

**RURAL MUNICIPALITY OF
DUNDURN No. 314**

OFFICIAL COMMUNITY PLAN

Prepared for:

THE RURAL MUNICIPALITY OF DUNDURN NO. 314

Prepared by:

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LANDSCAPE ARCHITECTURE & COMMUNITY PLANNING
SASKATOON, SK

APRIL 2024

The Rural Municipality of Dundurn No. 314

Bylaw No. 05/2024

A Bylaw of the Rural Municipality of Dundurn No. 314 to adopt the Official Community Plan.

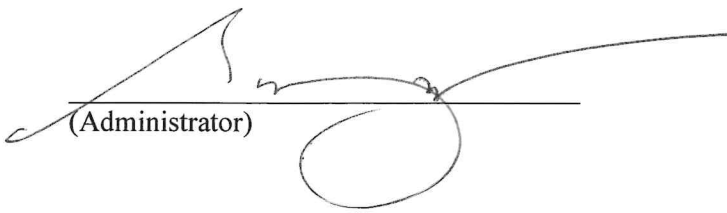
The Council of the Rural Municipality of Dundurn No. 314, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- (1) Pursuant to Section 29 and 32 of *The Planning and Development Act, 2007* the Council of the Rural Municipality of Dundurn No. 314 hereby adopts the Official Community Plan, identified as Schedule "A" to this bylaw.
- (2) The Reeve and Administrator of the Rural Municipality of Dundurn No. 314 are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this Bylaw.
- (3) Bylaw No. 8/2017 the Official Community Plan, and all amendments there to, are hereby repealed.
- (4) This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time the 16th day of April, 2024
Read a second time the 04th day of September, 2024
Read a third time the 4th day of September, 2024
Adoption of Bylaw this 4th day of September, 2024



(Reeve)



(Administrator)



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

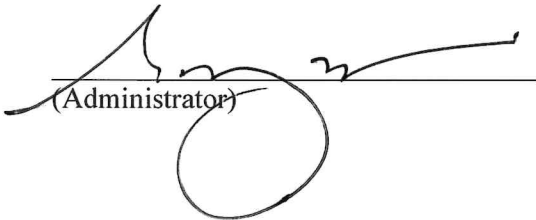
On the 4th day of September, of the year 2024

THE RURAL MUNICIPALITY OF DUNDURN NO. 314

OFFICIAL COMMUNITY PLAN

Being Schedule "A" to Bylaw No. 05-2024
of the Rural Municipality of Dundurn No. 314


(Reeve)

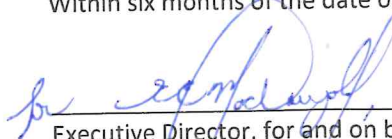

(Administrator)



Pursuant to section 37(1)(d) and 76 of *The Planning and Development Act, 2007*, the RM Dundurn No. 314 Bylaw No. 05-2024 is conditionally APPROVED subject to Council preparing and adopting amendments to:

Include stronger First Nations and Métis Engagement Policies as required per section 6.3 of *The Statements of Provincial Interest Regulations*

Within six months of the date of this decision.


Executive Director, for and on behalf of the
Minister of Government Relations

Date: MAR 24 2025

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1 INTRODUCTION

1.1 SCOPE AND PURPOSE

The policies in this Official Community Plan address the need for future land use planning in the RM of Dundurn No. 314 as well as other matters related to its physical, social and economic development.

The policies are intended to provide the RM of Dundurn with direction and guidelines for establishing bylaws, programs and decision making on future land use and development proposals in the Rural Municipality.

All development within the incorporated area of the RM shall conform to the objectives and policies contained in this Official Community Plan. Crown lands that lie within the RM of Dundurn No. 314 are governed by separate and / or additional provincial legislation to *The Planning and Development Act, 2007*.

1.2 AUTHORITY

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007 (The Act)*, the Council of the Rural Municipality of Dundurn No. 314 has prepared and adopted this Official Community Plan to provide the Rural Municipality (RM) with goals, objectives and policies relating to approximately twenty years of future growth and development within the community.

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

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

The Province of Saskatchewan adopted *The Statements of Provincial Interest Regulations* (effective March 29, 2012) which are applicable to community planning and development under Section 7 of *The Act*. Section 8 of *The Act* provides that every Official Community Plan and Zoning Bylaw must be consistent with *The Statements of Provincial Interest Regulations (SPI's)*.

In general, *The Statements of Provincial Interest Regulations* address:

- (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 Lands and Water Bodies
- (13) Source Water Protection
- (14) Transportation
- (15) Community Health and Well Being
- (16) Economic growth

2 GUIDING PRINCIPLES, VISION & GOALS

2.1 GUIDING PRINCIPALS

This Official Community Plan:

- (1) Strives to maintain the rural character and quality of life;
- (2) Encourages sustainable development and growth that efficiently uses land and existing transportation networks, and provides for the affordable servicing of land in order to limit the fragmentation of land;
- (3) 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;
- (4) Promotes new development in rural areas that is compatible with agriculture; and,
- (5) Promotes inter-municipal cooperation and public / private partnerships in order to stimulate community initiatives that can contribute positively to the well being of all communities in the municipality.

2.2 VISION

The vision for the Rural Municipality of Dundurn is intended to guide future growth and development for the next twenty-five years and was created by municipal representatives and community members.

The RM's vision is to be a safe, healthy and viable place to live, work and play by providing residence and businesses with appropriate services which will contribute to the overall quality of life in the municipality.

2.3 GOALS

The Rural Municipality of Dundurn Official Community Plan responds to the requirements of *The Act*, and the *SPI's*, 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.

- (1) Maintain and enhance the existing rural and agricultural character and economic base of the municipality while recognizing the need to provide for recreation and other land uses;
- (2) Provide a variety of living environments and life styles for residents which are supported by appropriate infrastructure and services and to create a community atmosphere in the RM;
- (3) Minimize land use conflicts within the municipality through coordinated and responsible land use planning and development with adjacent urban and rural municipalities, First Nation Lands, the Canadian Forces Base Detachment Dundurn, and along the Blackstrap Reservoir;
- (4) Conserve and protect the water quality of Blackstrap Reservoir and the environmental quality of the surrounding area for the purpose of recreational, residential, commercial, agricultural, and other

uses. This will enhance the diversified lifestyles and quality of life of area residents and visitors to the municipality;

- (5) Enter into co-operative arrangements with neighbouring jurisdictions (municipalities, resort villages, provincial agencies) and businesses, consistent with and complementary to the needs of the municipality;
- (6) Provide for the orderly development of new businesses, consistent with and complementary to the needs of the municipality;
- (7) Provide for the orderly development of new business opportunities that is supported by appropriate infrastructure and services and to give residences the opportunity to work with the municipality without having to commute to other areas; and,
- (8) Ensure orderly and appropriate development of land, cost efficient services to support development and updated equipment and machinery.

3 OBJECTIVES & POLICIES

3.1 NATURAL AND HERITAGE RESOURCES

3.1.1 FINDINGS

- The RM of Dundurn occupies 11 townships (Townships 32 – 34, Ranges 3 – 6, W3M) in north-central Saskatchewan. Total land area in the municipality is approximately 80,794 ha (199,646 acres).
- The RM is situated within the Moose Wood Sand Hills/Elstow Plain landscape area of the Moist Mixed Grassland Ecoregion. The Moose Wood Sand Hills is an area of sand dunes straddling the South Saskatchewan River south of Saskatoon. The Elstow plain is a glacial lake plain that slopes from the base of the Minichinas and Allan hills towards the South Saskatchewan River near Saskatoon. Surface drainage is limited to Blucher and Blackstrap lakes and large sloughs.
- Section 63 of *The Saskatchewan Heritage Property Act* empowers the Minister to require a developer to conduct a Heritage Resource Impact Assessment or a Heritage Resources Impact Mitigation for any development project (subdivision) that has the potential to impact significant heritage resources. On the basis of documented heritage resources and criteria set out in *The Saskatchewan Heritage Property Act* heritage sensitive quarter sections have been mapped for the RM for information purposes.
- The Saskatchewan Terrestrial Wildlife Habitat Inventory provides an overview of terrestrial wildlife habitat located in the RM of Dundurn at the time of the inventory. Providing a broad, comprehensive application of terrestrial wildlife habitat, the wildlife concerns of this inventory are primarily with mammals and birds having predominantly terrestrial habitat requirements. Consideration should be given to potentially sensitive wildlife habitats located in the RM of Dundurn during land use and development decisions. Areas of potential critical wildlife habitat include areas within the RM which have been identified on Map 4 – Development Constraints.
- The RM of Dundurn is located within the South Saskatchewan River Watershed. A Source Water Protection Plan was developed in conjunction with watershed Advisory Committees established in each watershed planning area. Threats to source water within this watershed are addressed within the plan.
- The Council of the RM of Dundurn recognizes that it has a role and responsibility for stewardship of the environment. Protection of source water within the RM is an important consideration in the development and land management of the municipality.
- Gravel is a non-renewable resource, and any exploitable deposits should be protected from being “sealed over” with other uses until such time as the gravel has been extracted.
- Consideration should be made towards the development of land use policy that ensures future development is consistent with the protection of significant natural resources in the Municipality.
- *The Statements of Provincial Interest Regulations* provides the following statements (which are addressed in the objectives and policies that follow):
 - *The province has an interest in ensuring Saskatchewan’s cultural and heritage resources are protected, conserved and responsibly used.*
 - *The province has an interest in the protection of water sources that provide safe drinking water.*
 - *The province has an interest in conserving Saskatchewan’s biodiversity, unique landscapes and ecosystems for present and future generations.*
 - *The province has an interest in maintaining and encouraging the exploration for and development of mineral resources.*
 - *The province has an interest in environmental stewardship, responsible development and public access to provincial water bodies and shore lands.*

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

3.1.2 OBJECTIVES AND POLICIES

Objective 3.1.2.1 Natural Features

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

- Policy (a)** Council will work with agencies of the provincial government to protect any significant heritage resources, critical wildlife habitat, or rare or endangered species located in the municipality. Where significant potential for the occurrence of such features or resources has been identified to Council, Council may delay development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained. Any costs associated with meeting such requirements will be the responsibility of the applicant.
- Policy (b)** The RM of Dundurn's wetland areas along lakes, sloughs or creeks will be protected and, where appropriate, integrated with recreational uses and development. Future development will not alter such wetland areas other than by the addition of appropriate structures such as walkways, pedestrian bridges, boardwalks, and interpretive media.
- Policy (c)** Development shall not damage or destroy fish habitat within the municipality, nor needlessly destroy unique flora or critical wildlife habitat.
- Policy (d)** Development shall avoid land that is environmentally sensitive.

Objective 3.1.2.2 Water Resources

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

- Policy (a)** Development shall not deplete or pollute groundwater in the municipality.
- Policy (b)** Council shall be committed to the protection of ground and surface water, public health, property, and the environment through the use of water management programs that:
- (i) maintain healthy ecosystems; and
 - (ii) ensure the provision of safe and reliable drinking water.
- Policy (c)** Developments shall not injuriously affect, and shall be encouraged to protect, sustain, and safely incorporate water bodies, waterways, shore lands, groundwater, wetlands, and riparian areas.
- Policy (d)** Agricultural practices, particularly with regard to manure management and chemical application, shall minimize risks to groundwater and surface water to the greatest extent possible.
- Policy (e)** Chemicals and other products shall be stored, handled, manufactured, managed and used with methods that prevent and avoid contamination with aquifers and well heads.

Policy (f) The RM shall work in partnership with the Saskatchewan Water Security Agency to maintain and conserve the South Saskatchewan River Watershed and its source water resources.

Policy (g) Proponents may be required to investigate subsurface soil and groundwater conditions prior to development work to demonstrate the natural or engineered containment will adequately protect groundwater resources. Such work must be carried out by a qualified professional engineer or geoscientist.

Objective 3.1.2.3 Sustainable Development

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

Policy (a) Council may employ site-specific planning programs, either alone or in cooperation with other agencies, or governments, to protect water bodies, waterways and shore lands. Council may limit, restrict, delay or prohibit development in these areas until site-specific planning has been completed and/or until Council is satisfied that specific development projects will sustain these areas. Site-specific plans may result in limiting or prohibiting development in these areas.

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

Policy (c) Council shall require new development to have adequate surface water drainage to avoid flooding, erosion, or pollution.

Objective 3.1.2.4 Historical and Heritage Resources

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

Policy (a) Development shall not damage, destroy, or otherwise negatively impact any building or site deemed to be of cultural, historical, or heritage significance.

Policy (b) Ensure that subdivision of land on potentially heritage sensitive parcels occurs in accordance with the guidelines and criteria identified by the Heritage Conservation Branch of Saskatchewan. The RM of Dundurn may delay development until such time as the requirements of the relevant provincial agencies to protect such resources (such as the undertaking of mitigative measures) has been obtained. The developer may be required to contract a professional to assess potential impact(s) to the development area. Any costs associated with meeting such requirements will be the responsibility of the applicant.

Policy (c) Support the designation of provincial heritage and municipal heritage buildings and sites within the municipality.

Objective 3.1.2.5 Aggregate Resources

To protect known aggregate (gravel) and other mineral sources from incompatible forms of development and accommodate industries that utilize these resources, while ensuring that aggregate exploration and extraction uses do not conflict with other land uses and development within the Municipality.

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

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

- (i) Council shall encourage the extraction of significant commercial mineral resources prior to development that would preclude or constrain future extraction of the resource.
- (ii) Aggregate resource industries shall be listed as discretionary uses in the Zoning Bylaw within commercial and industrial zoning districts.
- (iii) Council shall consider discretionary use applications for aggregate resource industries subject to:
 - (a) reclamation and restoration of the land for an approved end use;
 - (b) the manner in which the pit or quarry is to be operated;
 - (c) limiting or avoiding land use conflict due to noise, vibration, smoke, dust, odour or potential environmental contamination;
 - (d) minimizing the effect of the operation on infrastructure and services including but not always limited to roadways; and,
 - (e) ensuring road access is sufficiently located as to limit impact on existing residential dwelling units.
- (iv) Aggregate resource industries shall meet all municipal bylaws and provincial regulations respecting access to and from provincial highways and municipal roads and shall ensure that road access to the operation is located, as far as possible, from existing residential dwelling units.
- (v) Multiple parcel country residential developments or intensive recreational developments shall not be located within 800m (2,628 ft) of an aggregate resource deposit, or within 800m (2620 ft) of an operational sandpit.
- (vi) Single parcel country residences or residential sites shall not be located within 800m (2620 ft) of an operational sandpit or silica sand processing operation. Distances may be increased at the discretion of council.
- (vii) Aggregate resource extraction, processing, and storage industries shall establish a buffer area between the operation and surrounding land uses.

- (viii) Aggregate resource extraction, processing and storage industries shall ensure that operations within the municipality are screened, bermed or landscaped.

Objective 3.1.2.7 Resource Development

To support potash, oil and gas, and other resource exploration, extraction and development in the municipality.

- Policy (a)** Petroleum pipelines, oil and gas wells, potash mines, and other resource development and related facilities shall be encouraged in the RM and shall be permitted uses in agricultural, commercial, and industrial zoning districts.
- Policy (b)** Dry and abandoned well sites, stratigraphic test wells, and associated facilities shall be assessed, decommissioned and reclaimed pursuant to Section 56 (1) of *The Oil and Gas Conservation Regulations* upon abandonment or decommissioning.
- Policy (c)** A Detailed Site Assessment (DSA) shall be submitted in conjunction with an application for Acknowledgement of Reclamation (AOR) to substantiate the satisfactory reclamation of the site to the Ministry of the Economy.
- Policy (d)** Oil and gas exploration, extraction and development within the RM shall occur in accordance with *The Oil and Gas Conservation Regulations, 2012*.
- Policy (e)** Multi parcel country residential developments, single parcel country residences and residential sites located in proximity to oil wells may be subject to separation requirements from an oil well, as per *The Subdivision Regulations*.
- Policy (f)** Multi-parcel country residential developments, single parcel country residences and residential sites located in proximity to sour gas wells with H₂S concentrations over 100 ppm may be subject to separation requirements based on guidelines as recommended by the Ministry of Government Relations.

3.2 BIOPHYSICAL CONSTRAINTS AND HAZARDS

3.2.1 FINDINGS

- Potential flood areas are defined based on the most recent and reliable information. Development should only be undertaken on a case-by-case basis, depending on flood hazard potential. While there is a need to map these areas more precisely, in the absence of this precise information, potential flood prone areas are identified on Map 2 for general information purposes only. Areas around exiting water bodies and other low areas in the RM that are not identified as potential flood prone areas have no historical data available and may also be flood prone.
- Policies to address development on or near land potentially susceptible to natural hazards such as flooding, slope instability, erosion, expansive clay soils, and other manmade hazards such as contaminated sites are imperative.
- Development in the RM will need to continue to have regard for appropriate safe buildings elevations as recommended by the Water Security Agency.
- Other potential development constraints (Map 4) that exist within the RM include CN's Craik main line (which bisects the RM running north to south); The Canadian Forces Base Detachment Dundurn; The Dundurn and Area Waste Water Utility sewage lagoons located in NW 33-32-4W3M); a regional transfer station located in SW 16-33-4-W3M. Several high pressure Transgas pipelines are also located within the RM. Consideration is needed for required setbacks and guidelines.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning biophysical constraints on development (which is addressed in the objectives and policies that follow):
 - *The province has an interest in ensuring the safety and security of individuals, communities and property from natural and human-induced threats.*

3.2.2 OBJECTIVES AND POLICIES

Objective 3.2.2.1 Development on Potentially Hazardous Land

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

- Policy (a)** Ensure the most recent information on potential flood hazard areas within the municipality as it relates to new subdivision applications and applications for development permits is used.
- Policy (b)** Development shall avoid land that is potentially hazardous due to flooding, erosion, slumping, slope instability or contamination.
- Policy (c)** Where there is subdivision of land, any areas that are determined to be hazard land, where mitigation of the identified hazard has been determined by the approving authority as not feasible or as undesirable, shall be designated as environmental reserve in accordance with *The Planning and Development Act, 2007*.
- Policy (d)** As per *The Statements of Provincial Interest Regulations*, insofar as is practical, the development of new buildings and additions to buildings in the flood way in the 1:500 year flood elevation of any watercourse or water body shall be prohibited. (or higher standard if flood records are available).

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

Objective 3.2.2.2 Development Constraints

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

- Policy (a)** The RM will utilize Map 3 – Development Considerations and Map 4 – Development Constraints to assess development constraints and acceptability of proposed subdivision and development within the municipality. Future subdivisions or re-zoning for multiple parcel residential, commercial or industrial development shall avoid conflict with existing land uses and be sensitive to development constraints and considerations.
- Policy (b)** All proposed developments adjacent to high pressure pipelines should demonstrate how the development responds to the *Recommended Set Back and Utility Corridor*

Requirements, 2015 prepared by SaskEnergy and TransGas and all other relevant acts and regulations.

3.3 TRANSPORTATION AND INFRASTRUCTURE

3.3.1 FINDINGS

- The RM is served by a grid road system that connects to three provincial highways - #11 (north/south), #219 (north/south), #211 (east/west). To ensure that future development does not place additional unnecessary pressure on existing road maintenance obligations of the Municipality, consideration should be given to the development of municipal servicing policies.
- One CN main line runs through the RM. Potential expansion of the rail system to serve the needs of industry may have an impact on the RM's roadway system and / or other parts of the RM's infrastructure such as drainage and transportation.
- In 2013, The Federation of Canadian Municipalities and the Railway Association of Canada released *Guidelines for New Development in Proximity to Railway Operations* which includes guidelines and best practices that can be applied when converting industrial / commercial property into residential use when in proximity to railway operations. The CN rail system serves the RM of Dundurn and the region.
- The RM is serviced by a waste disposal transfer station located in SW 16-33-4-W3 (north of The Town of Dundurn)
- one sewage lagoon is located in the RM, adjacent to The Town of Dundurn. *The Subdivision Regulations, 2014* requires a 457 metre, or other setback as may be established by the Ministry of Environment, from residential and other types of development.
- As a condition of subdivision approval, it is suggested that the municipality consider creating a policy stating that applicants shall enter into a servicing agreement with the municipality, as provided in Section 172 of *The Planning and Development Act, 2007*.
- All properties and population within the Municipality should be provided with timely and accessible emergency services.
- Section 169 of *The Act* provides Council the authority to establish development levies, by bylaw, intended to recover capital costs of services and facilities that directly or indirectly serve land that is not subject to an application for subdivision. Providing Council has passed a Development Levy Bylaw subject to Sections 169 and 170 of *The Act*, Section 171 of *The Act* authorizes Council to enter into a development levy agreement with the applicant or owner to pay development levies.
- The development of appropriate waste management policies will address the future management and disposal of solid waste and sewage.
- To ensure that future development in the Municipality can be adequately serviced by municipal infrastructure systems, consideration should be made towards the development of appropriate infrastructure and servicing policies, including clarifying the level and types of services the Municipality is capable of delivering to country residential developments.
- *The Statements of Provincial Interest Regulations* provides the following statements concerning public works and transportation (which are addressed in the objectives and policies that follow):
 - *The province has an interest in safe, healthy, reliable and cost-effective public works to facilitate economic growth and community development and resilience to extreme weather events.*
 - *The province has an interest in safe, cost effective transportation systems that meet existing and future needs for economic growth, community development and diversification*

3.3.2 OBJECTIVES AND POLICIES

Objective 3.3.2.1 Servicing Thresholds

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

Policy (a) All developments shall provide for:

- (i) individual on-site water supply appropriate to the proposed use; or,
- (ii) water supply from a regional water distribution system; or,
- (iii) an independent communal water supply system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.

All developments shall provide for:

- (iv) on-site liquid waste treatment and disposal approved pursuant to *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority; or,
- (v) an independent communal sewage collection, treatment and disposal system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.

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

Policy (c) The RM will not be responsible for the capital costs associated with the provision of municipal services to new subdivisions, except for developments owned by the municipality. Where a private development requires municipal services, the proponent will be responsible for all costs associated with providing the services. Council may require a proponent of a development to undertake an engineering study that clearly articulates the on- and off-site infrastructure required to support the development. On-site and off-site infrastructure to support new development proposals may:

- (i) already exist and have the capacity to support the development, subject to the payment of applicable levies or fees; or
- (ii) be proposed to be constructed by the developer as an integral component of the development itself.

Policy (d) Council will consider all new developments containing communal water and sewer systems on the basis that the users of these systems will be responsible for the costs of their construction, management and operation through the auspices of a public body, a resident association or a private utility arrangement in the form of a cooperative or non-profit corporation.

Policy (e) Council will consider any proposals by residents of an existing multiple lot country residential area for the development of a communal water distribution system. Proposals

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

- Policy (f)** Council may, subject to a request by the majority of residents of a multi-parcel country residential area, agree to the provision of an extended service such as dust control or greater than normal snow clearing service. The financing of such service will be arranged through enactment of a special tax bylaw pursuant to the provisions of Section 312 of *The Municipalities Act, 2005*.
- Policy (g)** When reviewing development proposals, Council may request utility companies and/or oil companies to indicate their existing and future services in and around the area of the development proposal. The availability of such services will be a consideration in Council's position with respect to development proposals.
- Policy (h)** Storm water management shall be designed by a professional engineer in accordance with appropriate engineering standards.
- Policy (i)** Where the development of new or upgraded liquid and solid waste disposal facilities is proposed, consideration shall be given to the regionalisation of such facilities, provided the projects are also being funded regionally.

Objective 3.3.2.2 Locational Criteria

- Policy (a)** Public works in the form of solid and liquid waste management or disposal facilities will be allowed at the discretion of Council subject to locational and development standards as specified in the Zoning Bylaw and subject to the following locational policies:
- (i) Public works in the form of solid and liquid waste management or disposal facilities have the potential to negatively affect the general welfare of nearby residents and the quality of recreation opportunity, relating to such factors as odours, blowing debris, decreased land values and perceived hazards. Therefore, in order to minimize conflict between such public works and other development, separation distances between public works in the form of solid and liquid waste management or disposal facilities and other principal land uses are included in the zoning bylaw.
 - (ii) Council may require a greater separation than set out in the Zoning Bylaw. This would only apply where an unacceptable land use conflict would result with existing developments (e.g. in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).
 - (iii) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice of a proposal for the development, expansion or alteration of a solid or liquid waste management or disposal facility and shall hold a public hearing on the proposal.

Objective 3.3.2.3 Servicing Agreements for New Subdivisions and Developments

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

- Policy (a)** Where a subdivision of land or a new development will require the installation or improvement of municipal services such as roads or streets, utilities, water supply systems, sewage disposal facilities, and fire protection facilities the developer will be required to enter into a servicing agreement with the municipality to cover the capital costs as defined in *The Planning and Development Act, 2007* with respect to the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of services that directly or indirectly serve the proposed subdivision. These charges may differ from one proposed subdivision to another based on the particular needs of each development. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.
- Policy (b)** New subdivisions and developments are shall be located along an existing all-weather road. Where this is not possible, the developer shall enter into a servicing agreement with the municipality if council deems that the proposed road to be feasible.

Objective 3.3.2.4 Transportation

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

- Policy (a)** The Rural Municipality will cooperate with the Ministry of Government Relations, the Ministry of Highways and Infrastructure, and adjacent municipalities and jurisdictions in long-term planning that addresses its transportation needs.
- Policy (b)** Council will endeavour to upgrade the major access roads in the municipality, within the Rural Municipality's ability to pay for such upgrades, and with the support of senior government funding wherever possible.
- Policy (c)** Development shall not create any potentially unsafe traffic conditions. Council will ensure that appropriate road designs, speed limits and traffic control devices are used to help ensure traffic and road safety.
- Policy (d)** Development along provincial highways shall be consistent with the safety standards and access policies established by the Ministry of Highways and Infrastructure.
- Policy (e)** The Rural Municipality will not be responsible for the paving of roads in all subdivisions unless a service agreement is formed between Council and the developer.
- Policy (f)** Subdivision applications requiring a permanent street or road closure, intended to correct encroachments by development on municipal road right-of-ways, will only be supported after a review by Council, to ensure that:
- (i) it is determined that the permanent street or road closure would not restrict or compromise access to other sites / areas in the municipality; and

- (ii) it is determined that the street closure would not have an adverse effect on the Rural Municipality's ability to maintain or repair municipal streets and roads.

Policy (g) Map 3 – Development Considerations identifies key transportation corridors that could potentially support future development with the least amount of new road infrastructure. Development in these corridors is subject to all other policies in this plan including the ability for on and off-site infrastructure to support the development.

Policy (h) The Rural Municipality will work towards partnerships to upgrade roads in the municipality in order to enhance economic development opportunities.

Objective 3.3.2.5 Railways

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

Policy (a) The RM will provide for efficient and effective land use and transportation planning, including consultation with railway companies, in order to reduce the potential for land use conflicts and provide appropriate protection for rail infrastructure.

Policy (b) Land use conflicts may be minimized in areas adjacent to railway lines and rail yards through the application of the Federation of Canadian Municipalities and the Railway Association of Canada's *Guidelines for New Development in Proximity to Railway Operations, 2013*.

Objective 3.3.2.5 Asset Management

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

Policy (a) The RM will continue utilizing asset management planning in order to sustainably provide an appropriate level of service to residents and visitors and to support long term financial planning.

Policy (b) Ensure consistency between all long-term planning documents going forward including this Official Community Plan, Asset Management Plans, Long Term Financial Plans, and others.

3.4 INTERMUNICIPAL AND JURISDICTIONAL COOPERATION

3.4.1 FINDINGS

- The RM of Dundurn is bordered on the north by the RM of Corman Park No. 334, to the west by the RMs of Montrose No. 315 and Vanscoy No. 345, and the South Saskatchewan River. The RM is bordered to the south by the RMs of Rudy No. 284 and Rosedale No. 283, and to the east by the RMs of Blucher No. 343 and Lost River No. 313.
- Communities within the RM of Dundurn include The Town of Dundurn, Resort Village of Shields, Resort Village of Thode, Hillcrest Colony, Whitecap Dakota First Nations and the Canadian Forces Ammunitions Depot Dundurn Canadian Forces Base.
- The last decade the RM has experienced a substantial increase in the subdivision of land for residential development along Blackstrap Reservoir and in close proximity to The City of Saskatoon.
- The RM of Dundurn is Currently part of an informal planning group with the Town of Dundurn, Resort Village of Thode and Resort Village of Shields.
- The RM of Dundurn continues to show its commitment to intermunicipal cooperation with the goal of bringing a regional focus to future growth in such areas of infrastructure, residential, commercial and industrial development, and social and environmental matters, as well as where rural and urban interests intersect.
- The RM of Dundurn has experienced an exponential increase in population during the twenty-five year period between 1991 - 2016 (555 to 2,404) where population increased by 1849 residents with high periods of growth between 2006 – 2016 (632– 2404).
- *The Statements of Provincial Interest Regulations* provides the following statement concerning intermunicipal cooperation (which are addressed in the objectives and policies that follow):
 - *The province has an interest in promoting intermunicipal cooperation that facilitates strong partnerships, joint infrastructure and coordinated local and regional development.*
 - *The province has an interest in enhancing the participation of First Nations and Métis communities in land use planning and in fostering respectful relationships between municipalities and First Nations and Métis communities.*

3.4.2 OBJECTIVES AND POLICIES

Objective 3.4.2.1 Inter-Municipal Service Provision

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

Policy (a) The RM of Dundurn will continue to pursue inter-municipal cooperation on servicing, with the Town of Dundurn and other neighbouring municipalities and planning districts where beneficial to the RM of Dundurn.

Objective 3.4.2.2 Inter-Municipal Cooperation

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

- Policy (a)** Council will work with its municipal neighbours with respect to the impact of development decisions on the neighbouring community's services, facilities, residents and/or natural resources.
- Policy (b)** In the interests of strengthening regional planning, Council will continue to participate in joint planning studies and initiatives, ideally with the support of senior government funding.
- Policy (c)** In areas adjacent to the Town of Dundurn, it is important to ensure that developments do not cause adverse effects upon existing or proposed future urban land uses or servicing requirements. In order to ensure that future growth can occur in an orderly and planned fashion, it is imperative to identify future development areas outside of current municipal boundaries for long term growth. Creating a mutually beneficial partnership with the urban municipalities located within the RM of Dundurn will be vital in ensuring complementary development occurs in future growth areas.
- Policy (d)** Lands in proximity to all urban municipalities within the RM that have been identified as having potential for future urban growth under the framework of a long-range growth plan are designated on Map 4 – Development Considerations.
- Policy (e)** Council may reduce the prescribed separation distances contained in the Zoning Bylaw where:
- (i) the land use being separated is located in another Rural Municipality;
 - (ii) the Council of the other affected Rural Municipality is consulted prior to approval of the proposed development; and
 - (iii) appropriate fencing, screening, berming, building and site orientation, road upgrading or other similar measures are provided to mitigate potential land use conflicts.

Objective 3.4.2.3 Communication and Referral Process

To provide greater certainty for land use decisions where impacts cross municipal boundaries

- Policy (a)** The RM of Dundurn will make decisions on future land use and development in the urban interface with consideration on future growth aspirations of urban municipalities located in the RM. The RM will work to mitigate or avoid development adjacent to these urban areas that negatively affects future Town or Village growth. All applications for subdivision and development of land that may have an impact across municipal boundaries shall be referred to the appropriate urban municipality for review and comment.

Objective 3.4.2.4 Annexation

To consider opportunities for the Town of Dundurn and other municipalities to grow. It is expected that growth of the Town of Dundurn will take place in the planning district.

- Policy (a)** Council will evaluate annexation proposals by the municipalities located within its boundaries with consideration of its impacts on:

- (a) adjacent land uses;
- (b) the relationship of annexed lands to the urban municipality's growth strategy as defined within its Official Community.
- (c) on the financial implications of the annexation.

Policy (b) Council will consider boundary alteration proposals where the boundary alteration proposal is intended to accommodate community growth and development sufficient to accommodate up to twenty (25) years projected growth and identified in the municipality's Official Community Plan.

3.5 AGRICULTURAL LAND USE AND DEVELOPMENT

3.5.1 FINDINGS

- Irrigation plays a large role in agricultural production for the RM, water is drawn from the SSEWS canal system for cereal grains, pulse crops, and market gardens.
- The Brightwater Conservation and Development Area provides critical feed supply for the numerous livestock producers in the RM.
- Summer grazing is provided by community pastureland located in the southwest portion of the RM.
- Protection of the South Saskatchewan River is a concern of the municipality; Council supports appropriate development that integrates environmental management practices to protect the rivers natural features.
- Agriculture remains an important component in the economy of the RM of Dundurn. Agricultural land use in the RM is dominated by the production of annual wheat and oilseed crops. According to statistics from the 2017 Saskatchewan Census Division Crop Production Report this production focuses on wheat (26.2%), canola (43.1%) and lentils (9.5%), within the Census Division.
- Consideration should be given toward the development of policies that address the location and development of intensive livestock operations. Such policies should reflect the roles and responsibilities of both the province and the Municipality in managing ILO development.
- In terms of capability for dryland agricultural production of common field crops, 19.1% of the RM is located on “prime” farmland (Classes 1 – 2 of the Canada Land Inventory). It is important to note that there is no Class 1 land within the RM. The majority of the RM is located within Class 3 land (48.0%). Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices.
- Protecting prime farmland from being unnecessarily taken out of production for non-agricultural use continues to be an important consideration for the RM of Dundurn.
- Flexibility, in terms of site size for agricultural development, is needed in order to accommodate development of intensive agriculture, small-scale farms, farm diversification, and agricultural innovation.
- To accommodate farmland subdivision to reflect the realities of farm debt settlement, farm consolidation, estate settlement, natural and man-made barriers and natural vegetation patterns, consideration should be given toward the development of appropriate and flexible policies.
- Consideration should be given toward the development of policies to provide for the orderly development of farm-based businesses in the municipality (e.g. seed-cleaning plants).
- *The Statements of Provincial Interest Regulations* provides the following statement concerning agriculture and value-added agribusiness (which is addressed in the objectives and policies that follow):
 - *The province has an interest in supporting and promoting a sustainable and dynamic agricultural sector that optimizes the use of agricultural land for growth opportunities and diversification in primary agricultural production and value-added agribusiness.*

3.5.2 OBJECTIVES AND POLICIES

Objective 3.5.2.1 Protection of Farm Land

To recognize the value of high-quality agricultural land for continuing productive agricultural use in order to protect agricultural land use from negative impacts of non-agricultural use and development.

Policy (a) Existing farm operations shall be protected from non-agricultural land uses that may undermine the viability and success of these operations. Where a proposed use or activity appears to infringe or have a negative impact on farming, the municipality may disallow such a use or activity.

Objective 3.5.2.2 Agriculture

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

Policy (a) Accommodate primary agricultural uses including grain farming, mixed grain/livestock operations, farm operations and farm residences, intensive agricultural uses, agricultural related commercial and industrial developments, and farm or home-based businesses. The Zoning Bylaw will contain an Agriculture District to provide for these uses and compatible development. The quarter section (64.75 hectares or 160 acres) is recognized as the primary land unit for general agriculture; however, reduced areas and specific development standards will be considered in order to accommodate the development of smaller or more intensive forms of agriculture. Smaller parcels of land used for agriculture may be appropriate when full quarter sections are not feasible, and is encouraged when it is deemed to be so, due either to the nature of the development or to the nature of the environment or setting.

Policy (b) *Agricultural Subdivision Policy*

In general, the fragmentation of agricultural holdings is not encouraged. However, the subdivision of land into parcels smaller than a quarter section for legitimate agricultural purposes will be permitted under any of the following scenarios:

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

- (vii) It is intended to avoid unnecessary changes to, or to work with, the natural vegetation pattern or topography of the area.
- (viii) It will accommodate a new railway or road right-of-way or a widening of an existing railway or road right-of-way.
- (ix) The proposed subdivision will not cause any currently cultivated land to be taken out of production.

Policy (c) *Farm Dwellings*

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

Policy (d) *Farm-Based Businesses*

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

Objective 3.5.2.3 *Agricultural and Economic Diversification*

To encourage agricultural and natural resource development that will improve the economic health of the municipality and will result in increased economic diversification, agricultural innovation and agriculture-related value-added activity in the municipality.

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

- (i) The Zoning Bylaw will include a variety of principal agricultural related commercial and industrial uses.
- (ii) Approval for such commercial or industrial developments may be granted if their function is related to agriculture and only after a review by Council, to ensure that:

- (a) incompatibility with other land uses will be avoided, including consideration of proximity to urban centres, and multi-parcel country residential subdivisions;
- (b) policies for environmental quality control will not be jeopardized, including water and waste disposal servicing;
- (c) the design and development of the use will conform to high standards of safety, visual quality and convenience;
- (d) the development will be situated along an all-weather municipal road;
- (e) all relevant approvals are obtained from government agencies for uses such as anhydrous ammonia fertilizer facilities.

Objective 3.5.2.4 Intensive Agricultural Development

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

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

- (i) It is Council's view that development of ILOs is appropriate, provided that unacceptable land use conflicts are not created as a result of such development. In general, Council will support the development of intensive agricultural and livestock operations (ILOs) unless specific locational conflicts would be created.
- (ii) Intensive livestock operations involving 100 animal units or more will be permitted subject to the discretion of Council in accordance with specific policies contained herein. An expansion of an operation to provide for a greater number of animal units than the maximum number specified in the initial discretionary use approval, or any change in an operation which alters the species of animal reared, confined or fed in the operation, shall require a new discretionary approval.
- (iii) The Zoning Bylaw may provide for the temporary confinement of cattle on a farm operation during winter months as part of a permitted use general mixed farm operation.
- (iv) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice advertisement of a proposal that will result in development of an intensive livestock operation, or in the expansion or alteration of an intensive livestock operation requiring a new discretionary use approval, and shall hold a public hearing on the proposal.
- (v) Council shall require an applicant to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.
- (vi) Council may require an applicant to utilize manure management practices or other technology than conventional stockpiling and spreading.
- (vii) As a condition of approval, Council may impose standards to reduce the potential for conflict with neighbouring uses which specify:

- (a) the location of holding areas, buildings or manure storage facilities on the site;
- (b) manure management practices of the operation;
- (c) use of synthetic or other covers for liquid manure storage lagoons or earthen manure storage facilities;
- (d) use of ventilation measures in buildings to control odours;
- (e) requirements for monitoring wells for water quality and quantity purposes;
- (f) annual confirmation of the availability of sufficient suitable lands for the disposal of manure.

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

- (i) In order to minimize conflicts between intensive livestock operations shall be subject to section 4 of this official community plan. These minimum separation distances shall apply both to development, alteration or expansion of intensive livestock operations and to other development proposed in the vicinity of existing intensive livestock operations.
- (ii) Council may require a greater separation from any liquid manure storage lagoon or earthen manure storage facility involved in the operation, to residential and other developments. A separation distance to the lagoon or storage facility from a residence of 1.5 times the distance required as per the Zoning Bylaw will be considered adequate.

Policy (c) *Wild Boar Operations*

- (i) Wild boar operations in the RM of Dundurn are prohibited.

Policy (d) *Other Intensive Agricultural Uses*

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

3.6 RESIDENTIAL LAND USE AND DEVELOPMENT

3.6.1 FINDINGS

- Residential development. Not related to the agricultural sector, has grown substantially in the last decade and growth is expected to continue. The easy commute to the City of Saskatoon and the Town of Dundurn and backdrop of Blackstrap Reservoir makes the RM a desirable place to reside.
- Council recognizes that there is various form of residential development that will occur in the municipality and understands the policies related to country residential development (e.g. unique servicing needs) needs to be considered.
- Statistics Canada counted 503 dwellings during the 2016 Census within the RM of Dundurn. Residential development within the RM is a combination of farm-based residential, single and multi-parcel country residential development.
- Consideration should be made for the development of land use policy that minimizes the costs of country residential development - including potential and future development - to the RM to ensure that it is undertaken in an orderly, well-planned manner.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning residential development (which is addressed in the objectives and policies that follow):
 - *The province has an interest in citizens having access to a range of housing options to meet their needs and promote independence, security, health and dignity for individuals, and enhancing the economic and social well-being of communities.*
 - *The province has an interest in supporting the development of communities that enhance the physical and mental health and well-being of Saskatchewan people.*

3.6.2 OBJECTIVES AND POLICIES

Objective 3.6.2.1 General Residential Policies

To accommodate a range of residential development in the municipality.

- Policy (a)** The Zoning Bylaw will provide for some residential uses, forms and densities, as permitted or discretionary uses, in other zoning districts, as appropriate.
- Policy (b)** Residential building construction will be regulated by the municipality's building bylaw and *The National Building Code of Canada*.
- Policy (c)** Residential development shall avoid land that is prohibitively expensive for the municipality to service.

Objective 3.6.2.2 Building and Lot Construction Standards

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

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

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

Objective 3.6.2.3 Single Parcel Country Residential Development

To accommodate single parcel country residential development on quarter sections.

Policy (a) *Single Parcel Country Residential*

To retain the agricultural character of the municipality, a maximum of three (3) single-parcel country residential subdivisions per quarter-section (64.75 hectares) will be allowed to be subdivided on a discretionary basis in the A – Agriculture District. Additional residential subdivision(s) may be permitted to be subdivided from a quarter-section for:

- (i) any site fragmented from the balance of a quarter section by either natural (river, creek, coulee, etc.) or man-made (developed road, railway, etc.) barriers; or
- (ii) A previously developed, but now unoccupied farmyard.

Policy (b) *Locational Criteria*

- (i) the development of Single parcel country residential subdivisions shall be subject to section 4 of this Official Community Plan.

Policy (c) *Services*

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

Policy (d) *Development Standards*

- (i) The Zoning Bylaw will prescribe maximum and minimum site sizes and other appropriate development standards for single parcel country residential development, with the aim of limiting the amount of productive agricultural land taken out of production and ensuring that such development does not result in increased road hazards related to obstruction of sight lines, etc.
- (ii) Council may permit a larger or smaller site size than what is outlined in the Zoning Bylaw to:
 - (a) minimize prime agricultural land to be taken out of production;
 - (b) accommodate existing developed farm yard sites;

- (c) accommodate sites fragmented from the balance of the quarter section by either natural (river, creek, coulee, etc.) or man-made (developed road, railway, etc.) barrier; or
- (d) accommodate larger sites that include poor agricultural land.

Policy (e) *General*

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

Objective 3.6.2.4 Multiple Parcel Country and Lakeshore Residential Development

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

Policy (a) *Development Options*

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

Policy (b) *Locational Guidelines*

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

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

Policy (c) *Locational Requirements*

- (i) In order to minimize conflict between multiple lot country residential and lakeshore residential subdivisions and other development, Council shall observe the separation distances as set out in section 4 of this Official Community Plan.

- (iii) Council will use Map 3 – Development Considerations and Map 4 – Development Constraints to assess the constraints, benefits and acceptability of the subdivision. Multiple-lot country residential subdivisions shall not be located:
 - (a) Where direct all-weather public road access has not been developed, except where arrangements have been made, to the satisfaction of Council, for the development of such access.
 - (b) On land subject to flooding, or land where there is a high water table or potential for soil slumping or subsidence unless it can be demonstrated, in accordance with Section 3.2.2.1 that the land is safe for development or that recommended mitigation measures will assure the necessary level of safety.
 - (c) In a linear fashion stretched along municipal roads (clusters).
 - (d) Within the required separation distances, provided for in the RM’s Zoning Bylaw, for multiple parcel country residential and lakeshore residential sites.

Policy (b) *Scale and Density*

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

Policy (c) *Comprehensive Development Application*

- (i) In the interests of ensuring a comprehensive and planned approach to development, the Municipality may require a developer to prepare a Comprehensive Development Application (CDA) for proposed multiple parcel country residential developments. A Comprehensive Development Review shall include the following information:
 - (a) A completed copy of the RM Dundurn No. 314 Multiple Parcel Residential and Commercial/Industrial Development Proposal Workbook.
 - (b) Concept plans showing an integrated layout for all lands intended for development, including internal roadways, access to external public roads, municipal and environmental reserve parcels, utility parcels, and phasing of the development.
- (ii) In addition to a completed CDA, where relevant, council may require the following information where required:
 - (a) Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other hazards together with any required mitigation measures.

- (b) Engineering reports to address water supply, surface water drainage, sewage treatment and disposal, and fire suppression.
- (c) Any other information Council deems necessary in order to appropriately evaluate an application.

Policy (d) *Comprehensive Development Application Evaluation*

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

Policy (e) *Services*

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

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

- (a) Council will approve new development subject to the availability of facilities for the disposal of solid waste by future residents in a licensed solid waste management facility.

Policy (f) *Development Standards*

The Zoning Bylaw will prescribe maximum and minimum lot sizes and other appropriate development standards for multiple lot country residential development, with the aim of preserving productive agricultural land, protecting important wildlife habitat in the community, and ensuring that development does not result in increased road hazards related to obstruction of sight lines, etc.

Policy (g) *Drainage*

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

Policy (h) *Alternative to Conventional Subdivision*

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

Policy (i) *Innovative Design*

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

Objective 3.6.2.6 Other Associated Development

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

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

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

Objective 3.6.2.8 Hamlets

To accommodate future development in the Hamlet of Beaver Creek that will minimize conflict with other land uses while ensuring future development is consistent with the capacities of the Municipality's infrastructure to support it.

- Policy (a)** The Zoning Bylaw will contain a hamlet zoning district to accommodate the range of existing residential, commercial and community service uses and to regulate the form and density of these types of development.
- Policy (b)** Limited residential and commercial growth in the form of infilling of existing vacant sites shall be allowed in the Hamlet of Beaver Creek. The provision of additional lots adjacent to this hamlet will not proceed until such time as a detailed layout and servicing concept is prepared for the Hamlet and is adopted by Council.

3.7 COMMERCIAL / INDUSTRIAL LAND USE AND DEVELOPMENT

3.7.1 FINDINGS

- Commercial and industrial development within the RM is primarily centered around agricultural operations. In recent years there has been an increase in value-added agricultural operations and home based businesses.
- Land in proximity to the Town of Dundurn has shown a potential for industrial and commercial development due to its ease of servicing and proximity to major transportation networks.
- Opportunities exist for commercial and industrial development in the RM due to well-established transportation infrastructure, Louis Riel Trail (highway 11), highways 219 and 211, rail in close proximity to highway access, and the RM's proximity to a major urban centre.
- Consideration should be given to the most optimal location for commercial and industrial development, in order to take advantage of existing infrastructure within the RM.
- To avoid conflict with other land uses / development, consideration should be given to the development of policies to set locational guidelines and other conditions under which industrial and commercial development may be permitted.
 - *The province has an interest in a strong provincial economy that helps improve the quality of life for all Saskatchewan people.*

3.7.2 OBJECTIVES AND POLICIES

Objective 3.7.2.1 Commercial and Industrial Development

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

- Policy (a)** Ensure that commercial and industrial buildings and lots are constructed and maintained to acceptable standards through the use of the Rural Municipality's Building Bylaw and *The National Building Code of Canada*.
- Policy (b)** The Zoning Bylaw will contain commercial and industrial zoning districts that will accommodate existing legally established and future commercial / industrial developments.
- Policy (c)** Principal light industrial uses, including resource exploration and development will be accommodated as permitted uses within the industrial zoning district. Principal heavy industrial uses will be accommodated as discretionary uses within the industrial zoning district.
- Policy (d)** Commercial and industrial development is encouraged to locate along existing primary transportation corridors.
- Policy (e)** Highway commercial uses should maintain the functional integrity of the highway, through the use of service road systems, or controlled highway access points, which are approved by Saskatchewan Highways and Infrastructure.
- Policy (g)** Cannabis production facilities shall be considered commercial uses.

Objective 3.7.2.2 Land Use Conflicts and Environmental Considerations

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

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

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

Policy (b) Council will use Map 3 – Development Considerations and Map 4 – Development Constraints to assess the constraints, benefits and acceptability of the subdivision.

Policy (c) Setback for commercial and industrial subdivisions shall be subject to Section 4 of this Official Community Plan.

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

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

Policy (f) *Development Application Requirements*

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

- (i) the types of industry or commercial use to be contained on the site.
- (ii) the size and number of parcels proposed.
- (iii) the installation and construction of roads, services, and utilities.
- (iv) the potential impacts on adjacent land uses, and proposed measures to mitigate any negative impacts.

- (v) the environmental suitability of the site and other potentially affected lands with particular consideration to the soils, topography, drainage and availability of services, proximity to public recreation and wildlife management areas and hazard land.
- (vi) the access, egress, and the potential impacts of the proposed development on the highway system and traffic safety.
- (vii) development standards or design criteria that include such aspects as parking for large trucks, landscaping, screening, storage, and signage.
- (viii) any other matters that Council considers necessary.

Policy (g) *Comprehensive Development Application*

- (i) In the interests of ensuring a comprehensive and planned approach to development, the Municipality may require a developer to prepare a Comprehensive Development Application (CDA) for proposed multiple parcel country residential developments. A Comprehensive Development Review shall include the following information:
 - (a) A completed copy of the RM Dundurn No. 314 Multiple Parcel Residential and Commercial/Industrial Development Proposal Workbook.
 - (b) Concept plans showing an integrated layout for all lands intended for development, including internal roadways, access to external public roads, municipal and environmental reserve parcels, utility parcels, and phasing of the development.
- (ii) In addition to a completed CDA, where relevant, council may require the following information:
 - (a) Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other hazards together with any required mitigation measures.
 - (b) Engineering reports to address water supply, surface water drainage, sewage treatment and disposal, and fire suppression.
 - (c) Any other information Council deems necessary in order to appropriately evaluate an application.

Policy (h) *Comprehensive Development Application Evaluation*

- (i) In evaluating a Comprehensive Development Application (CDA), Council may ensure compliance with any municipal requirement or standard through the provision of a servicing agreement or condition of the approval of a development permit as appropriate.

- (ii) Once a CDA has been approved by Council, no subsequent subdivision or development that is inconsistent with the approved CDA will be permitted without the approval of a revised CDA as appropriate.

Policy (i) *Hazardous Industries*

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

- (i) It is Council's view that hazardous industries have the potential to negatively affect the general welfare of nearby residents and farm operations, relating to such factors as decreased land values and perceived hazards. Therefore, in order to minimize conflict between hazardous industrial uses and other development, policies for minimum separation distances between hazardous industrial uses and other principal land uses are listed in the Zoning Bylaw. These minimum separation distance policies shall apply both to development, alteration or expansion of hazardous industries and to other development proposed in the vicinity of existing hazardous industries.
- (ii) Industrial uses involving hazardous materials or chemicals shall be subject to section 4 of this Official Community Plan.
- (iii) Council may require a greater separation distance, up to 1.5 times the distance of what is set out in Zoning Bylaw, where an unacceptable land use conflict would result with existing developments.
- (iv) All uses involving hazardous materials or chemicals shall be separated from permanent surface water bodies or water courses by at least 1.6 km (1 mile).
- (v) Buildings or yards used for the storage, handling or processing of hazardous materials shall be located at least 75 m (250 feet) from any road or railway right-of-way.
- (vi) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice of a proposal that will result in development, expansion or alteration of a hazardous industrial use and shall hold a public hearing on the proposal.

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

3.8 RECREATION AND TOURISM

3.8.1 FINDINGS

- Notable recreation and tourism resources located within the RM include the Dakota Dunes Casino and Golf Course, located along the highway 219; Blackstrap provincial Park; Beaver creek conservation area, and the Resort Village of Shields Golf Course.
- The Blackstrap Reservoir is a major tourist attraction for the region and plays an important role in the quality of life for surrounding residents. Currently, the only public facilities along the reservoir are located within Blackstrap Provincial Park which include a boat launch and short-stay marina, beach access, seasonal trails, picnic area, playground and food concession for day users, and a campground for overnight visitors.
- There is an imbalance of lake access opportunities for fishing and boating as only the south half of the reservoir is served by a public boat launch. In addition to the limited locations of boat launches, peak hours cause congestion that often spills onto road allowances.
- Council recognizes that there is a need for day-use recreation facilities at the reservoir.
- Recognition and identification of where the recreation and tourism opportunities, nodes and hubs that service the RM of Dundurn are located, and where resources are best focused, will be a benefit to the collaborative efforts put forth by all partners in the region.
- Consideration should be made towards the development of appropriate tourism and recreational policies in order to minimize the cost to the Municipality and maximize the benefit to the residents.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning recreation and tourism (which is addressed in the objectives and policies that follow):
 - *The province has an interest in supporting a high quality of life for Saskatchewan's citizen's and visitors by providing and actively promoting recreation and tourism opportunities.*

3.8.2 OBJECTIVES AND POLICIES

Objective 3.8.2.1

To recognize the natural and scenic significance of the RM of Dundurn and to promote its conservation and preservation in order that this resource may be preserved and managed for natural habitat and for the use and enjoyment of future generations.

Policy (a) Cooperate with adjoining municipalities, the Town of Dundurn, along with tourism, recreation and conservation authorities in achieving the preservation of natural areas to the greatest extent possible in the region.

Objective 3.8.2.2

To realize opportunities for recreation and tourism-oriented development in the RM of Dundurn that are complementary to the natural environment.

Policy (a) The RM of Dundurn will consider responsible recreation and tourism development that protects and conserves ecologically important features and landscapes and considers the integration of compatible land use activities with environmental protection measures.

Objective 3.8.2.3

To recognize and maintain the shared provision of recreational opportunities to residents and visitors of the region as a whole.

Policy (a) The RM of Dundurn will continue to collaborate with the Town of Dundurn, and others within the region in providing recreational amenities and opportunities for the area, and seek out mutually beneficial opportunities with organizations and authorities in the interest of promotion, preservation, and enhancement of recreation and tourism in the region.

Objective 3.8.2.4

To ensure that the amount and extent of lakeshore development support appropriate and sustainable year round use of the lake and shore land areas.

Policy (a) New resort development will be considered under the following criteria:

- (i) The development should have standard access either directly or to an adjacent beach which was sufficient capacity to support the development.
- (ii) The development will not over crowd the lake or create recreational demands on the lake, including fishing that cannot be supported.
- (iii) The development should avoid hazard land.
- (iv) The development should not have the adverse effects on water quality, wildlife, habitat, or unique natural areas.

4 Separation Distances Between Uses

Objection 4.1: Variations to Locational Requirements

Policy (a) Council may approve lesser separation distances from the recommended separation distances identified in Section 8 of the RM of Dundurn Zoning Bylaw respecting dwelling units, multi-parcel country residential developments, commercial uses, industrial parks or uses, and recreation uses. In considering the approval of lesser than the recommended separation distances, Council shall consider the following factors which are not intended as requirements for an approval but rather, to inform Council's decision:

- (a) Proposed mitigation measures to minimize impacts;
- (b) landforms that may affect or be affected by the impacts;
- (c) physical severances, including roadways, rail lines, or waterbodies within the separation distance;
- (d) watershed and drainage patterns, and how runoff is to be managed;
- (e) and the method of material storage management and any mitigation proposed to minimize odours;
- (f) the land use designation and future land use of the lands within the separation distance;
- (g) written comments from any landowners within the required separation distance; and,
- (h) other factors that Council deems relevant.

Policy (b) Council may require a separation 20% greater than set out in Section 8 of the RM of Dundurn Zoning Bylaw. This would only apply where an unacceptable land use conflict would result from existing development. (e.g. in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).

5 FUTURE LAND USE CONCEPT

The Future Land Use Concept for the RM of Dundurn present land use patterns as well as identified opportunities for, and constraints on, future land use and development. The concept identifies four "Policy Areas," as follows:

- (1) Agricultural Policy Area
- (2) Residential Policy Area
- (3) Highway Corridor Policy Area
- (4) Blackstrap Policy Area

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

The designation of these Policy Areas in the Official Community Plan is shown on the map entitled "Map 5 Future Land Use Concept", which forms part of the policies set out in this Plan.

5.1 AGRICULTURAL POLICY AREA

5.1.1 INTENT

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

5.1.2 SEPARATE RESIDENTIAL SITES

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

5.1.3 IMPLEMENTATION

- (1) Agricultural Policy Area development requirements, limitations and standards shall be further specified in the Zoning Bylaw. Generally, land within the Agricultural Policy Area will be zoned as Agriculture District for agricultural development, farm-based businesses, single parcel country residential development and other compatible uses.
- (2) Lands within the Agricultural Development Policy Area occupied by existing commercial, industrial or multiple parcel residential development will be zoned for such purposes in the Zoning Bylaw.
- (3) Where applications for commercial, industrial or multiple parcel residential development or subdivisions are made in the Agricultural Policy Area, the member municipalities may consider amending the Future Land Use Concept where necessary and/or Zoning Bylaw to accommodate:
 - (i) Commercial and industrial uses unrelated to agriculture
 - (ii) Commercial and industrial uses inappropriate for an agricultural area; or,
 - (iii) multi parcel residential development.

5.2 RESIDENTIAL POLICY AREA

5.2.1 INTENT

The intent of the Residential Policy Area is to accommodate single parcel and multiple parcel residential development and associated use and development.

5.2.2 IMPLEMENTATION

- (1) Lands within the Residential Policy Area occupied by existing country residential development will be zoned for such purposes in the Zoning Bylaw.
- (2) Elsewhere within the Residential Policy Area, until and unless applications for country residential development are approved, land will be zoned generally as Agriculture District.
- (3) Where applications for single parcel and multiple lot country residential subdivisions and development are made in the Residential Policy Area, Council will consider such applications favourably and make required amendments to the Zoning Bylaw to accommodate such developments where it is demonstrated that:
 - (i) site conditions are suitable for multiple parcel country or development;
 - (ii) negative environmental impacts of such development are avoided or suitably mitigated;
 - (iii) the development is compatible with adjacent land uses; and
 - (iv) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw, including Section 3.4 and Section 6.2, which contain policies for residential subdivision and development.
- (4) Where applications for commercial or industrial development or subdivisions are made in the Residential Policy Area, Council will only consider amending the Zoning Bylaw to accommodate such development where it is demonstrated that:
 - (i) site conditions are suitable for the type of development;
 - (ii) negative environmental impacts of such development are avoided or suitably mitigated;
 - (iii) the proposed development would not conflict with surrounding land uses and development; and
 - (iv) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.

5.3 HIGHWAY CORRIDOR POLICY AREA

5.3.1 INTENT

The intent of the Highway Corridor Policy Area is to accommodate a range of commercial and industrial development in select locations. Three areas are designated along Highway #11 bypass and are meant to service commercial and industrial uses that require large land areas. Commercial, industrial and residential development intended to serve the needs of the traveling public will also be considered appropriate within these areas.

5.3.2 IMPLEMENTATION

- (1) Lands within the Highway Corridor Policy Area occupied by existing residential, commercial or industrial development will be zoned for such purposes in the Zoning Bylaw.
- (2) Elsewhere within Highway Corridor Policy Areas, until and unless applications for commercial or industrial development are approved, land will be zoned generally as Agriculture District.
- (3) Where applications for commercial or industrial development or subdivisions are made in the Highway Corridor Policy Area, Council will consider such applications favourably and make required amendments to the Zoning Bylaw to accommodate such development where it is demonstrated that:
 - (i) site conditions are suitable for commercial or industrial development;
 - (ii) negative environmental impacts of such development are avoided or suitably mitigated;
 - (iii) the development will include landscaping; and
 - (iv) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw
- (4) Where applications for single parcel or multiple lot country residential subdivision and development are made in the Highway Corridor Policy Area, the R.M. will only consider amending the Zoning Bylaw (if required) to accommodate such development where it is demonstrated that:
 - (i) site conditions are suitable for the type of development;
 - (ii) negative environmental impacts of such development are avoided or suitably mitigated;
 - (iii) the proposed development would not conflict with surrounding land uses and development;
 - (iv) the proposed development would not compromise or restrict future long-term commercial and industrial development in the broader Highway Corridor Policy Area; and
 - (v) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.

5.4 BLACKSTRAP RESERVOIR POLICY AREA

5.4.1 INTENT

The intent of the Blackstrap Reservoir Policy Area is to accommodate appropriate residential, commercial, and recreational development in proximity to the Blackstrap reservoir.

5.4.2 IMPLEMENTATION

- (1) Lands within the Blackstrap Reservoir Policy Area occupied by existing residential development will be zoned for such purposes in the Zoning Bylaw.
- (2) Elsewhere within the Blackstrap Reserve Policy Area, until and unless applications for residential, commercial, or recreational development are approved, land will be zoned generally as Agriculture District.
- (3) Where applications for single parcel and multiple lot residential subdivisions and development are made in the Blackstrap Reservoir Policy Area, Council will consider such applications favourably and make required amendments to the Zoning Bylaw to accommodate such developments where it is demonstrated that:
 - (i) site conditions are suitable for single or multiparcel residential development;
 - (ii) negative environmental impacts of such development are avoided or suitably mitigated;
 - (iii) the development is compatible with adjacent land uses; and
 - (iv) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw, including Section 3.4 and Section 6.2, which contain policies for residential subdivision and development.
- (4) Where applications for highway commercial development or subdivisions are made in the Blackstrap Reservoir Policy Area, Council will only consider amending the Zoning Bylaw to accommodate such development where it is demonstrated that:
 - (i) site conditions are suitable for the type of development;
 - (ii) negative environmental impacts of such development are avoided or suitably mitigated;
 - (iii) the proposed development would not conflict with surrounding land uses and development; and
 - (iv) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.

5.4.3 BLACKSTRAP RESERVOIR DEVELOPMENT LAND USE POLICIES

Objective 5.4.3.1 Blackstrap Residential Development.

To accommodate future residential and limited commercial development activity within, and adjacent to, the Blackstrap Reservoir development area, while ensuring that development is carried out in a manner that preserves the defining characteristics of the area and aligns with current ecological, social and economic values.

- Policy (a)** The Zoning Bylaw will contain a Blackstrap residential zoning district to accommodate the range of existing residential, commercial and community service uses and to regulate the form and density of these types of development.
- Policy (b)** residential subdivision development in non-water-front clusters in the form of multiple country residential sites will be guided away from the reservoir.
- Policy (c)** Home-based businesses will be discretionary uses in a single detached dwelling only.
- Policy (d)** The municipality will avoid residential development on lands that are prohibitively expensive to service by municipal infrastructure.
- Policy (e)** Residential development shall be serviced with piped water through:
(a) a water supply from a regional water distribution system; or,
(b) an independent communal water supply system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.
- Policy (f)** Residential development shall be serviced by wastewater utility hook-up or by a sewage holding tank that meets CSA and complies with appropriate setbacks stipulated by health authorities.
- Policy (g)** In order to ensure that all new developments are provided with adequate services, Council shall require the developer of a new residential subdivision to enter into a servicing agreement in accordance with *the act*.
- Policy (h)** Storage of hazardous goods will be prohibited in residential subdivisions and in neighbouring areas.
- Policy (i)** Council will consider the effects of new development on existing residential development.
- Policy (j)** Camping uses that include non-paying guests who park and set up on ratepayers' properties will be restricted.
- Policy (k)** Mobile Homes and campgrounds will not be developed in areas zoned for residential development.
- Policy (l)** Non-reservoir oriented residential development such as mobile homes subdivisions, campgrounds uses, and forms and densities of accommodations will be provided for as a discretionary use in the zoning bylaw where appropriate.
- Policy (m)** The Zoning Bylaw will provide for other facilities and amenities for the recreational use that are consistent with and complementary to the overall residential district and recreational use of the district.
- Policy (n)** The RM will encourage the adoption of water-wise landscaping practices in existing residences and require new developments to adopt water-wise landscaping practices.
- Policy (o)** *Comprehensive Development Application*

- (i) In the interests of ensuring a comprehensive and planned approach to development, the Municipality may require a developer to prepare a Comprehensive Development Application (CDA) for proposed multiple parcel country residential developments. A Comprehensive Development Review shall include the following information:
 - (a) A completed copy of the RM Dundurn No. 314 Multiple Parcel Residential and Commercial/Industrial Development Proposal Workbook.
 - (b) Concept plans showing an integrated layout for all lands intended for development, including internal roadways, access to external public roads, municipal and environmental reserve parcels, utility parcels, and phasing of the development.
- (ii) In addition to a completed CDA, where relevant, council may require the following information:
 - (a) Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other hazards together with any required mitigation measures.
 - (b) Engineering reports to address water supply, surface water drainage, sewage treatment and disposal, and fire suppression.
 - (c) Any other information Council deems necessary in order to appropriately evaluate an application.

Policy (p) *Comprehensive Development Application Evaluation*

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

Policy (q) *Subdivision Design and Site Development.*

- (i) *Phasing:*
 - (a) Council will take into consideration the extent of vacant residential lots in approving additional development. Within each development, staging of development will be supported in order to provide an orderly and logical sequence of development. Any stage of residential development along lakeshore shall include both lakeside and backshore parcels at the same time.
- (ii) *Scale and Density:*

- (b) At the time of the subdivision and/or developments process, scale of development will be subject to preparation of concept plans according to section 44 of the act and pre-consultation on development options for public review. In order to achieve efficient land utilization, the zoning byway will establish density of Blackstrap residential developments by setting upper and lower limits on site area.
- (iii) Design:
 - (a) The Layout and design of the subdivision shall:
 - i. Avoid shore land buffer areas and environmentally sensitive and hazardous area;
 - ii. Maintain or improve the slope stability of the site by proper grading;
 - iii. Minimize disturbance to the environment by positive landscape design practices such as retention of natural features and vegetation, setting limits on site disturbance and encouraging use of drought tolerant trees and shrubs;
 - iv. Maintain vistas of the reservoir and rural environment;
 - v. Have cluster developments as opposed to a linear layout along a municipal road (lakeside linear cottage subdivision) should be avoided;
 - vi. Integrate proposed traffic circulation in an economical and safe manner to facilitate pedestrian and vehicle traffic, erosion control and drainage management of surface run-off, road maintenance, snow ploughing, school bus pick-up, fire and policies protection, and any installation of municipal or utility services
 - vii. All subdivisions, shoreline and inland, will be in the form of clusters with open space connectors to the shoreline and open spaces;
 - viii. Design criteria will create a sense of rural residential character, direct vehicular flow and provide front lot access;
 - ix. Each cluster of lots will be anchored by green spaces to provide park-like setting, open space amenities, and pedestrian access to the lakeshore.

Policy (r) Services

- (i) Water source and sewage disposal for the new subdivision development will be through a method approved by the RM Council and the Public Health Authority.
- (ii) Power and telephone utilities to each property will be underground.
- (iii) Streets will be to all-weather standards, either gravel or paved.

Policy (s) Landscaping

- (i) The Zoning Bylaw will provide for regulation for landscaping requirements, where applicable, for the prevention of soil erosion and for aesthetic contribution to the site area.

- (ii) Encourage the owners of residential developments to voluntarily adopt water-wise landscaping practices.
- (iii) Developments should promote environmentally friendly maintenance practices on dedicated lands, preserve and protect native vegetation on hillsides to promote hill stability and reduce erosion, encourage the use of native species, trees, and shrubs; and retain and enhance native vegetation in new developments.

Policy (t) A Concept plan will be required for the incremental assessment of impacts. Creation of additional sites for single family dwelling and for multiple unit dwellings as a discretionary mixed use identified in the concept plan will occur in stages in response to market demands.

Policy (u) The designation and development of a trail network will be encouraged to provide pedestrian access and bike paths within residential subdivisions, with connection to a trail network along the reservoir.

6 IMPLEMENTATION

6.1 ZONING BYLAW

The Zoning Bylaw will be the principal method of implementing the objectives and policies contained in this Official Community Plan and will be adopted in conjunction herewith by the RM of Dundurn No. 314.

6.1.1 PURPOSE

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

6.1.2 CONTENT AND OBJECTIVES

The Zoning Bylaw will implement the land use policies contained in this Official Community Plan by prescribing and establishing zoning districts. Development standards within each district will govern the range of uses, site sizes, setbacks, building locations, off-street parking, landscaping and so forth.

6.1.3 AMENDING THE ZONING BYLAW

Council will not pre-zone land. In other words, the rezoning of land will only be favourably considered on the basis that a comprehensive development application has been received and approved by Council and, if relevant, a subdivision referral letter from the Community Planning Branch has been received.

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

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

6.1.4 ZONING BY AGREEMENT

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

6.1.5 USE OF THE HOLDING SYMBOL "H"

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

6.2 OTHER IMPLEMENTATION TOOLS

6.2.1 SUBDIVISION APPLICATION REVIEW

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

- (1) Ensured that all policies and guidelines established regarding occupancy levels, development standards and design of the subdivision, as set out in this Official Community Plan, have been satisfied.
- (2) Ensured that the application is in conformity with the Zoning Bylaw.

- (3) Negotiated the terms of a servicing agreement, if required, with the applicant.
- (4) Determined its wishes with respect to the dedication of lands.

6.2.2 DEDICATED LANDS

- (1) When reviewing any application for subdivision, Council may indicate to the approving authority, its desire to have unstable or flood-prone areas set aside as environmental reserve and/or municipal reserve, as a condition of subdivision approval, pursuant to Section 185 of *The Planning and Development Act, 2007 (The Act)*.
- (2) Pursuant to *The Act*, Council may elect to request that an approving authority require the owner of land that is the subject of a proposed subdivision to provide money in place of all or a portion of land that would otherwise be required to be dedicated as municipal reserve.
- (3) The RM will consult with the Province, appropriate School Divisions, and affected regional partners regarding Municipal Reserve dedication for school purposes.
- (4) The following factors shall be considered in making decisions on the provision of municipal reserves:
 - (i) Smaller municipal reserve areas within new residential subdivisions should be provided for neighbourhood parks and playgrounds.
 - (ii) In commercial and industrial subdivisions, cash-in-lieu of municipal reserve dedication will be considered as the primary method of meeting the municipal reserve requirement, unless the requirement can be transferred to an acceptable area and dedicated.
 - (iii) School site needs, as identified by the relevant school division, ensuring the creation of municipal reserve areas large enough to be used for schools.

6.2.3 DEVELOPMENT LEVIES AND SERVICING FEES

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

6.3 OTHER

6.3.1 UPDATING THE OFFICIAL COMMUNITY PLAN

Plans and projections for future development shall be monitored on an ongoing basis. Policies contained in this Official Community Plan, including the Future Land Use Concept, shall be reviewed and updated approximately every 5 years.

6.3.2 FURTHER STUDIES

As necessary, Council will undertake such studies or programs required to facilitate and encourage the growth and development of the Rural Municipality of Dundurn No. 314.

6.3.3 COOPERATION AND INTER-JURISDICTIONAL CONSIDERATION

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

6.3.4 PROGRAMS

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

6.3.5 PROVINCIAL LAND USE POLICIES AND INTERESTS

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

6.3.6 BINDING

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

6.3.7 DEFINITIONS

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

7 Maps

8 MULTI-PARCEL COUNTRY RESIDENTIAL AND COMMERCIAL / INDUSTRIAL DEVELOPMENT PROPOSAL WORKBOOK

Rural Municipality of Dundurn No. 314 Multiple Parcel Residential and Commercial/Industrial Subdivision Evaluation Workbook

This workbook is intended to allow the Rural Municipality of Dundurn to thoroughly evaluate the impact of new commercial, industrial and multiple parcel country residential subdivision proposals in the Municipality. The workbook is intended to raise awareness of current development issues and identify best practices with respect to community design. Council will base decisions on moving forward with rezoning applications related to new commercial, industrial or multiple parcel country residential subdivision proposals on the responses provided by applicants to the questions contained within this workbook, subject to other relevant Bylaws and policies of the Municipality.

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

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

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

Yes/No

Describe

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

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

Yes/Not Applicable

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

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

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

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

Yes/No

Describe

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

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

Proportion (%):

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

Yes/No

Describe

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

Yes/No

Describe

Five horizontal lines for describing landscaping and tree provisions.

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

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

Yes/No

Describe

Five horizontal lines for describing environmental features.

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

The total amount of transportation infrastructure can be compared to the size of the subdivision and expected population of the subdivision at full build-out size. A lane metre is defined as 1 metre x 2.5 metres (2.5 m2).

Length of streets:

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

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

Yes/No

Describe

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

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

Describe

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

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

Describe

1.15 Have you consulted with all existing residents, land owners and adjacent municipalities within 1.6 km (1 mile) of the proposed development?

Yes/No

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

Describe

1.16 Does the development meet all of the locational requirements as required by the R.M. of Dundurn?

Yes/No

Describe

2. Economic Considerations

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

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

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

Yes/No

Describe (include approximate amount)

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

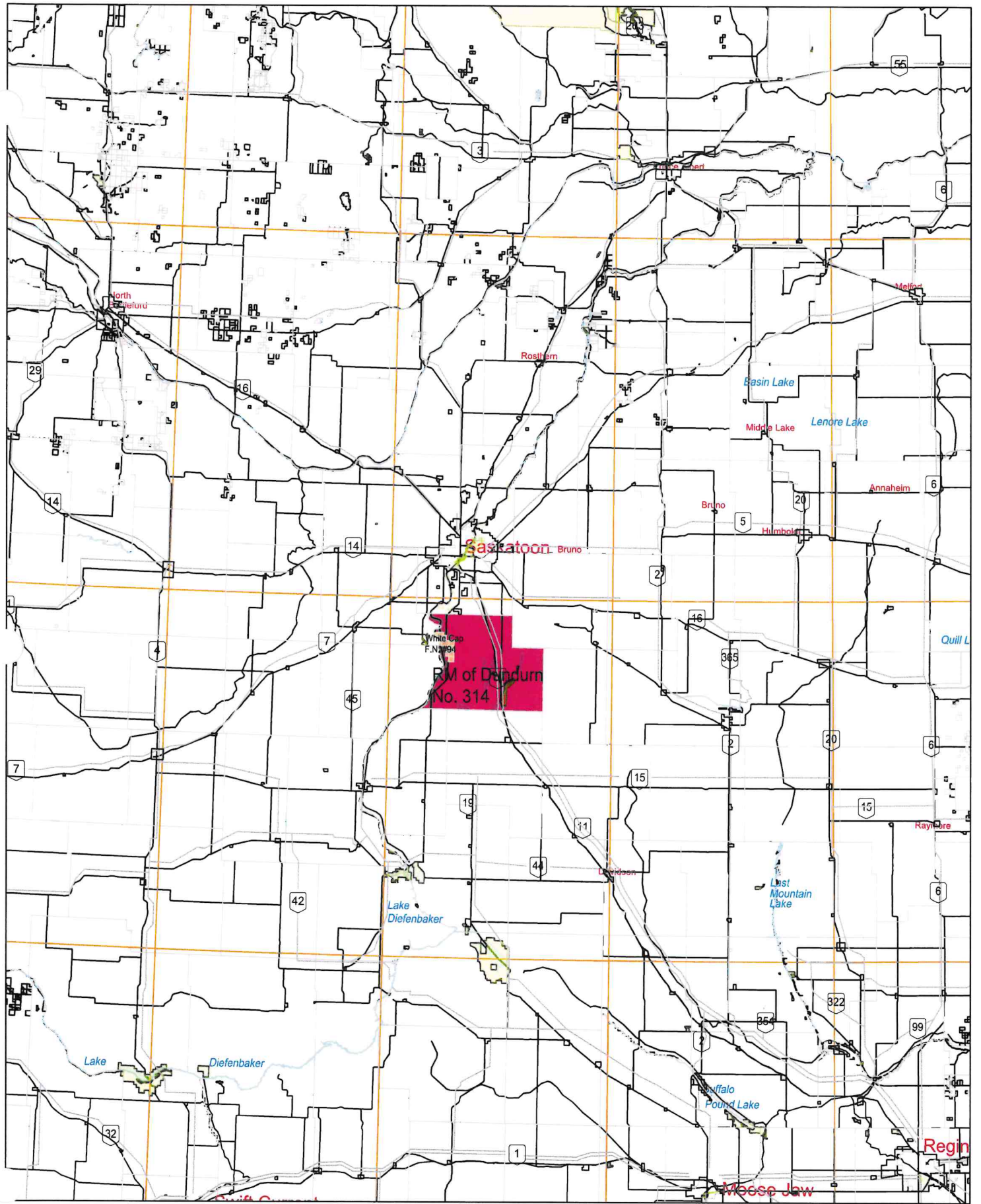
Yes/No

Describe

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

Yes/No

Describe

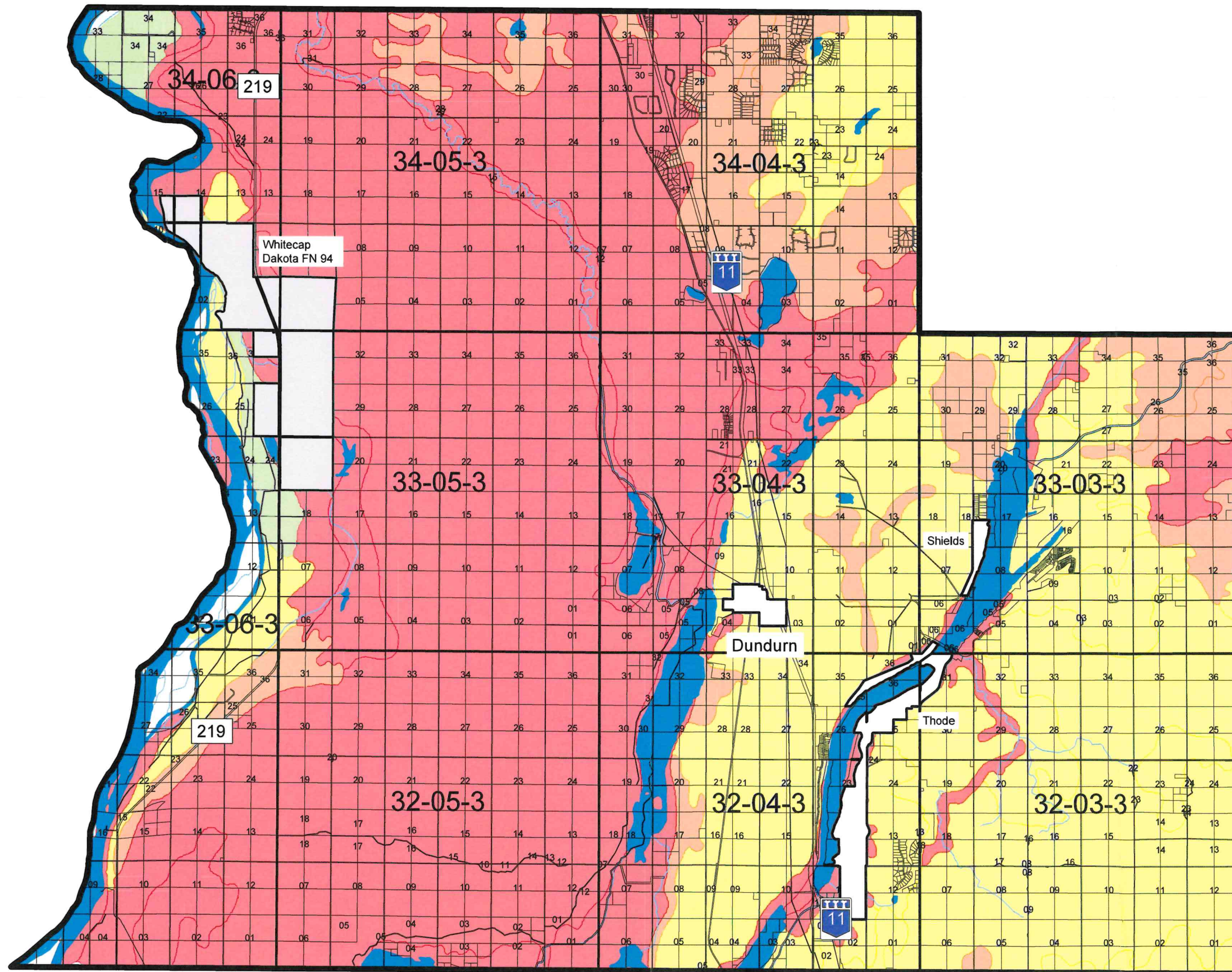


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Map No. 1 - Location & Access

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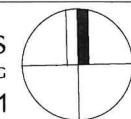
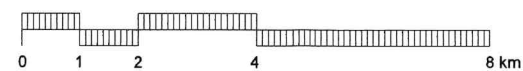


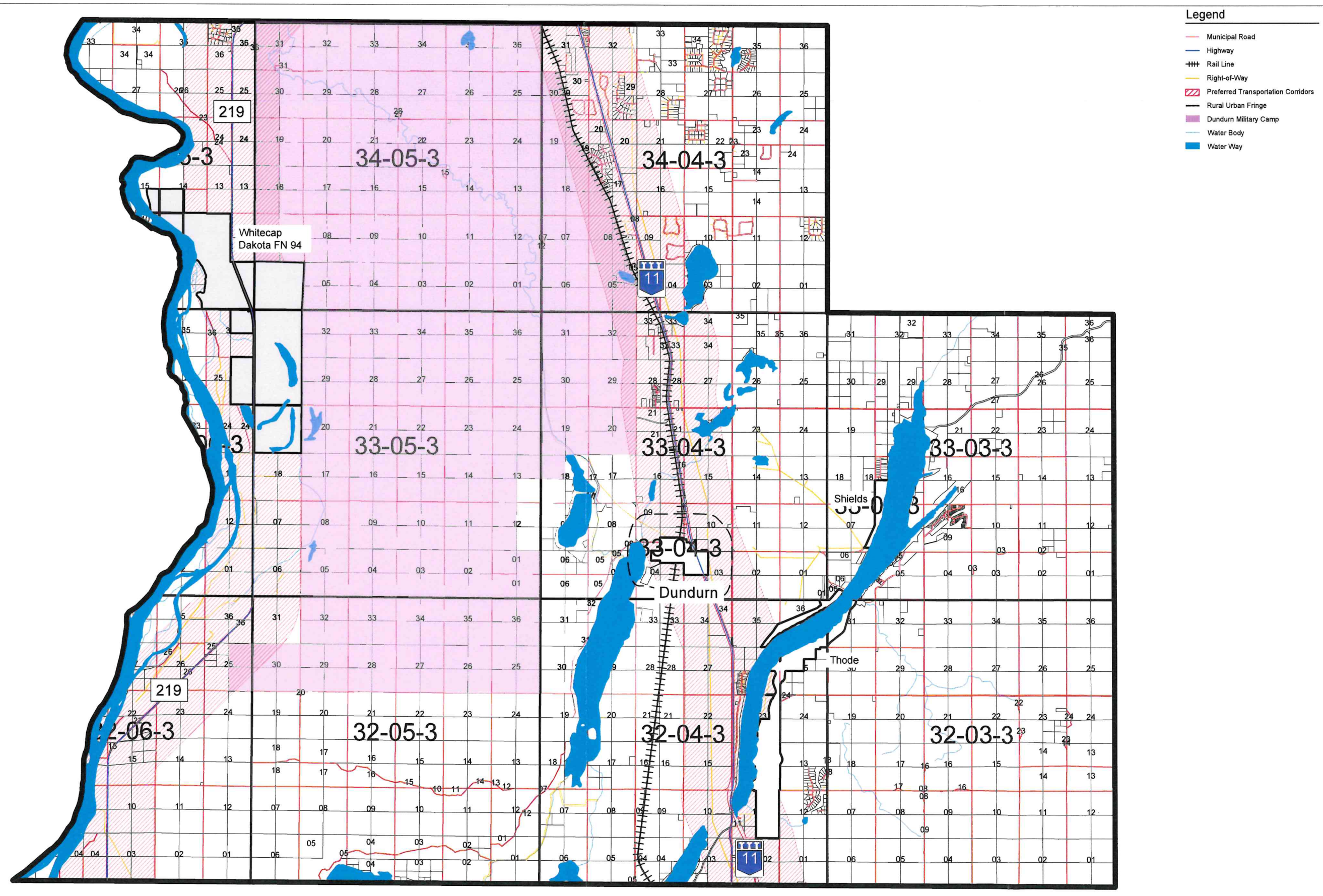


- Legend**
- Soils Class 1
 - Soils Class 2
 - Soils Class 3
 - Soils Class 4
 - Soils Class 5 & 6
 - Organic Soils
 - Unclassified Soils

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Map 2. Soil Considerations

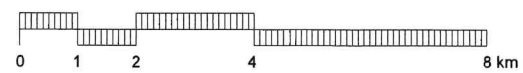




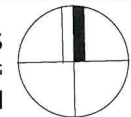
- Legend**
- Municipal Road
 - Highway
 - +—+— Rail Line
 - Right-of-Way
 - ▨ Preferred Transportation Corridors
 - Rural Urban Fringe
 - Dundum Military Camp
 - Water Body
 - Water Way

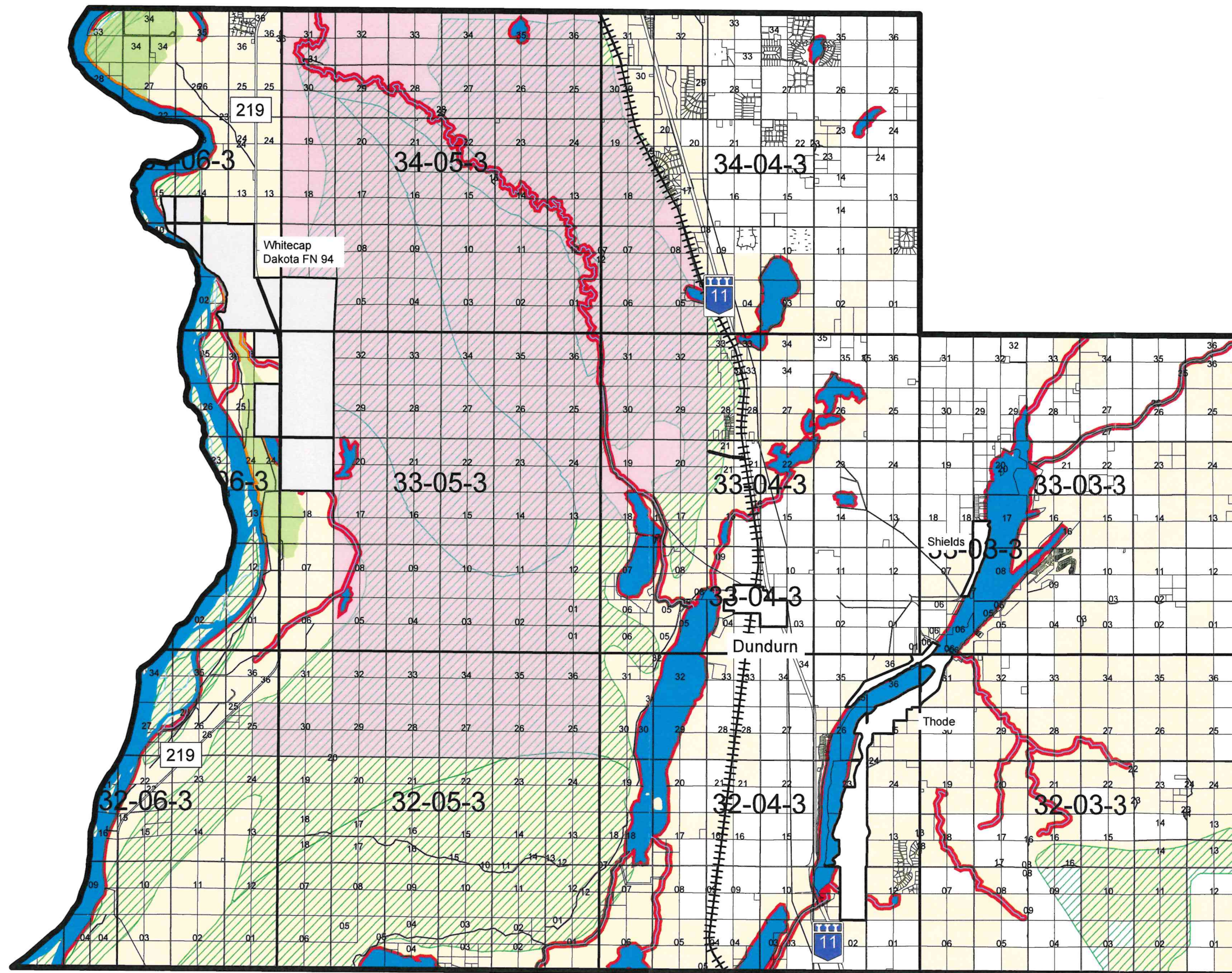
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Map 3 - Development Considerations



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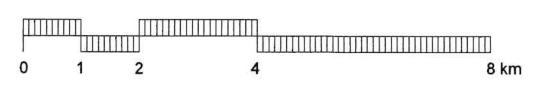




- Legend**
- Potential Heritage Sensitive 1/4 Sect.
 - Watercourse
 - Waterbody
 - Railway
 - Sask Environment Terrestrial Wildlife Habitat
 - Class 2 Soil
 - Dundurn Military Camp
 - Urban Boundary
 - Municipal Boundary

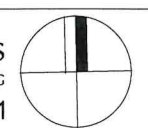
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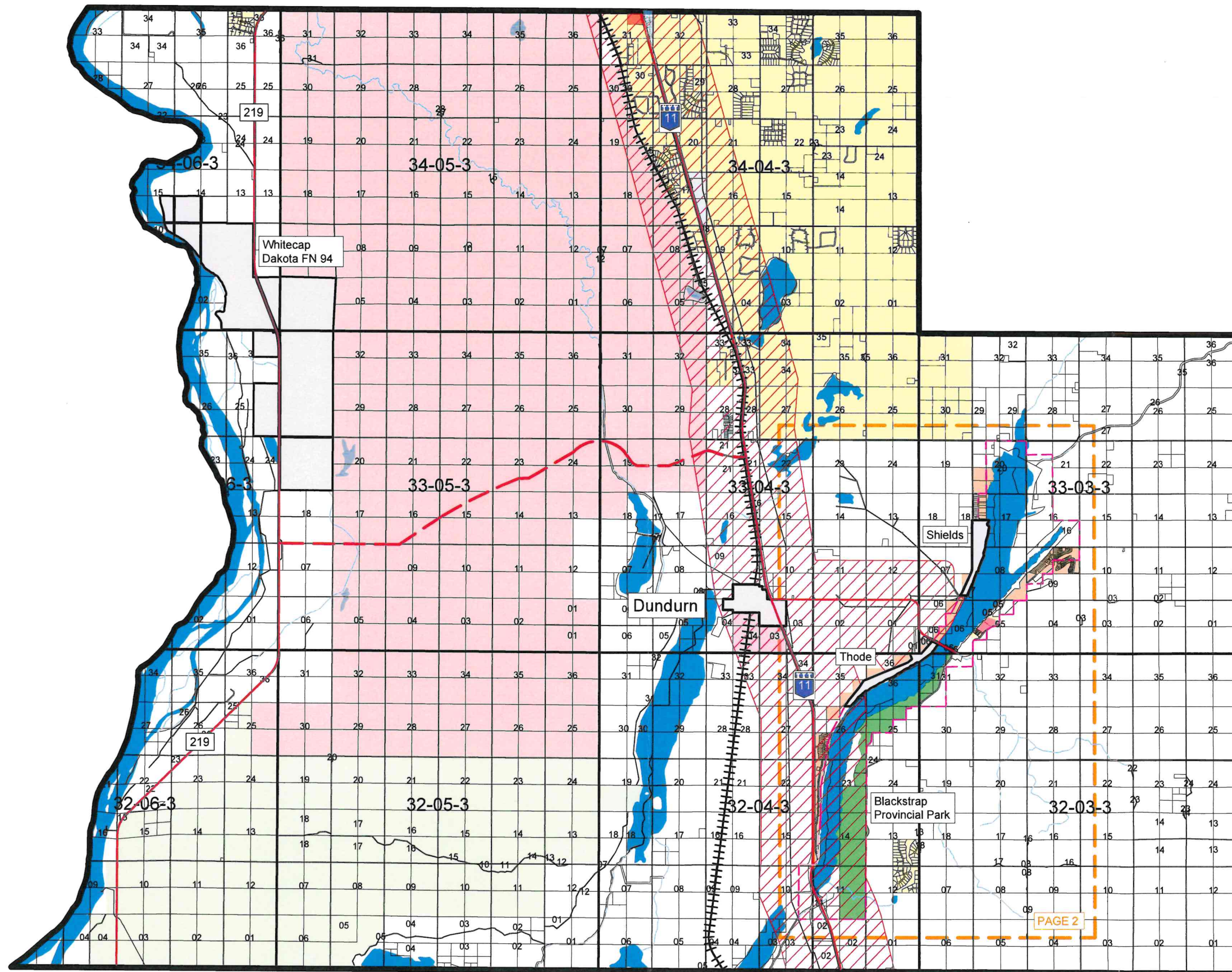
Map 4 - Development Constraints



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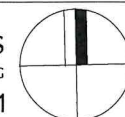
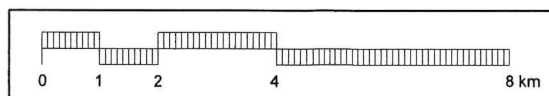


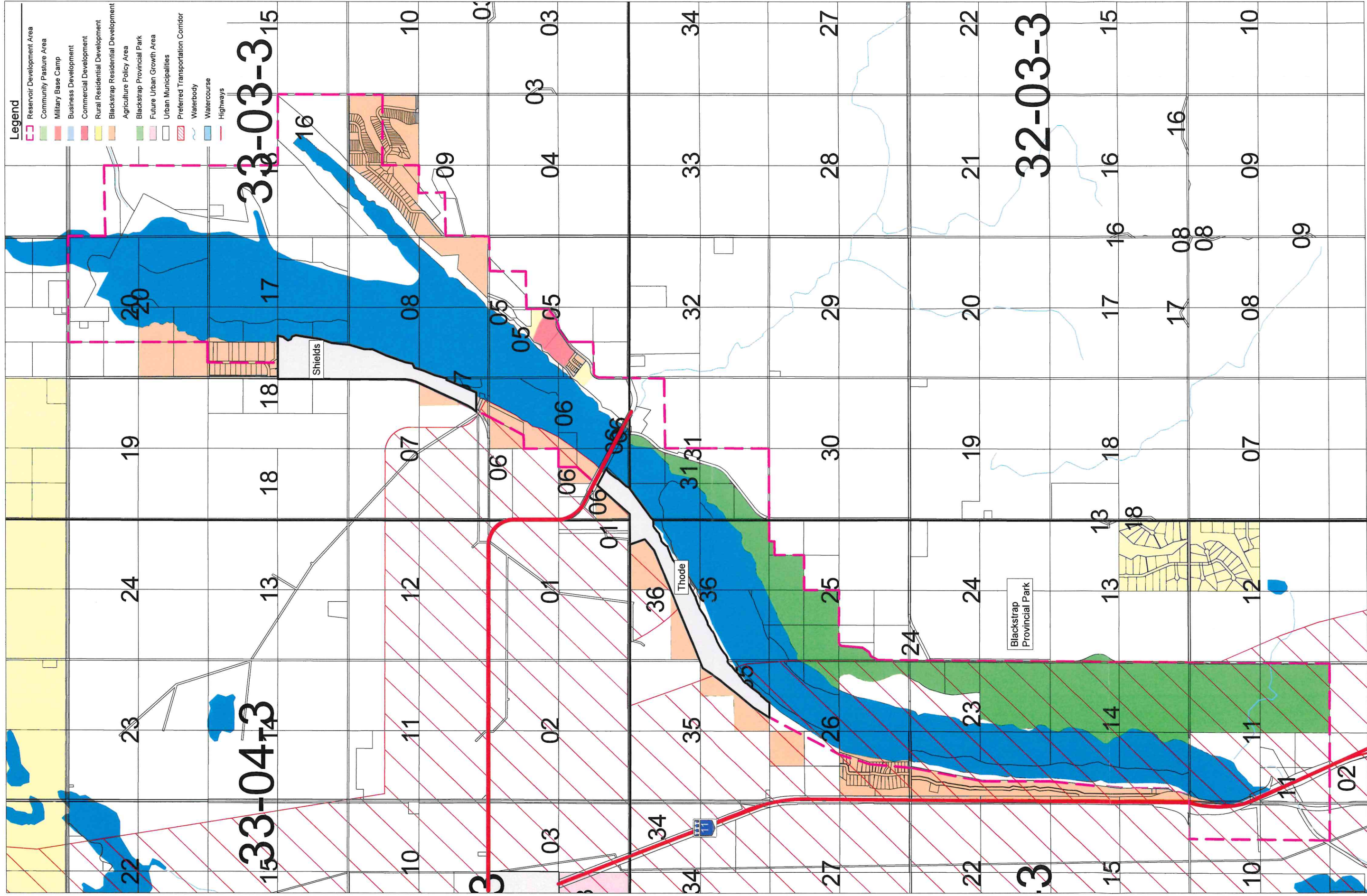


- Legend**
- Reservoir Development Area
 - Community Pasture Area
 - Military Base Camp
 - Business Development
 - Commercial Development
 - Rural Residential Development
 - Blackstrap Residential Development
 - Agriculture Policy Area
 - Blackstrap Provincial Park
 - Future Urban Growth Area
 - Urban Municipalities
 - Preferred Transportation Corridor
 - Waterbody
 - Watercourse
 - Highways

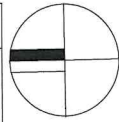
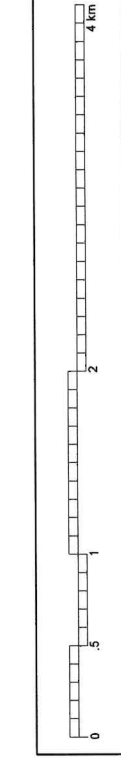
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Future Land Use Map

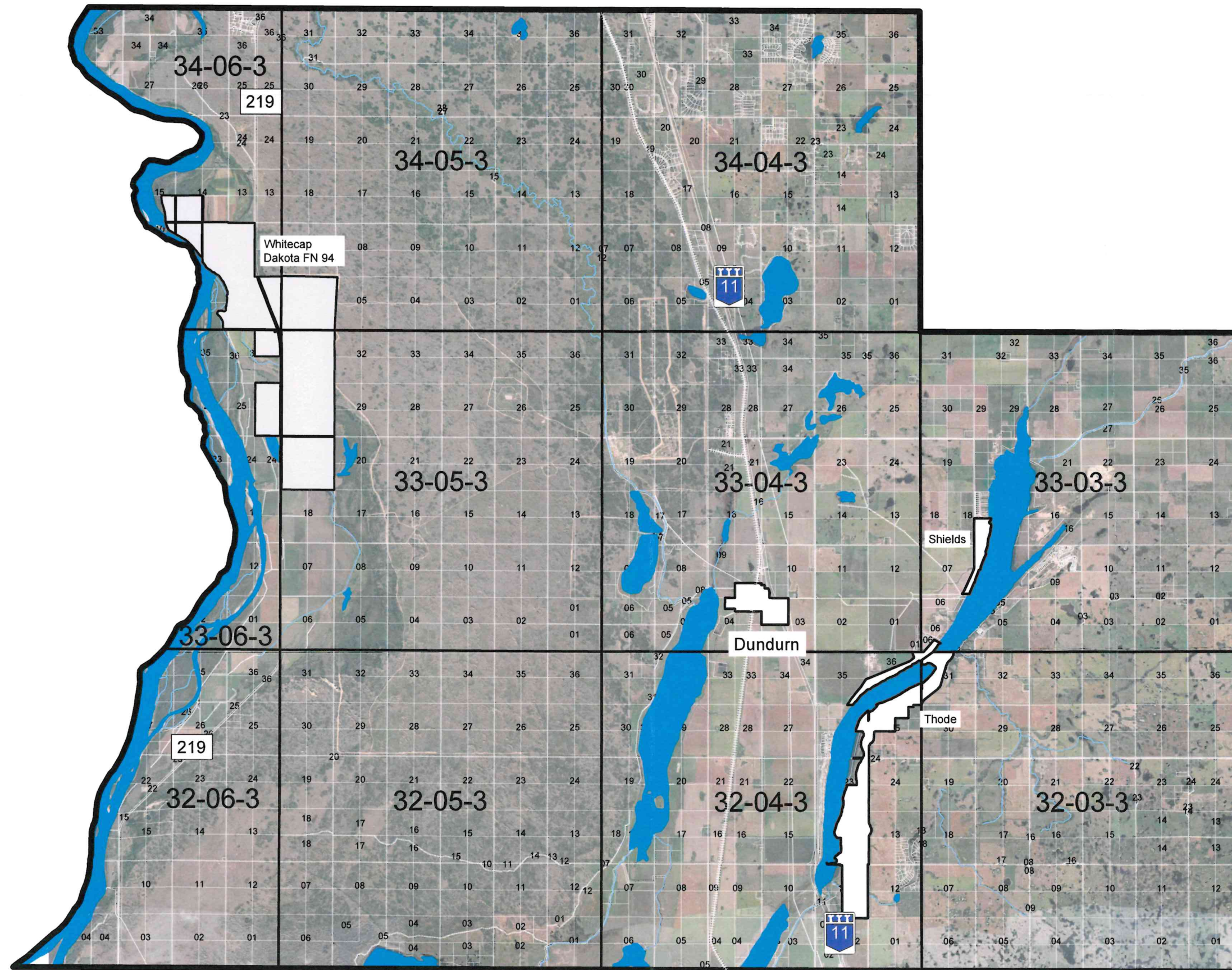




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 Future Land Use Map

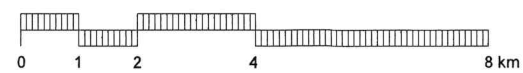


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Map 5. Satellite



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