

RURAL MUNICIPALITY OF ANTELOPE PARK NO. 322

BYLAW NO. 2017-05

OFFICIAL COMMUNITY PLAN

1. Pursuant to Section 29 and 32 of *The Planning and Development Act, 2007*, the Council of the Rural Municipality of Antelope Park No. 322 hereby adopts the Official Community Plan, identified as Schedule "A" to this bylaw.
2. The Reeve 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 this 19 day of December 2017

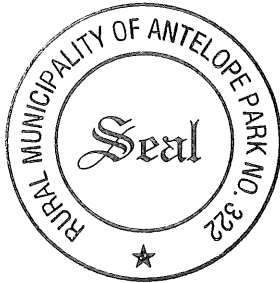
Read a second time this 20 day of February 2018

Read a third time and passed this 20 day of February 2018



Margaret Deemeth  
Reeve

Robin Busby  
Administrator



Read a third time and adopted this 20 day of February, 2018

Robin Busby  
Administrator

photocopy is a true copy of the original document which has not been altered in any way.

Robin Busby Name

Robin Busby Signature

Administrator Title

Signed at Marengo, Saskatchewan on March 8, 2018 Date

**Rural Municipality of Antelope Park  
No. 322 Official Community Plan**

2017

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Maudrea Demmett  
Reeve

Robin Busby  
Administrator



Read a third time and adopted this 20 day of February, 2018

Robin Busby  
Administrator

This photocopy is a true copy of the original document which has not been altered in any way.

Robin Busby Name  
Robin Busby Signature  
Administrator Title  
 Signed at Marengo, Saskatchewan on March 20, 2019 Date

**RURAL MUNICIPALITY OF ANTELOPE PARK NO. 322**

**OFFICIAL COMMUNITY PLAN**

**SCHEDULE "A" to BYLAW NO. 2017-05**



REEVE



SEAL



ADMINISTRATOR



Lenore Swystun, MCIP, RPP  
Director



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## Section 1: Introduction

### 1.1 WELCOME TO THE RURAL MUNICIPALITY OF ANTELOPE PARK NO. 322

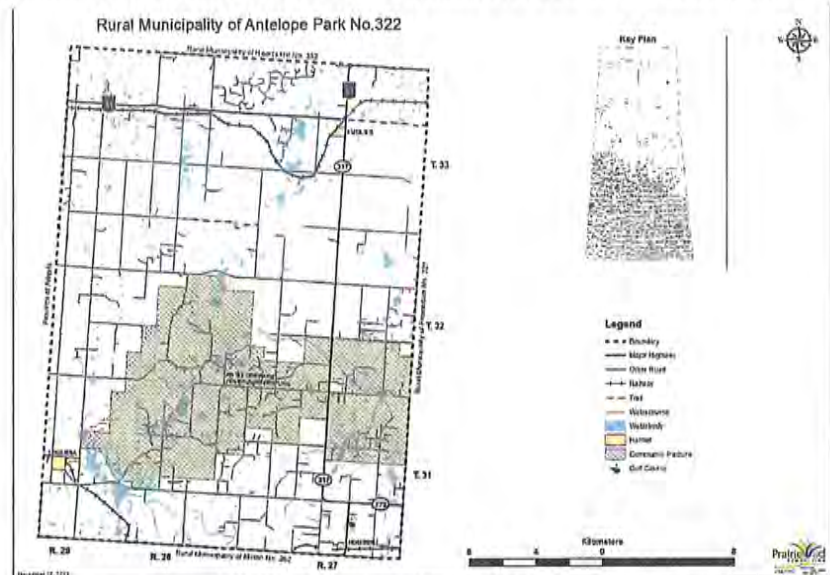
The Rural Municipality of Antelope Park No. 322 is located in west central Saskatchewan with a 2016 Census population of 130<sup>1</sup>. Lands within the community comprise of agriculture and oil and gas exploration. A significant portion of the RM is community pasture lands. There are three settlements that exist in the RM including Fusilier, Loverna, and Hoosier. Loverna and Hoosier have some residential and community amenities that are provided to residents. Neighbouring municipalities include the RM of Heart's Hill to the north; RM of Prairiedale No. 321 to the east; RM of Milton No. 292 to the south; and the Province of Alberta to the west.

The Provincial highways #51 and #317 run through the RM along with a number of grid roads that are in good condition. In 2012, the RM installed a weigh scale to help manage weights on municipal roads. There is no railway line that runs through the RM.

With wide open spaces, there are recreational options and opportunities in the RM of Antelope Park. North of Hoosier is an ideal location for hunting, quading, and snowmobiling.

The RM of Antelope Park is part of the Prairie West Planning District which includes the Rural Municipalities of Snipe Lake No. 259, Kindersley No. 290, Winslow No. 319, and Milton No. 292; the Towns of Eatonia, Eston, and Kindersley; and the Villages of Plenty, Marengo, and Dodsland. Due to the RM's location and smaller population base, it is of interest and benefit for the RM of Antelope Park to work with neighbouring communities. The RM participates in regional initiatives including health and emergency service delivery, infrastructure services, joint administrative services, and now land use planning and development.

This Plan is intended to guide the municipality for a period of twenty to twenty-five years and should be read in its entirety and reviewed regularly, in order to facilitate the development and on-going sustainability of the community by encouraging a stronger, creative and more cohesive municipality that can, through improved regional links, manage change towards a desired future by increasing municipal capacity.



<sup>1</sup> Census of Canada. (2011). Community Profile. [2011 Data Products]. Retrieved from E-STAT <http://www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/index.cfm?Lang=E>

## 1.2 ENABLING LEGISLATION AND PURPOSE OF THE OFFICIAL COMMUNITY PLAN

*The Planning and Development Act, 2007*, and *The Statements of Provincial Interest* provide the legislative framework for the preparation and adoption of the RM of Antelope Park Official Community Plan (OCP). The OCP will address future land use, development, and other matters of community concern affecting lands within the municipal boundaries.

This Plan responds to the requirements of the Act by providing policies based upon *Community Goals* for the conservation and use of municipal resources. The day-to-day decisions of the municipal Council will be based upon these goals, objectives and the policies in this Plan to promote orderly and sustainable development within the municipality. This Plan will reduce uncertainty for both the public and private sectors with respect to the future use of land by promoting practices that are compatible with the land base and environment of the Rural Municipality of Antelope Park.

### 1.2.1 Enabling Legislation

The RM of Antelope Park Official Community Plan meets the legislative requirements as outlined in *The Planning and Development Act, 2007* and *The Statements of Provincial Interest*. The Plan has been established and adopted in accordance with the provisions of Section 32 of the Act.

### 1.2.2 Beyond Legislative Authority

The RM of Antelope Park Official Community Plan is derived from a participatory process with the involvement of many residents, stakeholders, and other community members. The non-legislative authority for the Official Community Plan is the capacity-building and partnership opportunities that have been realized as a result of this process and its direct correlation to sustainable growth which is considered a priority by the municipalities within the RM.

## 1.3 FORMAT OF THE PLAN

The RM of Antelope Park Official Community Plan is divided into six (6) major parts:

<b>Section 1</b>	An introduction to the Official Community Plan, providing some general background information and guidance.
<b>Section 2</b>	Provides the vision, goals, and general principles for the community.
<b>Section 3</b>	General policy directions are provided for the Rural Municipality.
<b>Section 4</b>	Provides action plans for implementing the Plan.
<b>Section 5</b>	Offers inter-jurisdictional dialogue.
<b>Section 6</b>	Presents the tools available for the Council to administer the Official Community Plan.

The **policies** of the Plan are action statements intended to address particular issues and advance the RM towards its vision. Policy implementation should involve appropriate levels of consultation with the public and relevant stakeholders. As future amendments to the Plan are contemplated, consideration should be given as to how the proposed amendment conforms to the vision and themes presented in this Plan.



**Future Land Use Map:** One of the key aspects of the Plan is to provide an overall future land use and development concept for the Rural Municipality of Antelope Park. The Future Land Use Map (Appendix "A") illustrates general land use designations which have been determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and human-made features.

**Reference Maps:** The reference maps for the RM are provided as part of the District Plan Bylaw No. 2016-07 and are attached in Appendix "B" of the District Plan. The reference maps provide supplementary information. All Reference Maps are approximate and are subject to change. Reference maps are conceptual only and should not be used to make site specific decisions.

**Action Plan:** To achieve the goals set out in the RM of Antelope Park Official Community Plan, a clear plan of action or implementation strategy is required. An action plan table for the RM has been included in Appendix "B" to provide a checklist of the key action items that will need to be completed to help the RM achieve its goals outlined in the Plan.

**Definitions:** The definitions contained in the Rural Municipality's Zoning Bylaw shall apply to this Official Community Plan and the Prairie West District Plan and are not contradictory to the Plans. Any amendments to the Zoning Bylaw definitions shall ensure they do not conflict with the Official Community Plan and the Prairie West District Plan.

## Section 2: Guiding Growth in the Rural Municipality of Antelope Park

### 2.1 INTRODUCTION

This Plan encourages some degree of change in the Rural Municipality of Antelope Park to manage the impacts and promote development opportunities. A dynamic municipality requires a strategy to successfully promote agricultural diversification, business enterprises, job creation and a variety of residential options to attract new residents. The potential benefits that will accrue to the greater community include employment, tax revenue, support for local business as well as other economic and social opportunities.

### 2.2 GUIDING PRINCIPLES

This Official Community Plan:

- ✚ Strives to maintain the rural character and quality of life;
- ✚ Encourages sustainable development and growth which efficiently uses land and existing transportation networks and provides for the affordable servicing of land in order to limit the fragmentation of land;
- ✚ Builds foundations for a sustainable, healthy rural economy by planning in the context of land resource quality, geographic location, economic opportunities, environmental conditions, natural features, adjacent land uses and relationships with other municipalities;
- ✚ Promotes new development in rural areas that is compatible with agricultural lands; and
- ✚ Promotes inter-municipal cooperation and public/private partnerships to stimulate community initiatives through land development in a manner that contributes positively to the well-being of all communities in the municipality.

### 2.3 COMMUNITY VISION

The vision for the Rural Municipality of Antelope Park was created by municipal representatives and community members. The vision is based on the goals and aspirations of the present and is intended to guide future growth and development for the next twenty-five years.

#### **In 2041...**

We honour our agricultural origins and have established relationships with the oil and gas sector that ensure balanced, sustainable, and safe natural resource exploration.

Our economic development activity has increased which has led to attracting new residents and growing our community.

We provide well-maintained transportation networks and recreational opportunities for residents and visitors. We continue to work with our neighbouring communities to provide services including health care and education.

## 2.4 GOALS OF THE RURAL MUNICIPALITY OF ANTELOPE PARK

The Rural Municipality of Antelope Park Official Community Plan responds to the requirements *The Planning and Development Act, 2007* and *Statements of Provincial Interest*, by providing policies based upon Community Goals for the conservation and use of municipal resources. The day-to-day decisions of the Municipal Council will be based upon these goals.

<b>Agricultural Pride</b>	<ul style="list-style-type: none"><li>•To maintain our prime agricultural lands and support further diversification and expansion of agricultural related services.</li></ul>
<b>Natural Resources</b>	<ul style="list-style-type: none"><li>•To encourage oil and gas development and exploration in the RM and build a working relationship with developers and companies to ensure road maintenance and sustainable natural resource development.</li></ul>
<b>Transportation and Infrastructure</b>	<ul style="list-style-type: none"><li>•To maintain and enhance transportation networks and infrastructure to ensure the safety and well-being of residents and visitors.</li></ul>
<b>Residential Development</b>	<ul style="list-style-type: none"><li>•To encourage rural residential lifestyle options in the RM including the re-use of farm sites and around the former Hamlets of Fusilier, Loverna, and Hoosier.</li></ul>
<b>Economic Development</b>	<ul style="list-style-type: none"><li>•To draw rural based commercial and industrial developments to the RM in order to attract new residents and a larger population base.</li></ul>
<b>Environmental and Heritage Resource Management</b>	<ul style="list-style-type: none"><li>•To identify sensitive lands and heritage resources in the RM.</li></ul>
<b>Inter-Municipal Cooperation</b>	<ul style="list-style-type: none"><li>•To continue to participate in the Prairie West Planning District and work with neighbouring communities on joint initiatives that help the RM and wider District thrive.</li></ul>

## Section 3: General District Policies for New Development

### 3.1 GENERAL POLICIES FOR NEW DEVELOPMENT

The policies outlined in this section address challenges and opportunities which may arise throughout the RM of Antelope Park Official Community Plan. In managing change, the Rural Municipality will undertake comprehensive, integrated and long-term planning to ensure that development with the landscape quality of the area can be sustained by service levels and meet *The Statements of Provincial Interest*.

#### OBJECTIVES

- To ensure development is compatible with the long term goals of the Rural Municipal and larger District.
- To attract development that is compatible with neighbouring land uses and is not harmful to the natural landscape of the site.
- To encourage alternative building design and sustainable development principles are considered within the RM.
- To recognize the value of the Prairie West Planning District and collaborate on planning and development matters.

#### General Policies

- .1 The Rural Municipality of Antelope Park will strive, through this Official Community Plan and Prairie West District Plan, to provide policies related to land use, transportation, servicing and other aspects of planning that are consistent throughout the municipality.
- .2 The Rural Municipality shall have a sustainable form, mix of uses and densities that allow for the efficient use of land, infrastructure and public facilities. This Plan will help to identify suitable lands to attract a broad range of residential, business enterprise, recreation, institutional and industrial development to meet anticipated long-term needs.
- .3 Public safety and health requirements shall guide all development, as per *The Statements of Provincial Interest*.
- .4 In managing growth and change, the municipality shall maintain a long-term asset management plan to ensure growth will not place undue strain on municipal infrastructure and public service facilities.
- .5 Future development shall integrate into the natural surroundings and shall complement the surrounding community design, landscape and vegetation. Planned development will:
  - a) Help to increase land values, not be waste of the land resource;

- b) Minimize public expenditure in service provision; and
  - c) Recognize significant environmental and heritage features.
- .6 Primary consideration shall be given to each proposal's conformity with the over-arching policies in this Plan. A proposal shall be denied when is it detrimental to the health, safety, general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity.
- .7 Land development should be guided by concept plans and comprehensive development reviews, depending on the scale, proposed use, and geographic location. These plans and reviews serve to promote orderly, efficient and environmentally safe land use. Planned development can minimize public expenditure in service provision, identify environmental constraints, and coordinate access points on Provincial roads and highways.
- .8 Prior to approval of any large-scale development, the developer may be required to provide justification of demand to warrant subdivision and/or the potential benefits to the community, including employment, tax revenues, and other economic and social opportunities.
- .9 Major deviations to the Plan design and policies shall require an amendment. The Future Land Use Map "Appendix A" shows the general designation of potential future land use. Cumulative effects, land fragmentation, best management practices, innovative procedures, development phasing, route modification, alternative construction techniques and impacts on municipal servicing shall be considered when reviewing all developments and their compliance with the Plan.
- .10 Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place, or planned, to support the intensity and type of development. Development shall minimize the potential impact to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.
- .11 Activities that generate litter, unacceptable noise, air emissions, dust, liquid and solid hazardous wastes, or that store regulated quantities of hazardous materials shall be strictly regulated and, if permitted, shall be located well away from residential uses and other natural or developed features or areas where residents may be impacted by pollution.
- .12 Appropriate development standards for the various uses relating to landscaping, signage, parking, building setbacks, and other relevant standards shall be administered through the Zoning Bylaw.
- .13 Development shall be integrated with the natural surroundings and should complement the surrounding community design, landscape and vegetation. Existing trees and vegetation shall be

retained where possible and incorporated into site planning. A variety of native trees and vegetation shall be encouraged to minimize maintenance and water use.

- .14 Inter-municipal cooperation and public/private sector initiatives that focus on a cooperative approach to providing and sharing cost efficient and effective services that optimize the use of the Planning District's financial and infrastructure resources shall be encourage.

#### **Public Health and Safety Policies**

- .15 The RM may work with the Prairie West Planning District, provincial agencies, and other organizations on emergency planning and matters related to public health and safety.
- .16 Public safety and health requirements shall guide all development, as per *The Statements of Provincial Interest*.
- .17 Activities that generate litter, unacceptable noise, air emissions, dust, liquid and solid hazardous wastes, or that store regulated quantities of hazardous materials shall be strictly regulated and, if permitted, shall be located well away from residential uses and other natural or developed features or areas where residents may be impacted by pollution.
- .18 As per the *Subdivision Regulations 2014*, no development shall be allowed within 125 metres (410 ft) of an existing, proposed, abandoned, or reclaimed well or facility. The minister may approve development less than, or greater than, the required setback, depending on specific circumstances.
- .19 Facilities or developments which manufacture, handle, store, or distribute hazardous materials will be governed by the following:
  - a) Anhydrous ammonia facilities shall be located a minimum of 100 metres (328 ft) rom Provincial highways and municipal roadways; and,
  - b) Where new development or expansion of a potentially hazardous use is proposed, information may be required relating to the nature of any potential discharges into the air, soil or water, the nature of outside storage requirements, the compatibility of surrounding land uses, and plan for buffering such activities from adjacent uses.

### 3.2 AGRICULTURAL PRIDE

The primary base of land is agriculture within the RM of Antelope Park. In many municipalities, the farms are growing larger. In the case of the RM of Antelope Park there are still some smaller based farms that exist. According to the 2011 Census of Agriculture, there were 14 people who reported to be cattle and ranching farms and 24 people who reported to be oilseed and grain farming operations. The most common type of crops grown includes Alfalfa and Alfalfa Mixtures, Spring Wheat, and Canola.<sup>2</sup>

#### OBJECTIVES

- To identify and protect prime agricultural lands.
- To promote agricultural production and attract agricultural development to the RM.
- To support the diversification of agriculture.
- To promote the continuation and growth of agricultural activities within the RM.

#### General Policies

- .1 The RM shall coordinate with the Prairie West Planning District to ensure agricultural land uses and value-added agri-business is supported and maintained throughout the region.
- .2 Current agricultural activities will be supported by this Plan. Agricultural land uses include, though are not limited to, extensive agriculture or secondary activities that will enhance the economic viability and diversification of the agricultural sector.
- .3 The development and operation of farms and farmsteads for field crops, pastures, and livestock operations in the RM of Antelope Park shall be encouraged as an on-going activity. Innovative agricultural production methods shall be supported to enable producers the ability to diversify, process, and potentially provide for the direct sale of locally produced commodities.
- .4 In order to facilitate an orderly and economic conversion, the regulations on these lands should take into consideration the following criteria:
  - a) Lands presently in agriculture use shall be retained for such use in the interim period; and
  - b) Agricultural activities will be of a type which will not create any unacceptable nuisance factors or hazards.

<sup>2</sup> Agriculture Census of Canada. (2011). Agriculture Profile. [2011 Farm and Farm Operator Data]. Retrieved from E-STAT <http://www29.statcan.gc.ca/>

- .5 Agricultural holdings within the RM's boundary shall be encouraged to protect the natural and economic value of their soils by minimizing activities that cause soil degradation or loss. Topsoil should be retained, where possible to provide a rich basis for site planting and landscape development.
- .6 Protecting the dominant role of agriculture and promoting a full range of agricultural activities shall be accomplished in ways compatible with the environment and adjacent land uses where it is desirable and feasible to provide protection to such activities.
- .7 Crop spraying, intensive agriculture production, pasturing livestock, and manure spreading are legitimate operations and should be restricted only by public health regulations and environmental protection measures, unless otherwise stated herein.
- .8 Existing agricultural enterprises which operate within normally accepted practices of farm management and in conformance with *The Agricultural Operations Act, 1995* shall be protected from new development which might unduly interfere with their continued operation.
- .9 The use of best management practices for agricultural enterprises, particularly with regard to manure management and chemical applications shall be encouraged in order to minimize risks to groundwater and surface water.
- .10 As agricultural markets change, the RM shall continue to diversify production, processing, and agri-business in order to remain competitive globally.
- .11 Rural and agri-tourism ventures shall be encouraged throughout the RM including:
  - a) Passive and active recreation such as bird watching and walking trails;
  - b) Farm, crop, and rural tours; and
  - c) Farmers markets.

#### **Intensive Livestock Operation Policies**

- .12 Proponents and operators of intensive livestock operations will be required to develop facilities and conduct their operations in a manner which reduces the production of offensive odours and the potential for pollution of soils, groundwater, and surface water.
- .13 Livestock operations will be characterized by the total number of animal units and animal type. Intensive livestock operations will be required to locate where they provide an appropriate land base size to support their operation and where they have a sufficient land base for manure application.
- .14 The development, application, and environmental monitoring of livestock operations shall be undertaken in consultation with the Saskatchewan Ministry of Agriculture to ensure the land



use decisions and agricultural operating practices regulated by the Province are coordinated with the Rural Municipality. All intensive livestock operation proposals should be referred to The Prairie West District Planning Commission for their review and recommendation.

- .15 The Zoning Bylaw shall provide for the minimal separation distances between livestock production operations and residences not related to the operation and to provide separation buffers between new and expanding livestock operations and residential areas to minimize environmental and socio-economic impacts.
- .16 The separation distance may vary depending upon density of residential use, size of community, natural surroundings, the intensity of the livestock operation and the proposed method of manure storage and management. Special reviews and approvals shall be required for residences and other non-agricultural developments which may be proposed within this mutual separation distance.
- .17 The RM of Antelope Park shall work cooperatively with the Saskatchewan Water Security Agency (WSA) to monitor ground water resources and may require an annual assessment of residual nutrient levels in the soil, ground, and local surface water by a qualified professional recognized by WSA demonstrating:
  - a) The development and on-going operation of activities associated with the land use will not pose a risk or cause pollution of the soil, surface water, or groundwater resources; and
  - b) The precautionary measures which are required to be taken to sufficiently mitigate the potential risks of endangering soil, surface and groundwater quality resources.

### **3.3 MINERAL EXTRACTION AND NATURAL RESOURCES**

There is natural resource development that exists within the RM, particularly in the oil and gas sector. The RM supports natural resource exploration as part of the overall contribution to their economic development. The municipality has put some regulations in place and they would like to continue to build relationships with the oil and gas sector and ensure exploration is done in a sustainable manner.

There are also gravel deposits within the municipality that assist with road maintenance.

#### **OBJECTIVES**

- ✚ To support natural resource exploration and development in the RM.
- ✚ To minimize community and environmental disruption from mineral and resource related activities.
- ✚ To build relationships with the oil and gas sector.
- ✚ To update oil and gas bylaws on a regular basis.

## Mineral Extraction and Natural Resource Policies

- .1 Land designated “Mineral Resources” includes the development of mineral resource extraction, oil and gas pipeline corridors and related resource refining/processing activities. Proposals for these activities shall be referred to the appropriate government agencies for review.
- .2 The Rural Municipality will ensure petroleum, gas, and mineral development is undertaken in an environmentally sustainable manner and that the activity is complementary to other land uses in the municipality.
- .3 Future development surrounding resource extraction will be established upon discussion of servicing agreements and their impact on the local area. Agreements may include provisions addressing road maintenance and heavy haul allowances.
- .4 Disturbance shall be minimized by using the best available techniques and practices to reduce the overall footprint of activity during all phases of construction, operation, reclamation, and abandonment.
- .5 Oil and gas related industries shall be supported and will locate in areas that are suitable for this type of development.
- .6 Any exploration and development proposals in environmentally sensitive areas of the municipality will be subject to prior review through the review process of the Saskatchewan Ministry of Environment. Any proposals which satisfy any of the criteria of a development as defined under *The Environmental Assessment Act* will be required to obtain ministerial approval to proceed.
- .7 The RM recognizes the importance of implementing land use controls that identify and preserve pipeline rights-of-way. Public and pipeline safety shall be taken into consideration in the development planning and design. Development along pipelines shall be subject to the following:
  - a) Any development involving pipeline and/or power line transmission rights-of-way shall be sited to comply with all relevant Federal and Provincial legislation. Setbacks from pipelines and other utility corridors shall be in accordance with appropriate corporations. Refer to “Land Use Planning for Pipelines publication by Canadian Standards Association (CSA) PLUS663”, which may be amended from time to time;
  - b) Setbacks from the edge of the pipeline easement shall be 12.0 metres (39 ft) except for where there is more stringent Federal and Provincial regulations in which those regulations apply;
  - c) The National Energy Board has designated a setback area of 30 metres (98 ft) on either side of a pipeline in which, subject to exceptions for such things as normal agricultural activities, anyone proposing to conduct a ground disturbance/excavation, must:

- i. Ascertain whether a pipeline exists;
  - ii. Notify the pipeline company of the nature and schedule of the excavation; and
  - iii. Conduct the excavation in accordance with such regulations.
- .8 Development proposals which may impact the pipelines within 200 metres (656 ft) of the RM's pipeline corridor shall consult with the pipeline operators as part of the formal land use planning and application process, and prior to submitting a subdivision or development permit application
- .9 Access and pipeline right-of-ways should follow the existing trail network wherever possible and should use a common right-of-way. New right-of-ways should be used only where existing routes are not available and where the use of existing trails would increase overall environmental impact.
- .10 Pipeline right-of-ways may be identified as passive open space that could be used for pathways, subject to all easement right-of-ways and other conditions that would maintain the safety and integrity of the pipeline facilities.
- .11 The National Energy Board (NEB) process addresses pipeline development and is the final approving authority. The municipality will ensure that any municipal development standards are consistent with Federal and Provincial requirements.
- .12 Petroleum and gas developers will cooperate with the Rural Municipality and other land users in preparing fire prevention and control plans.
- .13 Provisions for development agreements and bonds are provided for under the implementing bylaws and will be applied in a consistent and equitable manner to ensure environmentally-safe and orderly development and mitigation.
- .14 The RM shall ensure there is an adequate amount of gravel resources for the needs of the municipality. The RM shall explore gravel resource options and opportunities together including agreements to share and haul sand and gravel in and out of the municipalities.
- .15 Sand and gravel development shall be compatible with existing and planned land uses and such development is operated with minimal disturbance to the environment and aquifers.

### **3.4 TRANSPORTATION AND INFRASTRUCTURE**

The Provincial Highways #51 and # 317 run through the RM of Antelope Park. This is in addition to a number of grid roads that connect residents in the RM and to other service areas. There are some informal trail networks in the municipality and there is opportunity to expand on these for recreational purposes.

The RM participates in a rural water pipeline. Other infrastructure utilities provided in the RM include communication services such as phone, internet, and cable which are provided by external sources.

### **OBJECTIVES**

- ✚ To work with the Prairie West Planning District and other agencies to ensure public utilities are maintained.
- ✚ To maintain and enhance transportation networks and infrastructure services.
- ✚ To establish safe, efficient, and convenient transportation networks for all users.
- ✚ To consider the development of trail networks throughout the RM and wider region.
- ✚ To work with communication providers to enhance services in the municipality.
- ✚ To ensure infrastructure systems are compliant with Provincial regulations.
- ✚ To collaborate with other levels of government and neighbouring communities to source funding opportunities for infrastructure renewal and expansion.

### **Transportation Policies**

- .1 All new developments shall have access to an existing all-weather road unless the proponent enters into an agreement with the RM to upgrade an existing road or develop new road access to a standard agreed upon by the municipality. The proponent shall be responsible for all of the costs of the new or upgraded roadway construction.
- .2 Land uses which generate significant amounts of regional vehicular traffic and/or significant truck traffic shall be encouraged to locate in proximity to major municipal roadways, Provincial roadways and highways.
- .3 Where there is existing or anticipated high volumes of traffic, the municipality may designate certain roadways as truck routes in order to limit deterioration of the local road system and to minimize safety problems and nuisance factors with adjacent communities.
- .4 Building setback standards shall be applied to new development along municipal roads in order to provide a measure of safety for the travelling public, to provide a measure of buffering of buildings from roadway nuisances, such as noise and dust, and to reduce snow accumulation along rural roads.

- .5 Municipal road allowances shall be maintained for public access. Any proposals for clearing, cultivation or cropping of unimproved road allowances shall be subject to review and approval by the RM of Antelope Park.
- .6 The RM of Antelope Park should work with the Ministry of Highways and Infrastructure and other stakeholders to identify and prioritize Provincial road networks for maintenance to ensure overall safety of the roads.
- .7 Road crossings: the Rural Municipality may apply special standards in the Zoning Bylaw or as outlined in *The Municipalities Act*, to protect the municipal interest when transportation, utility and pipeline facilities cross municipal roads or when seismic activity is proposed on roads or road allowances.
- .8 Heavy haul roads: the Rural Municipality may use *The Municipalities Act* to ensure that any trucks pay for the cost of road repair caused by their usage of a Rural Municipal Road.
- .9 Where an area of development is bordered by a major transportation corridor, such as a highway or rail line, new development should, where appropriate, be directed to the same side to avoid the need for local traffic to cross the corridor.
- .10 Proposed developments which may be adversely affected by noise, dust, and fumes from roadways and railways should be encouraged to locate where there is adequate separation from these corridors and/or incorporate sound barriers or landscaped buffers to mitigate these impacts.
- .11 Development along Provincial highways shall:
  - a) Be encouraged to consolidate access at major points in order to provide a high standard of safety;
  - b) Require access permits from the Saskatchewan Ministry of Highways and Infrastructure;
  - c) Provide road systems where possible which integrate with existing road networks and which satisfy current and future needs; and
  - d) Not be permitted where strip development is created with frontage less than 150 metres per lot and with individual direct access to the highway. Exceptions will be considered where adjacent development has already occurred.
- .12 All proposals which create new building sites and any development of a structure or access that is to occur within the control areas of Provincial highways under Provincial authority will be subject to review and approval by the Saskatchewan Ministry of Highways and Infrastructure prior to the issuance of an access or a development permit.

## Infrastructure Policies

- .13 The Rural Municipality shall encourage various reduction strategies to promote a sustainable community.
- .14 The Rural Municipality shall continue to work with neighbouring communities and the Prairie West Planning District to explore joint infrastructure and service delivery options.
- .15 Cooperation will be encouraged with SaskPower, SaskEnergy and SaskTel and other similar utility companies to ensure the provision of their services is provided in the most economical and efficient manner possible.
- .16 The use of existing municipal infrastructure shall be optimized wherever feasible before consideration is given to developing new infrastructure and public service facilities. Infrastructure and public service facilities shall be provided in a coordinated, efficient, and cost-effective manner to accommodate projected needs by integrating servicing and land use considerations at all stages of the planning process.
- .17 Essential activities of government, public and private utilities including alternate energy generating systems such as wind energy generating systems, shall be accommodated in any land use designation subject to requirements in the Zoning Bylaw. Such uses shall be located and developed in a manner which is sensitive to and will minimize any incompatibility with neighbouring land uses.
- .18 Prior to the installation of major utility systems, such as electrical transmission lines, wind energy systems, and communication lines or towers, the utility companies are encouraged to consult with the municipal Council and the community at large on matters such as route selection and potential impact on local road networks.
- .19 Separation distances from existing or planned public works facilities shall conform to Provincial regulations.
- .20 Any planned future expansion shall minimize the encroachment of incompatible lands near landfills, waste management facilities, airport, airstrips, transportation corridors, rail yards, and industrial activities.
- .21 Servicing agreements may be required at the subdivision approval stage to ensure that new subdivisions are developed to the standards of the Rural Municipality and to address other concerns specific to the proposed subdivision. Subdivision fees or development levies that recover the costs of extending/upgrading services to the new developments shall be in accordance with *The Planning and Development Act, 2007*.

### 3.5 RESIDENTIAL DEVELOPMENT

Current residential development exists within the RM and includes farm sites and clustered residential in the former Hamlets of Loverna and Hoosier. The continuation of residential development in these areas is supported. The RM of Antelope Park encourages people to call this place home.

#### OBJECTIVES

- To provide for farm-related residential development in agricultural areas.
- To encourage future country residential development where infrastructure and servicing exist.
- To reduce or eliminate land use conflicts between residential and other land uses.
- To support the urban settlements of Loverna and Hoosier as an asset to the RM and District and an alternative location for residential development.

#### Residential Policies

- .1 The RM of Antelope Park supports rural living by encouraging a variety of residential accommodations. Country residential development shall be encouraged. Areas suitable for country residential acreages are shown on the Future Land Use Map in Appendix "A."
- .2 Country residential development should be encouraged where current infrastructure is in place. There is opportunity for clustered acreage development near existing urban communities including the former Hamlets of Loverna and Hoosier.
- .3 All rural residential subdivisions shall have access to an existing all-weather road and the proponent may be responsible to enter into an agreement with the municipality to upgrade an existing road or develop a new road access to the municipal standard. The proponent shall be solely responsible for all of the costs associated with the new or upgraded roadway construction.
- .4 Country residential development and subdivisions shall be planned and located in order that services such as school bussing, snow removal, fire protection and like services can be provided with reasonable efficiency and without undue cost to the RM.
- .5 Country residential development along Provincial highways shall meet all requisite highway regulations pertaining to access and location of structure.
- .6 Residential developments that propose on-site wastewater disposal systems must receive approval from Saskatchewan Health prior to installation. The location and size of building lots

shall reflect the capability of local soils to adequately support an approved on-site wastewater management system.

- .7 A limited number of mixed use acreage developments shall be encouraged on existing municipal roadways within the corporate limits of the Rural Municipality. These acreages are provided as a lifestyles choice and as a support to small businesses that are encouraged to carry out their activities on-site. They shall occur in an orderly and sustainable manner compatible with differing land uses and shall minimize agricultural land consumption and severance. Mixed use acreage development shall be responsible for their respective on-site servicing and development costs.
- .8 Any proposed temporary work camps in the RM should be referred to the Prairie West District Planning Commission for their review and recommendations.
- .9 Country residential acreages and subdivisions shall not be permitted:
  - a) Within 1.0 kilometre of a hazardous industry except in instances where transition and buffering can mitigate concerns;
  - b) Within 1.0 kilometre of a rural industrial site except in instances where transition and buffering can mitigate concerns;
  - c) Within 457 metres of a sewage lagoon site;
  - d) Within the required separation distances from intensive livestock operations as provided within the Zoning Bylaw; or
  - e) Within 457 metres of a solid waste disposal site.
- .10 The RM of Antelope Park will consider all work camp applications on a case by case basis to ensure the impact of the surrounding area and quality of life of residents for both those in the community and those making home in the work camp are not significantly impacted.

#### **Former Hamlets of Loverna and Hoosier Policies**

- .11 The infilling of vacant lots within Hoosier shall be encouraged where servicing connections are available.
- .12 The RM shall continue to encourage and support, where able to, the community amenities and programs located in Loverna and Hoosier.
- .13 Proposed developments shall take into account the health, safety, and general welfare of the residents, and the viability and character of the settlement area. No land use or activity that is detrimental to the residents or the community shall be permitted.



### 3.6 COMMUNITY ECONOMIC DEVELOPMENT

The main economic drivers within the RM of Antelope Park include agriculture and oil and gas. There are a couple of commercial developments within the former Hamlets. Hoosier has a Co-op store, cardlock and a restaurant and Loverna has a mechanic shop.

There are also opportunities to increase the RM's economic viability through recreation and tourism. The RM's open spaces make it a great place to hunt and recreate on quads, horses, by foot, and snowmobiles.

#### OBJECTIVES

- ✦ To cooperate with senior levels of government, the Prairie West Planning District, and economic development agencies to expand industrial and related service activities in the municipality.
- ✦ To support a variety of commercial and industrial developments.
- ✦ To attract agricultural developments and value-added industries.
- ✦ To support methods for alternative energy systems.
- ✦ To encourage rural recreational amenities and facilities.
- ✦ To promote natural areas within the RM for tourism.

#### Community Economic Development Policies

- .1 The Rural Municipality shall promote economic development by ensuring the necessary infrastructure is provided to support current and projected needs.
- .2 The RM of Antelope Park shall continue to participate with the Prairie West Planning District and work with senior levels of government and economic development agencies to promote economic development opportunities that diversify the economic base, provide a range of choice of suitable sites and that support a wide range of economic activities and ancillary uses.
- .3 New large scale commercial and industrial development shall be encouraged in compatible areas. The Future Land Use Map in Appendix "A" illustrates potential areas for commercial and industrial development within the RM.
- .4 Commercial and industrial uses will be accommodated in the Zoning Bylaw to allow for business development that does not conflict with primary agricultural uses or existing neighbouring uses, and which does not create significant environmental concerns.

- .5 Industrial and commercial areas shall be provisioned with adequate infrastructure that can accommodate such developments in a timely, economical, and environmentally sustainable manner. New development shall not be cost prohibitive for the Rural Municipality.
- .6 Industrial development shall be directed to lands readily accessible to existing transportation infrastructure to provide for efficient transportation and shipping operations. Industrial and associated commercial development shall be encouraged to cluster into nodes along established and future transportation interchanges.
- .7 The designation of additional land for industrial use shall take into consideration the following criteria:
  - a) The site shall have direct and approved access to a major public road system;
  - b) The development will not generate additional traffic on municipal roads or streets; and
  - c) The development shall not have adverse impacts on the natural environment including groundwater resources.
- .8 Care shall be taken in the siting of industrial uses that normally create very significant land use conflicts with regard to noise, vibration, smoke, dust, odour or potential for environmental contamination. Such uses shall be encouraged to find a location that maximizes separation from residential and community areas and shall be visually screened or otherwise buffered to protect adjacent land uses.
- .9 Industrial park development proposals should be guided by Concept Plans and should indicate:
  - a) Future major roads;
  - b) Drainage systems;
  - c) Major open space (including unique physical areas);
  - d) Cultural and archaeological significant areas;
  - e) Areas requiring protection through buffering or other means;
  - f) Major hazards such as flooding, areas of high water, slope lands; and
  - g) Phasing of development and future development of or expansion into adjacent land.
- .10 Facilities or developments which manufacture, handle, store, or distribute hazardous materials will be governed by the following:
  - a) Hazardous facilities shall not be located closer to dwellings than permitted or recommended by Saskatchewan Environment;
  - b) Anhydrous ammonia facilities shall be located a minimum of 100.0 metres from Provincial highways and municipal roadways; and
  - c) Where new development or expansion of a potentially hazardous use is proposed, information may be required relating to the nature of any potential discharges into the air, soil, or water, the nature of outside storage requirements, the compatibility of surrounding land uses, and plan for buffering such activities from adjacent uses.

## Recreation and Tourism Policies

- .11 Areas with high recreational capability, and interesting and rare natural features shall be considered for outdoor recreation and related uses. All development shall be compatible with recreational development and shall consider the impacts on conservation areas.
- .12 Responsible hunting in the RM is supported. Other activities related to hunting such as outfitting services are welcome and encouraged.
- .13 Natural areas, linkages, and pathways should be maintained, to the greatest extent possible, as an environmental resource with equitable distribution of built and natural settings for recreation, including facilities, parklands, open space areas, and trails.
- .14 The use of the community pastures for passive recreation shall be promoted.
- .15 Private sector development and operation of parks and recreation facilities will be encouraged.
- .16 The RM of Antelope Park should work with the Prairie West Planning District on a regional tourism initiative to showcase what the community and wider region has to offer.

### 3.7 ENVIRONMENTAL AND HERITAGE RESOURCE MANAGEMENT

A significant portion of land within the RM of Antelope Park is community pasture. These lands are currently utilized for grazing. While the RM has no jurisdiction of the crown lands, they are an important component that characterizes the RM of Antelope Park.



The RM of Antelope Park is located in the prairie ecozone and the moist mixed grassland ecoregion. The ecoregion marks the northern extension of open grassland in the province, and is closely correlated with semi-arid moisture conditions and dark brown soils. Most landscapes are comprised of glacial till, and have short, steep slopes and numerous undrained depressions or sloughs.

Regarding the heritage aspect of the municipality, there is one municipally designated heritage site in the RM, the Hoosier United Church. The church was built in 1916 to serve rural residents. The church ceased to exist in 1966 though was still utilized as a community centre until the mid-1990's.

## OBJECTIVES

- To preserve environmentally sensitive lands.
- To extend environmental responsibility to property owners and developers.
- To ensure that all environmental information is provided when new developments and subdivisions are proposed.
- To protect ground and source water resources.
- To identify and protect significant archaeological, historical, and other cultural sites from incompatible development.

## Environmental Policies

- .1 Natural and sensitive environmental areas shall be identified and protected where human activities may create potential stress to the environment.
- .2 Environmentally sensitive lands in the Rural Municipality shall be protected from any development which would cause or be subject to erosion, flooding, slumping or destruction of unique natural, biological or heritage features.
- .3 The RM of Antelope Park shall take an active role in identifying environmentally sensitive lands that are unsuitable for development. Developers will be required to work with the Ministry of Environment and other appropriate agencies on development proposed within environmentally sensitive areas.
- .4 The RM shall collaborate with neighbouring municipalities and other stakeholders to identify and protect environmentally sensitive lands and waterbodies to ensure long term sustainability and quality.
- .5 The Rural Municipality of Antelope Park shall ensure conflict is minimized with neighbouring uses, and avoid or minimize significant environmental concerns with new uses in rural areas.
- .6 The RM will work Provincial government agencies to protect any significant heritage resources or unique natural or biological features located on land proposed for development. Where significant potential for such has been found, council may delay or refuse the development until such time as the requirements of the relevant Provincial agencies to protect such resources have been obtained.
- .7 The Zoning Bylaw will specify the prohibited, discretionary, or permitted uses and development standards which will be subject to special regulations in order to protect environmentally sensitive lands.

- .8 The Rural Municipality will work with Provincial ministries and agencies to manage critical wildlife habitat and rare or endangered species, or wetlands and sensitive environment. Natural areas and habitats shall be protected from incompatible or potentially incompatible uses where:
  - a) Rare or endangered flora or fauna have received Provincial designation and protection;
  - b) Lands designated under the *Wildlife Habitat Protection Act*, and amendments;
  - c) Private lands that have been voluntarily protected by landowners; or
  - d) Lands which may be designated under a variety of other environmental protection legislation or policy.
  
- .9 Green space is identified on the Future Land Use Map found in Appendix "A", green (or open) space is considered to be passive and structured leisure and recreational areas that enhance the aesthetic quality and conserve the environment of the community. The RM shall ensure these spaces are protected into the future.
  
- .10 When reviewing a development proposal, an attempt shall be made to:
  - a) Provide for minimum loss of habitat by retaining natural vegetation and watercourses;
  - b) Provide continuous wildlife corridors;
  - c) Conserve habitat for rare and endangered species; and
  - d) Provide landscaping, naturalization, or otherwise mitigating the loss of natural habitat where such habitat loss is necessary in the context of a desirable development.

#### **Natural Hazard Land Policies**

- .11 Development shall be directed away from areas of natural hazards where there is potential risk to public health or safety. Natural hazard lands include:
  - a) Lands subject to flooding including all lands which would be flooded by the 1:500 year flood event or in any flood prone area; or
  - b) Lands subject to slope instability or erosion; or
  - c) Lands in areas prone to drainage issues based upon historical information and specific site analysis rather than mapping.
  
- .12 In areas where natural hazardous conditions may exist, this Plan ensures that the developer and/or property owner reasonably assess the hazards relative to the proposed development. The development of structures on hazard land may be authorized only in accordance with recommended preventative mitigation measures which eliminate the risk or reduce the risk to an acceptable level.
  
- .13 Developers will be required to provide professional, certified environmental, geotechnical, and/or hydrological reports to address development hazards and may require a preliminary analysis by a professional engineer or environmental scientist to identify which hazards may exist in the area of a proposed development. Council may refuse to authorize development of structures on such land or may authorize such developments only in accordance with

recommended preventative mitigation measures which eliminate the risk or reduce the risk to an acceptable level and remedial measures.

- .14 The Saskatchewan Water Security Agency or other appropriate government or private sector consultants will be utilized as a source of technical advice regarding flood levels and flood proofing techniques. Development proposals in the flood plain areas shall be referred to the Water Security Agency for review prior to approval. A site specific legal land survey including contour lines shall be provided by the proponent at the time of proposed development.
- .15 All structures and developments that are proposed in the 1:500 year floodway shall be prohibited. Development proposed in the 1:500 year flood fringe shall be discouraged. Flood prone areas are identified on the Future Land Use Map Appendix "A" and are subject to the Flood Hazard Overlay in the Zoning Bylaw.
- .16 The Rural Municipality may pursue a flood study to accurately determine estimated peak levels and flood areas within the 1:500 flood way.
- .17 The Rural Municipality recognizes the importance of protecting an adequate supply of surface and ground water for the benefit of all residents and landowners. Areas which should not be developed due to potential pollution of water supplies, flooding, or site instability includes lands near waste disposal sites, sewage lagoons, wetlands or gravel pits.
- .18 Development and activities shall be avoided where the risk of unmitigated erosion or slope failure exists, where there is the potential to cause erosion, or increases the potential for erosion or slope instability on the site or elsewhere, and, when possible, to minimize the potential impacts of slope instability on municipal services and infrastructure.
- .19 Developers and property owners shall commission sufficient, professional engineering investigations to reasonably assess erosion and slope failure potential and to understand that they also share in and accept all residual risks and liabilities associated with development where instable hazard slopes exist.
- .20 The RM, in addressing the hazards associated with erosion and slope instability shall:
  - a) Require investigations as part of an application for subdivision and/or development;
  - b) Establish the objectives of scientific and engineering investigations in relation to such applications;
  - c) Reasonably ensure, using current and future technical, administrative, and legal means, that the hazards and potential long-term costs associated with potential erosion and slope failure can, and will, be borne fairly by all parties including the proponent and/or the future owner; and

- d) Ensure that future owners are informed, acknowledge the inherent risks, undertake reasonable investigations, and accept liability for development undertaken on land where slope instability is a concern.

#### **Surface Water and Drainage Policies**

- .14 Developments will be encouraged in a manner, which ensure that waterways, water bodies, and groundwater resources are sustained. Development proposals, which may impact riparian systems or water bodies, will be referred to the Saskatchewan Water Security Agency for review and advice prior to approval.
- .15 Adequate surface water drainage will be required throughout the Rural Municipality and on new development sites to avoid flooding, erosion, and pollution. Consideration shall be given to the ecological, wildlife habitat, and drainage effects of development.
- .16 Unauthorized drainage of surface water runoff from any land throughout the Rural Municipality shall be prohibited. Water courses shall not be filled or altered without the prior approval of the Saskatchewan Water Security Agency, the Saskatchewan Ministry of Environment and the Rural Municipality of Antelope Park. New developments and subdivisions which are adjacent to water courses shall be developed to minimize erosion and to maximize water quality.

#### **Ground Water Protection Policies**

- .16 The Rural Municipality recognizes the importance of protecting an adequate supply of surface and ground water for the benefit of all residents and landowners. Areas which should not be developed due to potential pollution of water supplies, flooding, or site instability includes lands near waste disposal sites, sewage lagoons, wetlands or gravel pits.
- .17 Development will not pollute or unduly deplete ground or surface water resources within the Rural Municipality. Council may require applicants to monitor or investigate the impact of their development on water resources and may, with the assistance of relevant Provincial or other agencies, prepare and incorporate development standards in the Zoning Bylaw to maximize aquifer protection and supply.

#### **Municipal and Environmental Reserve Policies**

- .18 The Rural Municipality will require the dedication of municipal reserve or will use the provisions of the Dedicated Land Regulations to ensure adequate recreational and utility space is provided for future needs.
- .19 Subdivision applicants will be required to dedicate, as environmental reserve, all lands in an area to be subdivided that can be defined as environmental reserve in accordance with the provisions of *The Planning and Development Act, 2007*. In some instances the approving authority may consider conservation easements in place of environmental reserves.

- .20 Where development is proposed adjacent to a watercourse, the Council will request the subdivision approving authority to dedicate municipal or environmental reserve as appropriate to protect sensitive areas and ensure continued public access to these areas.
- .21 Land provided as an environmental reserve becomes the property of the municipality. An applicant applying to subdivide land may be required to provide any amount of land in any locations that the approving authority considers necessary, if the land consists of:
- d) A ravine, coulee, swamp, natural drainage or creek bed;
  - e) Wildlife habitat of areas that:
    - i. Are environmentally sensitive; or
    - ii. Contain historical features or significant natural features.
- .22 Dedication of municipal reserve is required for subdivision; the municipality may accept cash-in-lieu of dedication, deferral, or a combination of dedication and cash-in-lieu unless there is an identified need for recreational land in the vicinity of the development. Where cash-in-lieu is taken, the money may be used to purchase municipal reserves, particularly where the land can also be used for storm water management or for the expansion and development of public reserve and environmental reserve as needed in other areas.

#### **Heritage and Cultural Policies**

- .23 Highly sensitive environment areas or sites with potential for significant heritage resources shall be identified to ensure the protection of these resources when these lands may be affected by development.
- .24 The RM encourages partnerships among community interest groups and businesses to promote the RM's heritage and cultural assets throughout the region.
- .25 The RM of Antelope Park may work with community stakeholders to identify and assess the importance of heritage sites. By the request of owners, and in accordance with *The Heritage Property Act*, and amendments, significant historic sites and architectural features may be designated and suitably recognized.
- .26 Heritage resources shall be protected where:
- a) Building or landscapes have received or in the process of receiving municipal and/or Provincial heritage designation; and
  - b) Buildings or landscapes have been developed and operate as heritage sites.
- .27 When development is proposed in these areas an assessment of the potential impact on natural and human heritage resources prepared by qualified environmental professionals shall be required as part of the development proposal.



## Section 4: Special Planning Areas

### 4.1 CROWN LANDS

- .1 Crown lands are defined in *The Provincial Lands Act*. Crown lands include agricultural lands and environmentally sensitive lands including waters or watercourses, easements, and resources.
- .2 Crown minerals are defined in *The Crown Minerals Act* and are administered by the Ministry of the Economy.
- .3 The administration of land is the responsibility of both Saskatchewan Agriculture and Saskatchewan Environment. Ministry of Agriculture provides services for: lease administration, oil and gas development, gravel exploration and extraction, Crown lease management assistance and the sale of Crown surface land.
- .4 Crown lands just as deeded lands (those with title to an individual), are subject to *The Planning and Development Act, 2007*, and municipal bylaws, except in the specific designations such as Provincial Forest, Provincial and Regional Parks and Crown lands in the RM. The RM shall work with the Ministries to develop complementary planning on these lands and several integrated resource management plans have been incorporated into Municipal bylaws.
- .5 Federal crown lands within the RM including wildlife habitat areas of federal community pastures are not directly subject to *The Planning and Development Act, 2007* and municipal bylaws, however, the agencies do try to coordinate land use management with the Rural Municipality.

## **Section 5: Making Things Happen**

### **5.1 IMPLEMENTATION AND ACTION PLANS**

Successful implementation of this Plan depends to a large degree on whether its policies can guide local development in action in a variety of contexts over the next twenty-five plus (25+) years. This section contains information to ensure that planning is sensitive to local conditions in specific locations of the Rural Municipality, while at the same time, advancing the Plan's core principles and building on its broad objectives.

An action plan table for the RM has been included in Appendix "B" to provide a checklist of the key action items that will need to be completed to help the RM achieve its goals outlined in the Plan. Each action item relates to policy statements included in the Plan and will require an Implementation Committee of the Councils to be established to prioritize the action items. The action items should be reviewed regularly to monitor progress and to determine if changes are required.

### **5.2 THE PLAN GUIDES ACTION**

As a statutory document for guiding development and land use in the municipality and wider District, the Plan gives direction to Council on their day-to-day decision-making. The Plan's land use policy areas illustrated in the Future Land Use Map in Appendix "A" provides geographic references for the RM's policies. If the RM is to move closer to the future envisioned by the Plan, the Plan must guide other related decisions of Council. *The Planning and Development Act, 2007* requires that:

- a) Municipal bylaws and public works will conform to this Plan;
- b) The decisions and actions of Council and Municipal Administration, including public investment in services, service delivery, and infrastructure will be guided by this Plan; and
- c) Implementation plans, strategies and guidelines, consistent with this Plan will be adopted, identifying priorities, detailed strategies, guidelines and actions, to advance the vision, goals, and objectives of this Plan.

### **5.3 THE FUTURE IS A SHARED RESPONSIBILITY**

A community is successful when all sectors cooperate with their time, effort, and resources to enhance the quality of life in the community or district. The RM can lead by example with engaged and informed residents to successfully guide the future, measured by the accomplishments made in managing agricultural diversification, environmental stewardship, economic development, community service provision, population growth, and the overall lifestyle available in the RM. To achieve the goals and objectives of this Plan, the RM will advocate for Provincial partnerships and technical assistance to deliver services and programs for sustainable agricultural, economic, and community development.

## **Section 6: Implementation and Administration**

### **6.1 THE FUTURE IS A SHARED RESPONSIBILITY**

This section outlines the variety of traditional tools that the RM has available to make things happen. *The Planning and Development Act, 2007* provides the authority that governs plans of subdivision, Zoning Bylaws, servicing agreements, development levies, and review processes to ensure that the Official Community Plan is effective over the long term.

### **6.2 DEFINITIONS**

The definitions contained within the RM of Antelope Park's Zoning Bylaw shall apply to this OCP is not contradictory to the Plans. Any amendments to the Zoning Bylaw definitions shall ensure they do not conflict with the Official Community Plan.

### **6.3 ADOPTION OF THE OFFICIAL COMMUNITY PLAN**

Adoption of this Official Community Plan by the Rural Municipality of Antelope Park will give it the force of law. Once adopted, no development or land use change may be carried out within the area affected by the Official Community Plan that is inconsistent or at variance with the proposals or policies set out in the Official Community Plan.

By setting out goals, objectives, and policies, the Official Community Plan will provide guidance for the Rural Municipality in making decisions regarding land use, zoning, servicing extension, subdivisions and development in general. These decisions must be made in conformity with the stated objectives and policies to ensure that the goals for the future development of the Rural Municipality will be achieved.

The application of the Official Community Plan policies is illustrated in the Future Land Use Map contained in Appendix "A." This Plan is intended to illustrate the locations of the major land use designations within the Rural Municipality of Antelope Park. This map should not be interpreted in isolation without consideration of the balance of the Official Community Plan. The Land use designations highlight future potential, which have been determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and human-made features.

The Official Community Plan will be implemented, in part by the development-related decisions that will be made in the future; however, the two most important tools available for guiding the future development of the municipality are the Zoning Bylaw and the subdivision process, including associated agreements.

### **6.4 ADOPTION OF THE PRAIRIE WEST DISTRICT PLAN**

The RM of Antelope Park is participating in the Prairie West Planning District. The municipalities have adopted the Prairie West District Plan as per *The Planning and Development Act, 2007*. The District Plan will be utilized in conjunction with the Rural Municipality of Antelope Park Official Community Plan to

guide land use development decisions at the local and District level over the next twenty five plus (25+) years.

In support of the Prairie West District Plan, the municipalities are committed to pursuing voluntary District Planning Commission status to oversee and implement the District Plan. The Prairie West District Planning Commission Agreement Bylaw sets out all provisions with respect to the District Planning Commission, including boundaries of the District, amendments, and others as per *The Planning and Development Act, 2007*.

## **6.5 ADOPTION OF MUNICIPAL ZONING BYLAWS**

Following the adoption of the Official Community Plan and District Plan, the RM is required to enact a Zoning Bylaw which will set out specific regulations for land use and development as per Section 103 of *The Planning and Development Act, 2007*:

- ✚ The Zoning Bylaw must generally conform to this OCP, the District Plan and future land use and development shall be consistent with the goals and objectives of this Plan and the Prairie West District Plan;
- ✚ Future development will avoid land use conflict and meet minimum standards to maintain the amenity of the municipality;
- ✚ Zoning Bylaws designate areas for certain types of development. Permitted and discretionary uses and development standards prescribed for each zone;
- ✚ Development will be consistent with the physical opportunities of the land and of reasonable engineering solutions; and
- ✚ The objectives and policies in the OCP and the District Plan provide guidance to Council when preparing the Zoning Bylaw or considering an amendment to the Zoning Bylaw.

The Zoning Bylaw will be used to implement the policies and achieve the objectives of this Plan by prescribing the uses of land, buildings, or other improvements that will be allowed in the different Zoning Districts established by the municipality. In addition, the Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet.

The Zoning Bylaw provides the municipality with actual control over land use and the types of development and uses allowed in each land use district. The associated supplementary requirements and development standards will be specified in the Zoning Bylaw respecting building setbacks, parking, loading, landscaping, signage, buffering, and all other relevant standards prescribed by the RM.

To ensure that these regulations work to help achieve the stated goals and objectives, the Bylaw itself must be consistent with the policies and the intent of this Plan and the Prairie West District Plan. In considering a Zoning Bylaw or an amendment, the municipality should refer to the policies contained in this Plan, their Official Community Plan and the Future Land Use Map to ensure that the development objectives of the municipality are met.

## 6.6 CONTRACT ZONING

For purposes of accommodating a re-zoning for unique development situations, Council may consider entering into rezoning agreements, pursuant to provisions of *The Planning and Development Act, 2007*. The person applying for a rezoning agreement to have an area of land rezoned to permit the carrying out of a specified proposal, the council may enter into an agreement with the person setting out:

- a) A description of the proposal;
- b) Reasonable terms and conditions with respect to:
  - i. The uses of the land and buildings or the forms of development; and
  - ii. The site layout and external design, including parking areas, landscaping and entry and exit ways, but not including the colour, texture or type of materials and architectural detail.
- c) Time limits within which any part of the described proposal or terms and conditions imposed pursuant to clause (b) must be carried out; and
- d) A condition that, on the rezoning of the land, none of the land or buildings shall be development or used except in accordance with the proposal, terms and conditions and time limits prescribed in the agreement.

Section 69 of *The Planning and Development Act, 2007* contains the provisions for entering into a rezoning agreement. The following are additional guidelines:

- ✚ The re-zoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent Zoning District;
- ✚ The re-zoning will be used to allow a specific use or range of uses contained within the Zoning District to which the land is being re-zoned;
- ✚ The development or re-development of the site for the specific use will be of benefit to the immediate area, the municipality, and the District as a whole; and
- ✚ The use of these zoning tools do not undermine the intent of the Plan or any affected legislation such as *The Condominium Act* or Environment or Health regulations.

## 6.7 CONCEPT PLANS

Concept plans represent design layout concepts prepared at the request of the municipal Council to provide direction for how new developments:

- ✚ Ensure the efficient provision of infrastructure services;
- ✚ Demonstrate how site development will be organized to ensure compatibility with adjoining land uses and transportation systems; and
- ✚ Provide design features for special purposes such as landscaping, buffers, open space, pedestrian and vehicular access.

In accordance with Section 44 of *The Planning and Development Act, 2007*, a Council may, as part of an Official Community Plan, adopt a concept plan for the purpose of providing a framework for subsequent subdivision and development of an area of land. The Council shall ensure that any concept plan is

consistent with its Official Community Plan, the District Plan, and any part of a concept plan that is inconsistent with the Official Community Plan and District Plan has no effect insofar as it is inconsistent.

## **6.8 COMPREHENSIVE DEVELOPMENT REVIEWS**

A Comprehensive Development Review may be completed by the developer prior to presenting it to Council proposing to re-zone land for (greater than 4) multi-parcel country residential, commercial, industrial, or intensive livestock operation purposes. The purpose of this comprehensive review is to identify and address social, environmental, health and economic issues appropriately and to encourage the development of high quality residential, commercial, and industrial developments. This review proposes to address the following topics:

- Proposed land use(s) for various parts of the area;
- The effect on adjacent land uses and integration of the natural landscape regarding the planning and design of the area;
- The location of and access to major transportation routes and utility corridors;
- The provision of services respecting the planning for future infrastructure within the municipality;
- Sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas; and
- Appropriate information specific to the particular land use (residential, commercial or industrial).

## **6.9 SPECIAL STUDIES**

Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required including traffic studies to determine impacts upon the road and highway system within the RM to identify lands affected by flooding or slope hazards, endangered species habitat, heritage resources, potable water supply septic management, the potential for ground and surface water pollution, and any general health risk to health and the environment.

## **6.10 PUBLIC WORKS**

The capital works program and public improvements of each municipality comprising the District shall be consistent with the policies set out in this Official Community Plan. This is an important implementation tool since a municipality may influence the location of future development and growth through the provision of municipal services to land.

## **6.11 DESIGN STANDARDS AND GUIDELINES**

The development and administration of design standards and guidelines is encouraged throughout the RM. These guidelines can include areas such as building or site design and appearance, lighting, signage,

building orientation, trails, and landscape design standards to promote and achieve a high standard of development.

### **6.12 DEVELOPMENT LEVIES AND AGREEMENTS**

Council may provide for a Development Levy Bylaw as specified in Sections 169 to 170 of *The Planning and Development Act, 2007*. Where a development is proposed that requires the capital upgrading of services of the land, Council may by Bylaw, provide for the recovery of those capital costs.

Council may adopt a bylaw that specifies the circumstances when these direct or indirect levies will apply to the development based on the additional capital costs for services created by that development. The bylaw will contain a schedule of the unit costs to be applied. Before adopting the bylaw, Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of development levy charges in relation to the subdivision fees.

### **6.13 SERVICING AGREEMENTS**

Council may establish a separate fee bylaw for the collection of subdivision servicing charges that would be applied in a servicing agreement at the time of subdivision in accordance with Section 172 of *The Planning and Development Act, 2007*, at the time of subdivision approval to ensure that new subdivisions are developed to the standards of the municipality and to address other concerns specific to the proposed subdivision.

Where Council requires a servicing agreement, the agreement becomes a condition of approval of a subdivision by the approving authority. The agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and his/her customers. The municipality may consider a general municipal share in the cost of off-site infrastructure where the improvement is designed to serve more than the subject subdivision.

### **6.14 SUBDIVISION PROCESS**

The Director of community planning for the Ministry of Government Relations is currently the approving authority for subdivisions in the Rural Municipality of Antelope Park. The RM has input into the subdivision procedure:

- The municipality provides comments on all subdivision applications within the municipality;
- The municipality has an impact on the subdivision process through the Zoning Bylaw, since no subdivision can be approved that does not conform to the Zoning Bylaw. In the Zoning Bylaw, the municipality can establish the minimum area, width, or depth of lots and other spatial and land use standards. Zoning is intended to implement the municipality's and District's development policies, and to ensure that subdivisions contribute to achieve the long term goals of the municipality; and

- ✚ In order for the subdivision to be completed in a timely manner, it is advisable to consult with the development officer and/or planning staff of the municipality before submitting a subdivision proposal to Government Relations.

## **6.15 MONITORING PROGRESS**

### **REVIEW**

The Official Community Plan is a document intended to guide decision making over the long term and is not a static document that commits the municipality to an inflexible development policy. As new issues and concerns arise or old ones change, the Plan shall be revised to meet those changes. The Plan shall be reviewed after five years and before ten years from the date of its adoption by Council to evaluate the stated goals, objectives, and policies as to their relevancies.

The Official Community Plan must be kept up to date to ensure that the document will deal with the real development issues facing the municipality. New implementation initiatives will be needed as priorities will require adjustment in response to the varied and changing conditions in the municipalities and the greater district.

### **AMENDMENT**

This Official Community Plan is a starting point and is capable of amendment and refinement on a continuous basis. On occasion land uses or developments may be proposed that do not conform to the Official Community Plan. The Plan can be amended in accordance with *The Planning and Development Act, 2007*, to allow the new development to proceed. However, before any amendment is made the impact of the proposed change on the rest of the Plan and the future development of the municipality and the District as a whole should be examined. Amendment to the Plan for a specific development proposal should be avoided; instead any Plan amendment should examine the broader scope of the issue.

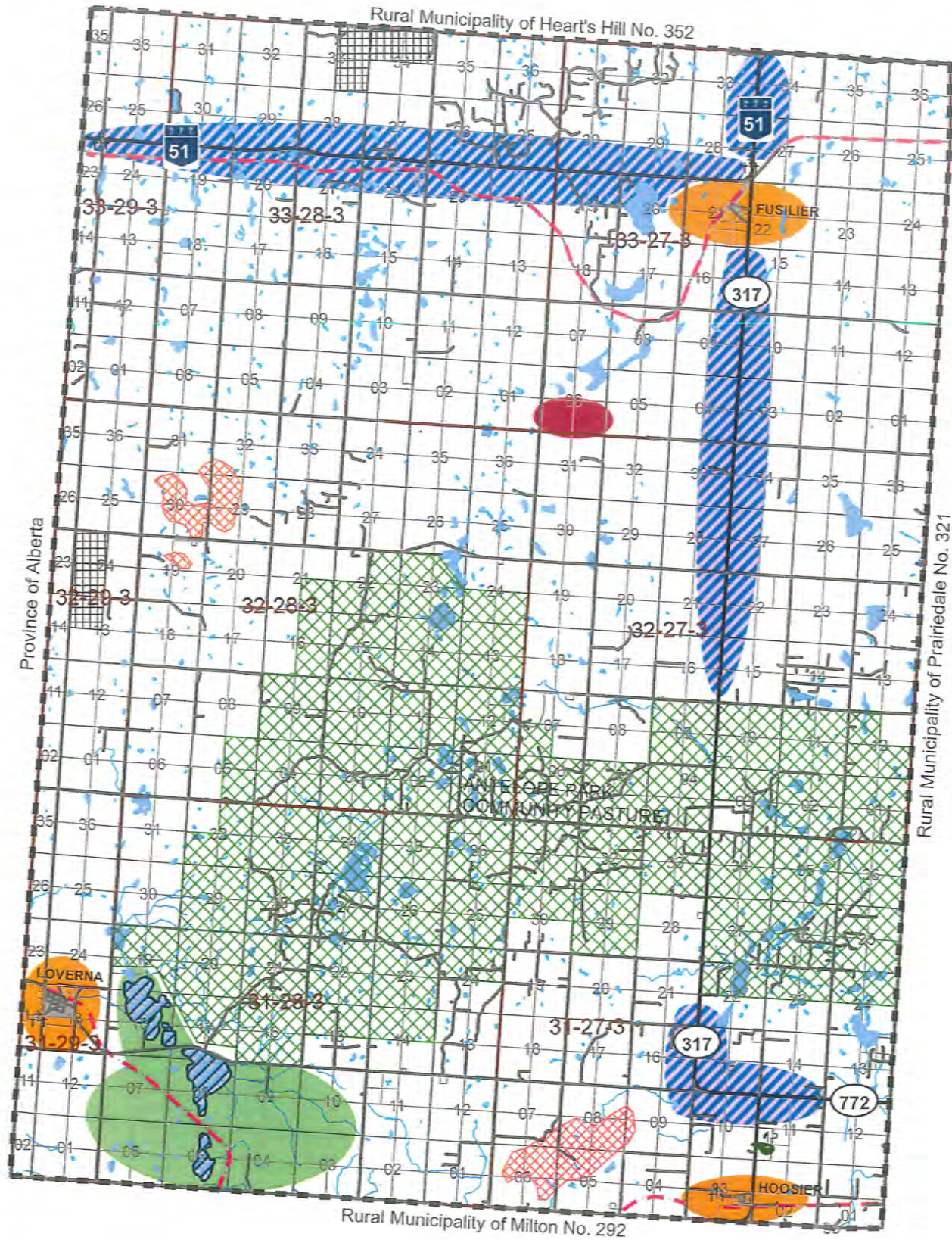
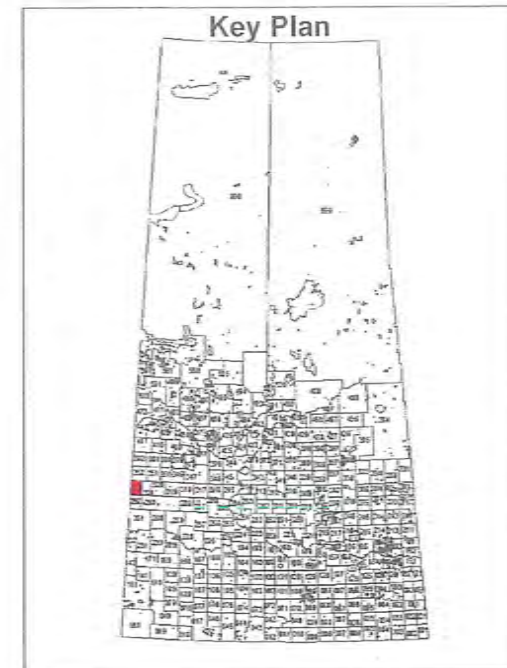


## Appendices

Appendix "A" – Rural Municipality of Antelope Park No. 322 Future Land Use Map

Appendix "B" – Action Plan for the Rural Municipality of Antelope Park

# Future Land Use Map Rural Municipality of Antelope Park No. 322



## Legend

- Proposed**
- Country Residential
- Highway Commercial/Industrial
- Green Space
- Special Use (Observatory)
- Trail
- Existing**
- Boundary
- Major Highway
- Rural Road
- Watercourse
- Waterbody
- Wetland
- Community Pasture
- Potential Flood Prone Area\*
- Potential Slope Instability Area\*\*
- Ecological Sensitive Area\*\*\*
- Township
- Golf Course
- † Cemetery

**APPROVED  
REGINA, SASK.**  
**JAN 09 2020**

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

*[Signature]*  
Reeve

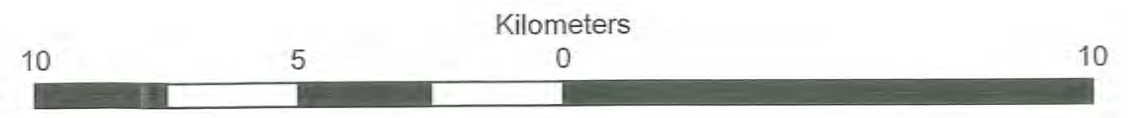
*[Signature]*  
Administrator

*[Signature]*  
Administrator

The \_\_\_\_\_ Date \_\_\_\_\_  
Signed at Marengo, Saskatchewan on **March 20, 2019**



Note: \*Potential Flood Prone Areas are based on local knowledge and require further studies to determine the proper 1:500 year flood elevation (i.e. floodway and flood fringe areas) as per the Planning and Development Act, 2007 and Statements of Provincial Interest.  
\*\*Potential Slope Instability Areas are based on 15-30% Slope information from the AgriMap-Saskatchewan interactive map by Agriculture and Agri-Food Canada.  
\*\*\*Ecological Sensitive Areas are based on the Representative Areas Network dataset from Information Services Corporation's GeoSask website (www.geosask.ca).



**Appendix "B" – Rural Municipality of Antelope Park Action Plan Table**

Policy Section/ Action	Performance Goal/Aim	Policy Section	Priority Timeline i.e. immediate, mid- term, 10+ years	Current Status	Reporting Period Status Update Typically annually for most
General	P 8				
Agricultural Pride	P 11				

Mineral Extraction and Natural Resources	P 13				
Transportation and Infrastructure	P 15				
Residential Development	P 19				

	Community Economic Development						
	P 21						
	Environmental and Heritage Resource Management						