1. Sites for municipal facilities are excluded from density and site regulations
  - b. Encourage regular meetings, regional cooperation and respectful communication with surrounding municipalities, the Regional and National Parks, First Nations and Métis communities, stakeholder groups, and individual land owners.
    1. Record meeting minutes to ensure accountability, knowledge retention, and for referral purposes.
    2. Reports from community committees to ensure accountability and transparency.
    3. Actively identify and attempt dispute resolution mechanisms to ensure continued and positive inter-community and jurisdiction cooperation.
  - c. The annexation or expropriation processes shall align with provincial legislation, and shall aim for the most efficient uses of land and resources for the region overall
  - d. The RM will consult with the appropriate government ministries, agencies, and other qualified professionals where required when considering development. Consultation may be related, but limited to, the impacts on government services and infrastructure, storm and source water protection plans, existing developments, and other resources and land uses in the RM.
  - e. Where applicable, the RM will continue to work with surrounding municipalities and other entities for solid and liquid waste management, recycling, and hazardous waste disposal programs that meet government standards and regulations. Opportunities for regional collaboration will be explored to provide necessary services and to achieve efficient service delivery.
  - f. The RM will continue to pursue asset management planning to inform the budgeting and maintenance planning for RM infrastructure, and ensuring that adequate resources or financing is available for the expansion or replacement of public works. Council will assess needs for improvement and replacement and prioritize projects to provide appropriate and adequate services are available for RM ratepayers.
  - g. Encourage consultation with the Water Security Agency and any other government agencies at time of development review to new development is above the 1:500 flood hazard elevation. When identified, these areas may be inventoried or mapped for reference.
    1. New development within the 1:500 flood hazard elevation is restricted.
    2. Development adjacent to water bodies, water courses, and riparian areas will be evaluated to determine any flood risk.
    3. It is noted that few of the many lakes and waterbodies are not legally surveyed within the RM, which poses challenges for the mapping of many areas which may be prone to flooding. Therefore, where necessary, additional evaluation shall be completed at the cost of the applicant to determine the suitability of development.
    4. Future mapping amendments may be pursued to identify lands at risk of flooding to aid in the development review process.
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- h. Areas identified as hazardous due to erosion, slope instability and slumping, drainage concerns and flooding will be avoided for future permanent development unless sufficient mitigation measures are proposed at time of application.
- i. The RM will consult and cooperate with the applicable provincial ministries and relevant stakeholders in their long-term planning initiatives to align with provincial transportation plans which address local transportation needs.
- j. If deemed necessary by the RM, Council may require the dedication of roadway or roadway widening at the time of subdivision. Where provided for by provincial legislation or regulation, land dedication for roadway may be required without compensation.
- k. The RM shall consider the use of development levies, or servicing agreements for future development and subdivision to recover capital costs incurred directly or indirectly by the RM as a result of development, to prescribe any specific performance requirement, and to ensure timely installation of infrastructure and services.
  - 1. In accordance with section 169 of the Act, and where Council may adopt a Development Levy bylaw, which it may impose development levies to recover all or a part of the RM's capital costs of providing, altering, expanding or upgrading services and infrastructure associated directly or indirectly with a proposed development. Development Levies may be employed where no subdivision is involved.
  - 2. In accordance with section 172 of the Act, and where subdivision is involved, Council may require an applicant to enter into a servicing agreement with the RM to address the provision of services and infrastructure that directly or indirectly serve a proposed development.

The RM will encourage assembling an inventory of cultural and heritage significant areas and development, and local biodiversity and ecosystems evaluations (i.e., ecological assessment) to determine whether these attributes should be protected from the impacts of development.

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## 6.0 LAND USE IMPLEMENTATION

This document provides general guidelines for how Administration and the Council should govern future land uses within the municipal boundary. This section identifies specific development area designations and corresponding zoning types for development, and associated land use patterns and policies for implementation. The *RM of Shellbrook No. 493 Future Land Use Map* forms part of this bylaw and is attached in the appendices titled:

- 1) *RM of Shellbrook No. 493: Future Land Use Map*
- 2) *RM of Shellbrook No. 493: Future Land Use Map – Insert 1*
- 3) *RM of Shellbrook No. 493: Future Land Use Map – Insert 2*
- 4) *RM of Shellbrook No. 493: Future Land Use Map – Urban Areas*

The designation of the different development areas below identifies existing land uses, and identifies the general land use concept for future development within the RM. There are a range of locations identified as general land use policy areas which have been identified to reflect current land use, and to communicate the vision for future development in the RM. Lands identified as “future” development areas reflect the RM’s intent for forms of development in these areas. The typical types of land use policy areas include: Agricultural, Residential, Commercial / Industrial, and Forestry. The development area designations and the purposes of each unique area are as follows:

### **Agricultural Development Area**

**Intent:** The purpose of the Agricultural Development Area is to encourage primary agricultural activities, value-ad agri-business, and other natural resource-oriented developments and uses. This policy area constitutes the majority of the land in the RM. The majority of titled land holdings are in the form of quarter sections (approximately 64 ha), or legal subdivisions (approximately 16 ha) and contain a range of agricultural operations. In addition to the typical, privately-owned agricultural lands typically used for crop farming, livestock, and grazing, there are also crown agricultural lands and community pastures that are used for hunting, grazing, trapping, sand and gravel extraction, and ecotourism where permitted by provincial ministries.

### ***Implementation***

1. Lands within the Agriculture Development Area occupied by existing agriculture development will be zoned for such purposes within the Zoning Bylaw as **AR** – Agriculture Residential District.
2. Generally, land in the AR – Agricultural Residential zoning district will be used primarily for agriculture development, livestock grazing, private forest resource extraction (excluding areas designated as provincial forest), mineral resource exploration and extraction, home and farm-based businesses, low-density non-farm residential development and other compatible uses.
3. Where subdivision or new development is proposed that requires land use re-designation and/or rezoning, Council will consider amending its planning bylaws to accommodate the development where it is demonstrated that:
  - a. Site conditions are suitable for the proposed development;
  - b. Undesirable environmental impacts can be avoided or sufficiently mitigated;
  - c. The proposed development will not introduce land use conflict with surrounding existing and planned land uses which cannot be sufficiently mitigated;
  - d. The proposed development would comply with, and achieve the objectives, of the bylaws of the municipality.

### **Forestry Development Area:**

**Intent:** The intent of the Forestry Development Area is to allow for forestry and other natural resource-oriented development and activities within and around Provincial Forest lands.

### ***Implementation***

1. The disposition and use of Crown Provincial Forest land are under the direction of the Saskatchewan Ministry of the Environment pursuant to its policies and discretion.
2. Lands that are outside of the Provincial Forest Lands will be regulated by the policies in this document, and the associated regulations in the Zoning Bylaw.
3. Development within the Provincial Forest shall meet the goals and objectives of the *Nisbet Integrated Forest Land Use Plan* (NIFLUP). The NIFLUP and the Ministry of Environment will be consulted when considering new development within the Provincial Forest. The NIFLUP identifies areas within the provincial forest along a spectrum from being highly restricted for new development, through to areas where development may occur following provincially set guidelines and best practices. Permits and/or dispositions from the Ministry may be required prior to development.
4. All Provincial Forest land in the RM shall be designated as the F - Forest District in the Zoning Bylaw. Uses allowable within this district will be guided by the NIFLUP and must receive permits, licenses, or dispositions from the Ministry of Environment.

### **Hamlet Development Area:**

***Intent:*** The purpose of the Hamlet Development Area is to accommodate, small-lot residential and commercial development within the RM, and other land uses compatible with hamlet development.

### ***Implementation***

1. Land within the Hamlet Development Area is primarily occupied by existing small-lot residential development and will be initially zoned for such purposes within the Zoning Bylaw as **H** – Hamlet District. Initially, these are lands within the boundaries of the Organized Hamlets of Holbein and Crutwell, and lands directly adjacent.
2. Where subdivision or new development is proposed that requires land use re-designation and/or rezoning, Council will consider amending its planning bylaws to accommodate the development where it is demonstrated that:
  - a. Site conditions are suitable for the proposed development;
  - b. Undesirable environmental impacts can be avoided or sufficiently mitigated;
  - c. The proposed development will not introduce land use conflict with surrounding existing and planned land uses which cannot be suitably mitigated;
  - d. The provision of municipal services is economically viable; and

- e. Infill of vacant lots within the H – Hamlet District is not a viable option for the proposed development.
  - f. The proposed development would comply with and achieve the objectives this plan, and of the Zoning Bylaw of the municipality.
3. Lands not zoned H-Hamlet District within the Hamlet Development Area will initially be zoned as AR – Agricultural Residential District in the Zoning Bylaw. Where required, land use re-designation and/or rezoning will be considered by Council as per subsection (2).

#### **Country Residential Development Area:**

***Intent:*** The purpose of the County Residential Development Area is to accommodate residential densities greater than permitted in the Agricultural Development Area within the RM, and other land uses compatible with residential development.

#### ***Implementation***

1. Land within the Country Residential Development Area is generally occupied by existing residential densities greater than permitted in the Agricultural Development Area. Existing country residential development within this area will be zoned as CR – Country Residential District.
2. Where subdivision or new development is proposed that requires land use re-designation and/or rezoning, Council will consider amending its planning bylaws to accommodate the development where it is demonstrated that:
  - a. Site conditions are suitable for the proposed development;
  - b. Undesirable environmental impacts can be avoided or sufficiently mitigated;
  - c. The proposed development will not introduce land use conflict with surrounding existing and planned land uses which cannot be suitably mitigated;
  - d. The provision of municipal services is economically viable; and
  - e. The proposed development would comply with and achieve the objectives this plan, and of the Zoning Bylaw of the municipality.
3. Council lands not zoned as CR – Country Residential district within this development area will be zoned restrictively as AR – Agricultural Residential District in the Zoning Bylaw.

#### **Lakeshore Development Area:**

***Intent:*** The purpose of the Lakeshore Development Areas is to accommodate, smaller-lot residential development located nearby to recreational water bodies within the RM, and other land uses compatible with lake residential development. The Lakeshore Development Area is differentiated from the Country Residential Development area in that the former is intended for a narrower set of



uses which are generally more seasonal or recreational in nature nearby to sizeable water bodies (i.e., Sturgeon Lake).

### ***Implementation***

1. Land within the Lakeshore Development Area is generally occupied by small-lot residential cottage development nearby to waterbodies. Lands within this development area will be zoned for such purposes within the Zoning Bylaw as **LD** – Lakeshore Development District.
2. Where subdivision or new development is proposed that requires land use re-designation and/or rezoning, Council will favourably consider amending its planning bylaws to accommodate the development where it is demonstrated that:
  - a. Site conditions are suitable for the proposed development;
  - b. Undesirable environmental impacts can be avoided or sufficiently mitigated;
  - c. The proposed development will not introduce land use conflict with surrounding existing and planned land uses which cannot be suitably mitigated;
  - d. The provision of municipal services is economically viable; and
  - e. The proposed development would comply with and achieve the objectives of this plan, and of the Zoning Bylaw of the municipality.
3. All high-density applications shall be required to be located within proximity to a water body.
4. Lands not zoned LD – Lakeshore Development District within the Lakeshore Development Area will initially be zoned as AR – Agricultural Residential District in the Zoning Bylaw. Where required, land use re-designation and/or rezoning will be considered by Council as per subsection (2).

### **Industrial Development Area:**

***Intent:*** The purpose of the Industrial Development Area is to accommodate a diverse range of concentrated agri-business, general commercial, highway commercial, and light industrial development. These forms of development require a variety of parcel sizes, accessibility to major transportation routes, may require minimal services, and may pose greater land use compatibility potential with residential development.

### ***Implementation***

1. Land within the Industrial Development Area is occupied by existing higher-density commercial or industrial development. Future development in these land uses will require rezoning for such purposes within the Zoning Bylaw as **M** – Industrial District.
2. Where subdivision or new development is proposed for commercial or industrial use that requires land use re-designation and/or rezoning, Council will favourably consider amending its planning bylaws to accommodate the development where it is demonstrated that:

- a. Site conditions are suitable for the proposed development;
  - b. Undesirable environmental impacts can be avoided or sufficiently mitigated;
  - c. The provision of municipal services is economically viable; and
  - d. The proposed development would comply with and achieve the objectives this plan, and of the Zoning Bylaw of the municipality.
3. Where subdivision or new development is proposed for uses other than commercial or industrial that require land use re-designation and/or rezoning, Council will may consider amending its planning bylaws to accommodate the development where it is demonstrated that:
- a. Site conditions are suitable for the proposed development;
  - b. Undesirable environmental impacts can be avoided or sufficiently mitigated;
  - c. The provision of municipal services is economically viable;
  - d. The proposed development would not impede future land uses identified in this plan; and
  - e. The proposed development would comply with and achieve the objectives this plan, and of the Zoning Bylaw of the municipality.
4. Lands identified for future commercial and industrial development will initially be zoned restrictively as AR – Agricultural Residential District. Where required, land use re-designation and/or rezoning will be considered by Council as per subsection (2). Where specific development initiatives are presented to the Council, consideration may be given for an amendment to create a specific zoning districts within the Zoning Bylaw to better accommodate the subdivision or development.

## **6.1 Future Development Objectives**

1. Foster a mutually beneficial relationship between the RM and surrounding municipalities where information and development plans are implemented towards a regional development vision.
  2. Ensure future land use development is completed in a sustainable manner that retains the natural environment of the RM, as well as the promotion of aesthetically pleasing economic development, and protect areas identified as heritage or culturally significant.
  3. Consider financial implications, asset management, , and the efficient and sustainable use of existing infrastructure prior to expansion.
  4. To provide opportunities to residents for recreation and public amenity through land dedication at the time of subdivision or by designation by the RM in accordance with the Act.
  5. Ensure that new development occurs which minimizes risk to people or property.
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6. Minimize the potential for land use incompatibility and seek to mitigate potential conflict or nuisance through land use separation or other means.
7. Ensure that new development is properly served by suitable access to roads and transportation routes.

## **6.2 Future Development Policies**

All future subdivision and development within the RM should consider the following items:

1. Development shall be consistent with the RM's Future Land Use concept to encourage compatible development (i.e., agricultural, residential, commercial and recreational, etc.), and efficient use of resources
2. In its review of development and where applicable, the RM will evaluate potential impacts from noise, odour, smoke, fumes, dust levels, night lighting, glare, vibrations, or other emissions, and how this will influence appropriate buffering, separation, or screening from adjacent existing land uses.
3. The RM may require the submission of a concept plan, for the entire area to be developed and any supporting documentation by certified professionals (i.e. drainage plans, geotechnical reports, traffic impact studies, etc.), to help determine the suitability of the proposed development
4. New development and subdivision shall occur in a safe and sustainable manner in the best interests of the RM and its residents, the RM will encourage appropriate subdivision design, street layout, and site planning.
5. All parcels shall have legal access by an all-weather municipal road allowance constructed to RM roadway and approach standards applicable for the proposed use. Where road construction or upgrades are required in the opinion of the RM, the applicant shall bear the costs, and may be required to enter an agreement for improvements.
6. On or off-site capital costs incurred by the municipality as a result of a proposed subdivision or development may be recovered through the use of development levies and servicing agreements in accordance with the Act. Generally, all costs related to proposed new development or subdivision will be the responsibility of the applicant.
7. Exemptions from site size and density requirements can be considered by Council where fragmentation of land is due to natural and man-made features, and where such exemption is provided for in the Zoning Bylaw.
8. Where not specifically provided for in this plan and the Zoning Bylaw, new development may be subject to land use separation setbacks prescribed in provincial legislation, regulation, and guidelines. The RM will apply any provincial setbacks in its decision making.
9. New development in the RM shall conform with the objectives and policies in this plan, and the zoning regulations to implement its intent.

### ***Agriculture, Sand, Gravel and Mineral Resource Extraction and Development***

10. Evaluation of land capabilities and capacities when considering alternative land use applications.

11. Consider clustering of land uses with higher potential for nuisance to minimize the extent of land use conflict on otherwise productive lands. Clustered land uses should have good access to primary transportation routes.
12. Intensive livestock development applications will be considered in conjunction with Ministry of Agriculture's intensive livestock regulatory processes.
13. Sites for aggregate and mineral resource extraction development shall be reclaimed to a pre-extraction condition either as a part of ongoing operations or upon conclusion of extractive activities, following generally accepted best practices. Council may consider the need for a performance bond, and/or road hauling agreements as part its approval of the development.
14. Reclamation requirements applicable to applications where deemed appropriate by Council.
15. Subdivision applications of quarter sections in the AR – Agriculture Residential District:
  - a. A maximum of four (4) subdivided parcels may be permitted per quarter section (approximately 64.8 ha, or 160 acres) for any principal residential use. Subdivisions shall not exceed the creation of more than five (5) legal parcels per quarter section (including subdivision for commercial or industrial use and the balance of the quarter section).
  - b. Applications where parcels are tied together shall be considered a unit for the sake of density calculations.
  - c. Pursuant to clause (a), at Council's discretion, additional subdivisions may be allowed to be subdivided from a quarter section for any site fragmented from the balance of a quarter section by either natural (river, creek, coulee, etc.), or man-made (developed road allowance, railway, etc.) barriers, or other features as determined by Council.
  - d. Subdivisions are encouraged to be clustered together to protect remaining agricultural land uses.
  - e. Additional subdivision density policies that will require rezoning to accommodate residential, commercial, and industrial development can be found under the appropriate land use headings that follow.

### ***Residential Development***

16. New non-farm residential development is encouraged to cluster to achieve efficient use of municipal infrastructure, minimize the fragmentation of agricultural lands, and to minimize conflict with incompatible land uses which require large tracts of land or require land use separation.
17. Non-Farm Residential Subdivisions policies:
  - a. A **maximum** of four (4) non-farm residential parcels may be permitted per quarter section within the AR – Agricultural Residential District, in addition to the source parcel (or, remainder) without rezoning.
18. Multi-Parcel Country Residential Subdivisions policies:
  - a. Subdivisions proposing to establish greater than five (5) or more non-farm or country residential sites in a quarter section, shall require the **rezoning** of the subdivided residential parcels to the **CR** – Country Residential Acreage District.
  - b. There shall be a **maximum of 32 parcels** per quarter section. Where applications propose a higher density, Council may consider amending the OCP and Zoning Bylaw by increasing density regulations in the current district or create another Country Residential District.

- c. The clustering of multi-parcel country residential development will be encouraged and evaluated in the RM's development review process.

19. Hamlet Subdivision policies:

- a. Infill development of vacant lots will be encouraged
- b. Density shall be regulated by site size and frontage requirements.

20. Lakeshore Subdivision policies:

- a. Subdivisions for lakeshore development shall generally be for small-lot cottage development and compatible uses in close proximity to permanent water bodies.
- b. Development proposals shall only be considered on individually titled residential lots, or the registration of dwelling groups through the *Condominium Act* and associated regulations.
- c. In its review of new subdivision, Council will consider the potential impact(s) with respect to:
  - i. The capacity of existing public beaches in the immediate vicinity to accommodate additional users; and
  - ii. The impact of additional recreational activity on the health and sustainability of the waterbody.
- d. Successful proposals are encouraged to incorporate adequate amenities for the proposed development, which shall be determined by Council, and will be proportionate to the application size.
- e. Sufficient designated parking areas shall be included within the applications, as determined at the discretion of Council, and sizes shall be proportionate to the total area included within the proposal.
- f. The subdivision approving authority may require the dedication of land for environmental or municipal reserve in accordance with the Act. Land dedication is a legislative requirement and is employed at the time of subdivision to restrict development on hazard lands, protect natural ecosystems and habitat, and to provide land for public recreation and amenity.
  - i. The location of dedicated lands will be coordinated with the approving authority at the time of subdivision review.
  - ii. Where land dedication is undesirable, Council may request payment of cash-in-lieu of land dedication in accordance with the Act.
  - iii. Council may consider temporary development on dedicated land in accordance with the *Dedicated Lands Regulations* and the Act.
  - iv. Dedicated lands will be utilized to provide public access to shorelands for development located on backshore parcels.

***Economic Development, Tourism and Agri-business***

21. Allow for economic expansion through flexible development options outlined in the zoning bylaw.

22. Encourage the development of commercial and industrial activities in clustered areas for to achieve efficient servicing and reduce the amount of arable land removed from agriculture production.
23. Commercial or Industrial Subdivision density policies:
  - a. Subdivisions proposing three (3) or more commercial and/or industrial parcels within a quarter section shall be **rezoned** to the **M** – Industrial District.
  - b. Where commercial or industrial density does not require rezoning to accommodate development, lands will generally be zoned **AR** – Agriculture Residential District, until such time application for new development is received.

### ***Heritage and Culture***

24. Applications that promote and conserve local heritage and culture are encouraged by the RM.
25. New development will be screened for potential heritage sensitivity.
26. Where lands are identified as being heritage sensitive (or where there is potential), the RM will consult with the ministry responsible to ensure heritage resources are protected.

### ***Recreation and Biodiversity***

27. The subdivision approving authority may require the dedication of land for environmental or municipal reserve in accordance with the Act. Land dedication is a legislative requirement and is employed at the time of subdivision to restrict development on hazard lands, protect natural ecosystems and habitat, and to provide land for public recreation and amenity.
    - a. The location of dedicated lands will be coordinated with the approving authority at the time of subdivision review to provide land for recreational purposes and to protect environmentally sensitive areas.
    - b. Where land dedication is undesirable, Council may request payment of cash-in-lieu of land dedication in accordance with the Act.
    - c. Council may consider temporary development on dedicated land in accordance with the Dedicated Lands Regulations and the Act.
    - d. Dedicated lands will be utilized to provide public access to shorelands for development located on backshore parcels.
  28. Decisions about public space through dedicated lands, environmental reserves, and designated spaces for outdoor activities shall be in conformance with the Act.
  29. Wherever possible, important natural or riparian areas, significant landscapes, features, and systems should be integrated into the design of new development such that they perform their natural functions.
  30. Recognize the role of, and work in partnership with the Ministry of Environment, to manage development and recreational opportunities within the Nisbet Provincial Forest.
  31. Sustainable drainage practices and the preservation of the integrity of ecologically sensitive landscapes will be encouraged and achieved by the policies set out in this plan and through coordination with provincial ministries and agencies.
  32. Where new development is proposed the RM will assess the need for recreational opportunities and will aim collaborate with its regional neighbours as an efficient means to provide services and facilities for its ratepayers.
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***Inter-Jurisdictional Cooperation, Consultation, and First Nation and Métis Relations***

33. Where new development is proposed on or proximate to lands of common interest, Council may notify and engage with the affected communities. This includes but is not limited to adjacent municipalities, Regional Parks, First Nations, Métis locals, or any other group which may have an interest in the affects of the proposed development.
34. Development proposals within the urban fringe will be referred to the Town of Shellbrook for its comment. The referral area is extending out approximately 2 km from the urban boundary and is identified on the Future Land Use Map.
35. New multi-parcel development proximate to crown lands or waterbodies may be referred to First Nations and Métis locals in the area.
36. The RM will coordinate its efforts where applicable with federal and provincial ministries and agencies, in its review of new development.

***Source Water Protection, Shore Lands and Water Bodies***

37. The RM will seek to best use the natural topography of land to minimize the cost and risks associated with storm water management. Dedicated lands and municipal utility parcels may be employed to protect natural drainage runs. Applicants may be required to submit a drainage plan prepared by a qualified profession to properly manage surface drainage related to the development.
38. The RM may require that an applicant demonstrate suitable water quality and quantity for proposed new development.
39. Mitigative measures may be required to protect municipal water wells and aquifers from potential contamination. Where risks to source waters are not suitably mitigated, development may be restricted. Individual wells are available through provincial agency mapping.
40. Applications may be declined at locations identified as hazardous lands (i.e. slope instability) or within the 1:500 flood hazard elevations, unless mitigation measures have been clearly identified and included as conditions for approval. All costs associated with determining mitigation measures on hazardous lands are the responsibility of the applicant.
41. The RM may consult with government ministries and agencies as part of the development review to ensure source waters are effectively protected.

***Asset Management and Public Works Infrastructure***

42. Proximity, compatibility, and cost for expansion of RM infrastructure and servicing. Approval of services may be dependent on the spectrum of service availability after consultation with appropriate stakeholders.
43. The on-going maintenance and life-cycle costs of infrastructure and services that support a proposed development.
44. Generally, development and subdivision applicants will be wholly responsible for all costs related to development.
45. The RM shall consider the use of development levies , or servicing agreements for future development and subdivision to recover capital costs incurred directly or indirectly by the RM as a result of development, to prescribe any specific performance requirement, and to ensure timely installation of infrastructure and services.

- a. In accordance with section 169 of the Act, and where Council has adopted a Development Levy bylaw, it may impose development levies to recover all or a part of the RM's capital costs of providing, altering, expanding or upgrading services and infrastructure associated directly or indirectly with a proposed development. Development Levies may be employed where no subdivision is involved.
  - b. In accordance with section 172 of the Act, and where subdivision is involved, Council may require an applicant to enter into a servicing agreement with the RM to address the provision of services and infrastructure that directly or indirectly serve a proposed development.
46. Applicants are encouraged to consider ways in which improve upon the efficiency and sustainability of their proposed developments. Development specifically planned to minimize its impact on the environment and municipal resources may be a requirement by Council prior to rendering any decision.
  47. Where required, the provision of suitable water and sewage systems, and access to solid waste collection and disposal facilities and services.
  48. The availability or timely installation of public utilities.
  49. Road and approach construction to municipal standards applicable to the intended use.
  50. Site grading, drainage plans, and storm water management plans.

### ***Public Safety and Transportation***

51. New development within the 1:500-year flood elevation of a water course or water body is prohibited. Development within the flood fringe is permissible if appropriately flood-proofed to an elevation 0.5 metres above the 1:500-year flood elevation. The responsibility for determining the flood elevation, and any required flood-proofing measures is the requirement of the applicant and may require the services of a certified professional.
52. Preference may be given to subdivisions and applications with designs, standards, and locations demonstrating public safety priorities, considering emergency response times and egress, fire suppression mechanisms, fire buffers, and other similar safety precautions.
53. All future development shall be required to be constructed to meet the National Building Code, through the adoption and implementation of a Building Bylaw.
54. New development is encouraged to be located adjacent to existing developed roads or highways capable of serving as legal and physical access suitable for the proposed use. Where road or access improvements are deemed to be necessary by Council, applicants will be responsible for the costs of improvements.
55. New development shall be designed and orientated not to create any potentially unsafe traffic conditions. The RM will ensure that appropriate road designs, speed limits and traffic control devices are used to help ensure traffic and road safety.
56. Encourage the development of economic development initiatives along existing infrastructure and major transportation routes; furthermore, consider the use of service roads where adjacent to provincial highways.
57. Any required or appropriate setbacks for new development from any roadway, solid or liquid waste facility, anhydrous ammonia storage, or livestock operations.



58. Applications incorporating hazardous materials, may be required as a condition of approval, the submission of provincial approval documentation.

## **6.3 Land Use Implementation: Zoning Bylaw**

The *Zoning Bylaw* will be the principal method of implementing the objectives and policies contained in this OCP and will be adopted in conjunction herewith by the RM of Shellbrook No. 493. The Zoning Bylaw outlines the procedures that must be followed, and the authority and roles of the Development Officer and the implementation of all planning and development within the RM.

1. **Purpose:** The purpose of the *Zoning Bylaw* is to control the use of land providing for the amenity of the area within the jurisdiction of the RM of Shellbrook No. 493 for the health, safety and general welfare of its inhabitants.
2. **Definitions:** The *Zoning Bylaw* definitions shall apply to this OCP.
3. **Contents and Regulations:** The *Zoning Bylaw* will implement the land use policies contained in this OCP by prescribing administration, general regulations, and establishing zoning districts for specific uses. Each district shall list permitted and discretionary uses, and affiliated regulations to govern the range of uses, site sizes, yard setbacks, building locations, parking, landscaping and so forth.
4. **Amending the Zoning Bylaw:** When considering applications to amend zoning regulations or standards, or requests for the rezoning of land, Council shall consider such proposals within the context of the policies outlined within this document, other regulations outlined in the Zoning Bylaw, and the needs of the applicant, and vision of the RM. Council may consider adding any other zoning districts to carry out the objectives of this plan, or to provide for a different density of development than initially considered in this plan if it follows all requirements of section 69 of *The Act, 2007* and is amended clearly outlined in the *Zoning Bylaw* and this OCP.

## **6.4 Other**

1. **Updating or amending the Official Community Plan:** Plans and projections for future development shall be monitored on an ongoing basis. Policies contained in this OCP, including *RM of Shellbrook No. 493 Future Land Use* maps should be reviewed and updated every five (5) years, but it is recommended yearly reviews are completed to keep the policies and regulations current.
2. **Further Studies:** As necessary, the Council may undertake such studies or programs required to facilitate and encourage positive development or change in the RM.
3. **Binding:** Subject to section 40 of *The Act, 2007* the OCP shall be binding on the RM of Shellbrook No. 493, the Crown, and all other persons, associations and other organizations, and no development shall be carried out that is contrary to this OCP insofar as it is consistent with the provincial land use planning framework

4. **Holding Provisions:**

- a. Pursuant to Section 71 of The Act, Council may use the Holding Symbol "H" in conjunction with any zoning district designation, to specify the use to which lands or buildings may be put at any time that the holding symbol is removed by amendment to the zoning bylaw.
- b. Council may consider the use of the holding provision where it is to accommodate multi-phase subdivision and development, to a later point in time where a comprehensive development proposal has been received, complies with its planning bylaws, and is in the municipal interest to proceed.

## **7.0 CONCEPT PLANS**

## **8.0 MAPS**

# RM OF SHELLBROOK: Future Land Use Map

APPROVED  
REGINA, SASK.

APR 11 2019

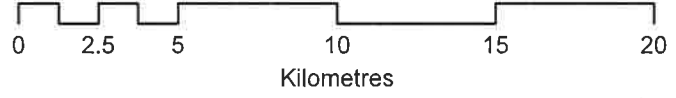
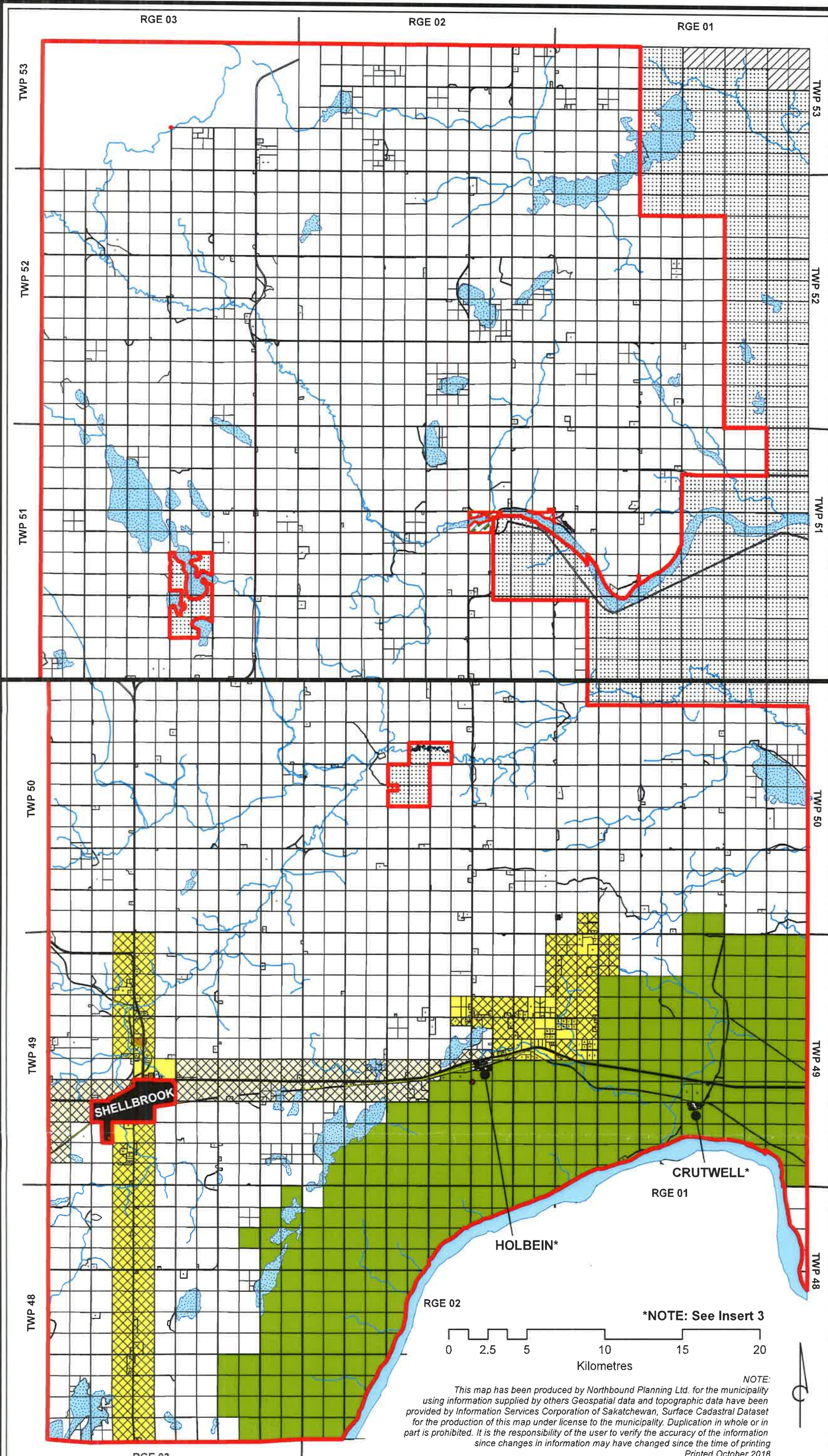
*[Signature]*  
Assistant Deputy Minister  
Ministry of Municipalities and  
Local Government

## LEGEND

- Agriculture Development Areas
- Hamlet Development Areas
- Country Residential Development Areas
- Lakeshore Development Areas
- Industrial Development Areas
- Forestry Development Areas
- Future Country Residential Development Areas
- Future Industrial Development Areas
- Former Rail Line
- Roadway
- Lakes
- River
- Lagoon
- Wild Rose Landfill
- First Nations
- Sturgeon Lake Regional Park
- Prince Albert National Park
- Municipal Boundary
- Shellbrook

INSERT 2

INSERT 1



\*NOTE: See Insert 3

NOTE:  
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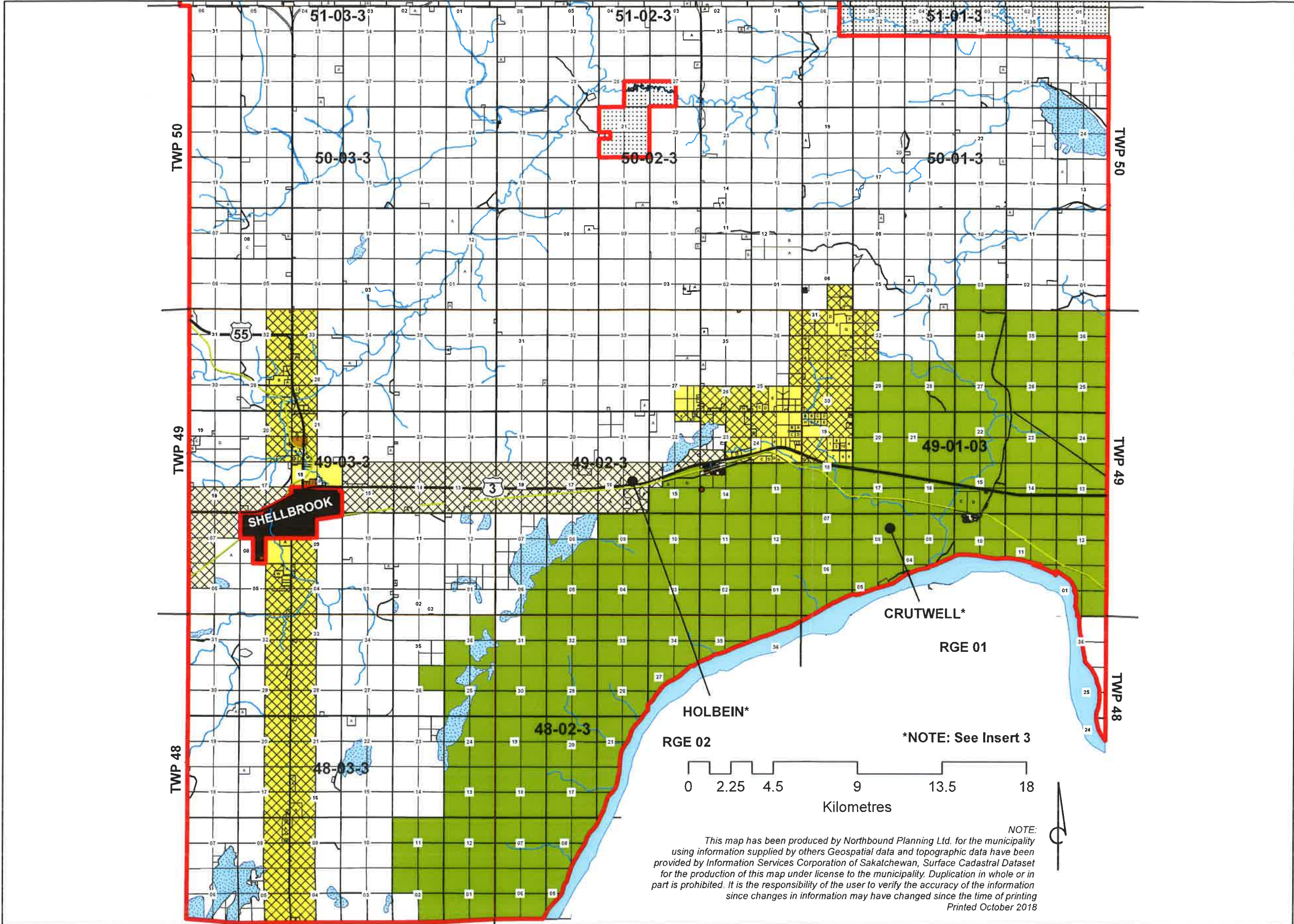
This Future Land Use Map accompanies and forms part of Bylaw No. 2018-09



*[Signature]*  
Reeve

*[Signature]*  
Administrator

# RM OF SHELLBROOK: Future Land Use Map - Insert 1



## LEGEND

- |  |  |  |                             |
|--|--|--|-----------------------------|
|  | Agriculture Development Areas                |  | Former Rail Line            |
|  | Hamlet Development Areas                     |  | Roadway                     |
|  | Country Residential Development Areas        |  | Lakes                       |
|  | Lakeshore Development Areas                  |  | River                       |
|  | Industrial Development Areas                 |  | Lagoon                      |
|  | Forestry Development Areas                   |  | Wild Rose Landfill          |
|  | Future Industrial Development Areas          |  | First Nations               |
|  | Future Country Residential Development Areas |  | Sturgeon Lake Regional Park |
|  |  |  | Prince Albert National Park |
|  | Municipal Boundary                           |  | Shellbrook                  |
- APPROVED  
REGINA, SASK.**

APR 11 2019

*[Signature]*  
Assistant Deputy Minister  
Ministry of Government Relations

This Future Land Use Map accompanies and forms part of Bylaw No. 2018-09.

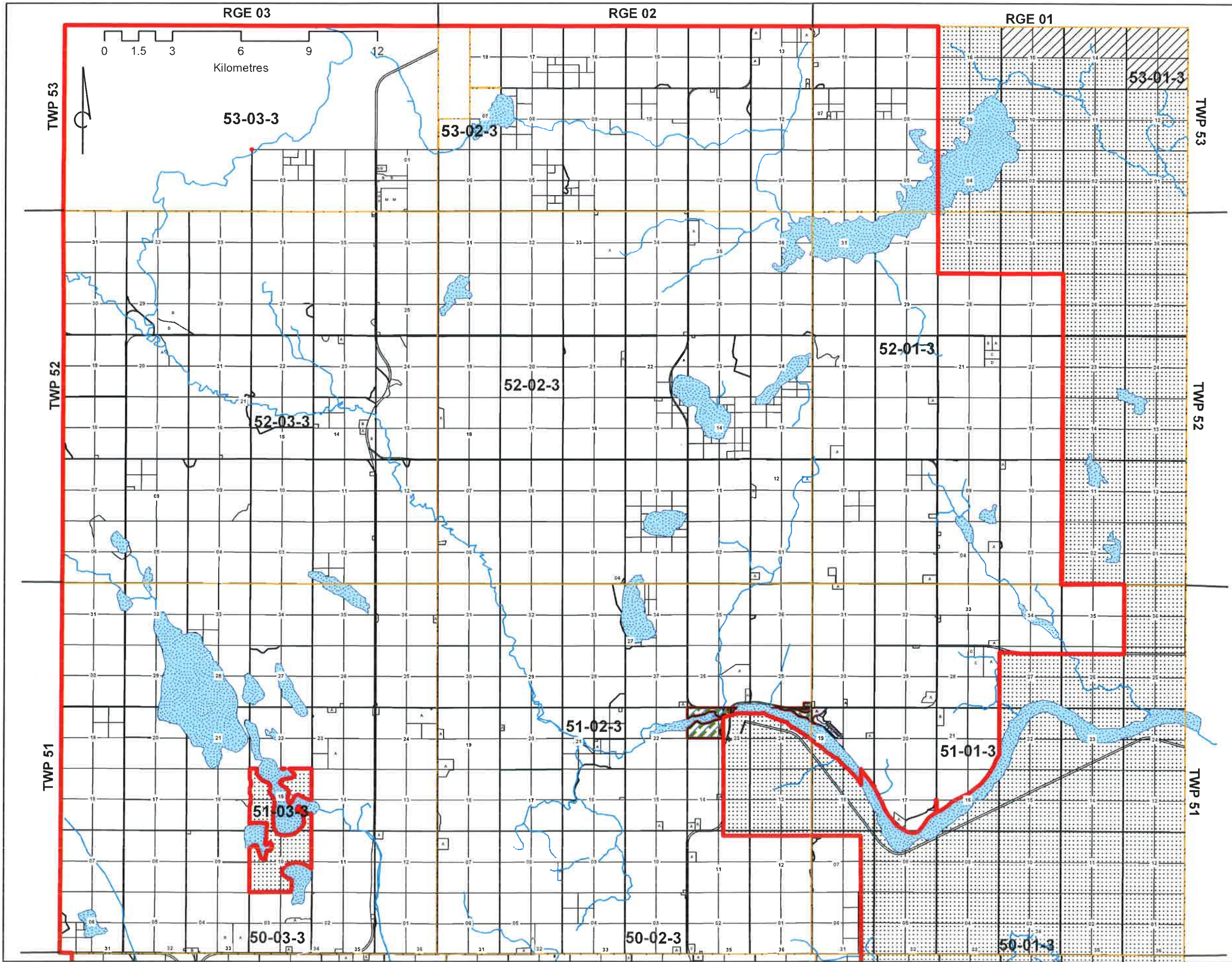
\*NOTE: See Insert 3

0 2.25 4.5 9 13.5 18  
Kilometres

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*[Signature]* Reeve      *[Signature]* Administrator

# RM OF SHELLBROOK: Future Land Use Map - Insert 2



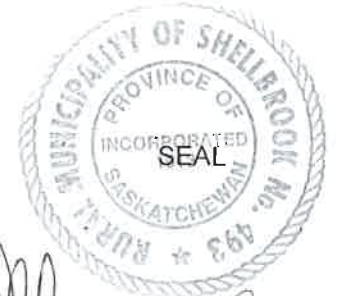
## LEGEND

- |  |  |  |                             |
|--|--|--|-----------------------------|
|  | Agriculture Development Areas                |  | Former Rail Line            |
|  | Hamlet Development Areas                     |  | Roadway                     |
|  | Country Residential Development Areas        |  | Lakes                       |
|  | Lakeshore Development Areas                  |  | River                       |
|  | Industrial Development Areas                 |  | Lagoon                      |
|  | Forestry Development Areas                   |  | Wild Rose Landfill          |
|  | Future Industrial Development Areas          |  | First Nations               |
|  | Future Country Residential Development Areas |  | Sturgeon Lake Regional Park |
|  |  |  | Prince Albert National Park |
|  |  |  | Municipal Boundary          |
|  |  |  | Shellbrook                  |

**APPROVED**  
**REGINA, SASK.**  
 APR 11 2019

*[Signature]*  
 Assistant Deputy Minister  
 Ministry of Government Relations

This Future Land Use Map accompanies and forms part of Bylaw No. 2018-09.

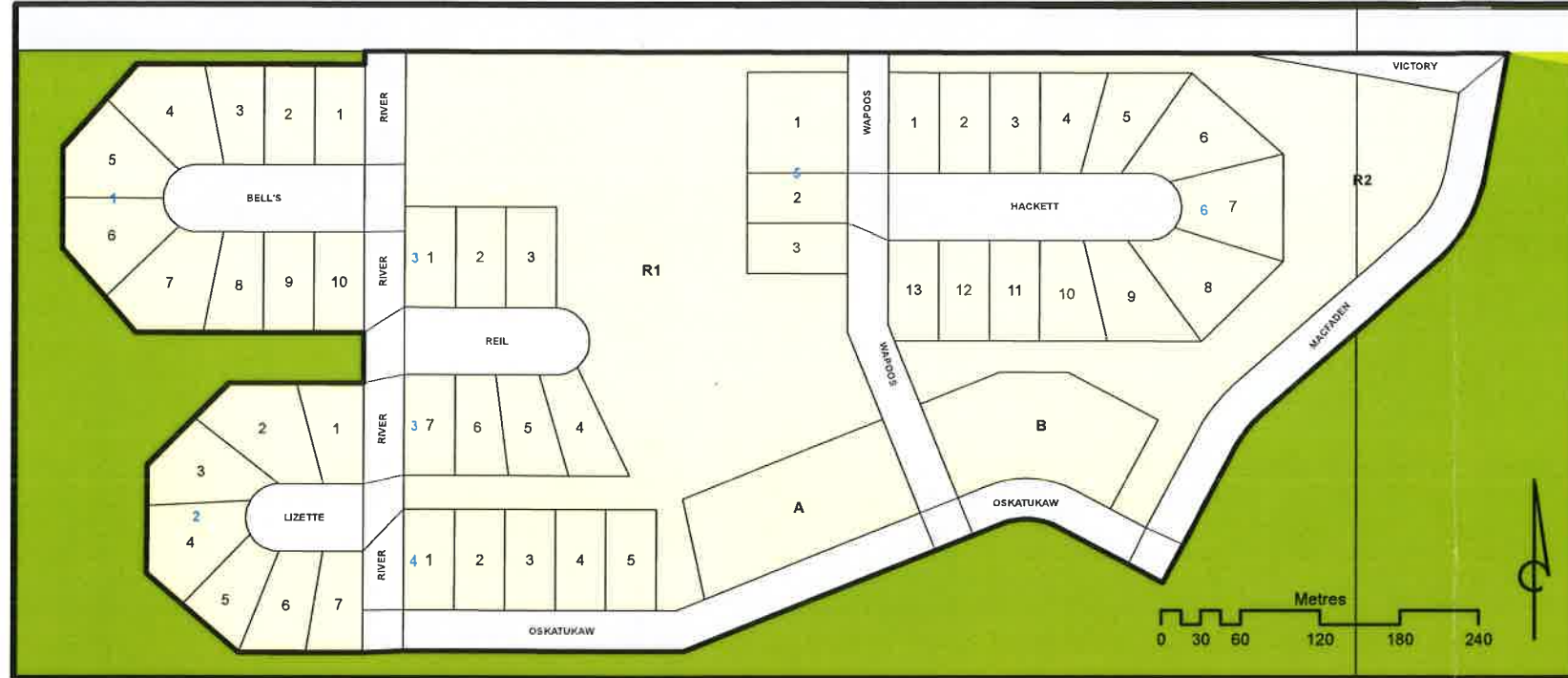


*[Signature]* Reeve  
*[Signature]* Administrator

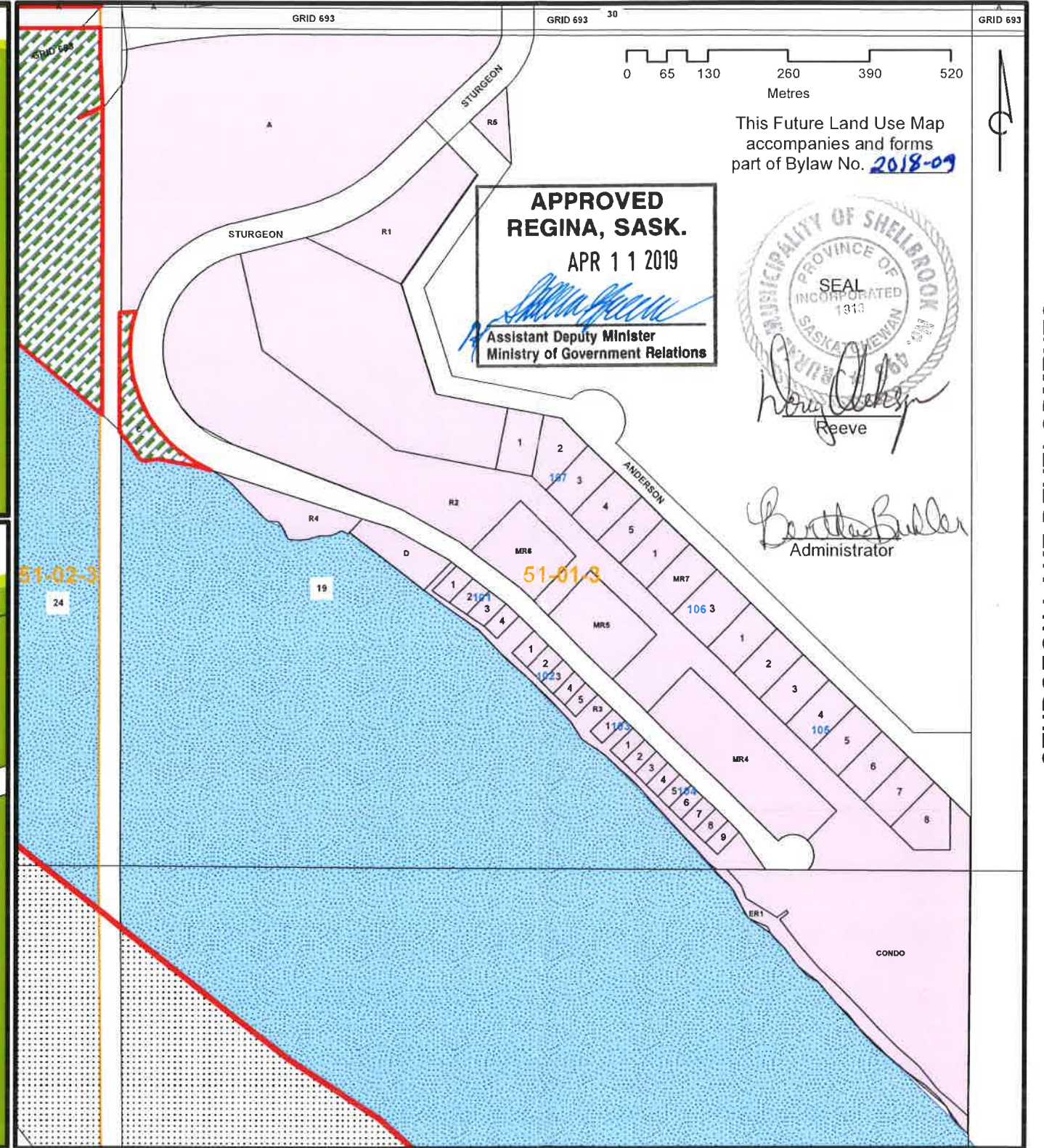
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# RM OF SHELLBROOK: Future Land Use Map - Insert 3

ORGANIZED HAMLET of CRUTWELL



ORGANIZED HAMLET of HOLBEIN



**APPROVED  
REGINA, SASK.**  
APR 11 2019  
Assistant Deputy Minister  
Ministry of Government Relations



*[Signature]*  
Reeve

*[Signature]*  
Administrator

LEGEND

- Agriculture Development Areas
- Country Residential Development Areas
- Industrial Development Areas
- Future Industrial Development Areas
- Former Rail Line
- Lagoon
- First Nations
- Organized Hamlet Boundary
- Hamlet Development Areas
- Lakeshore Development Areas
- Forestry Development Areas
- Future Country Residential Development Areas
- Roadway
- Lakes
- Wild Rose Landfill
- River
- Sturgeon Lake Regional Park
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STURGEON LAKE DEVELOPMENTS