

# Rural Municipality of Dundurn No. 314 Official Community Plan



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RM of Dundurn No. 314 Official Community Plan

Rural Municipality of Dundurn No. 314  
BYLAW NO. 08 - 2017

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

**Whereas** the Council of the Rural Municipality of Dundurn No. 314 has authorized the preparation of an Official Community Plan pursuant to Section 29 of *The Planning and Development Act, 2007* Chapter P-13.2 (the "*The Act*") and pursuant to Section 46 of *The Water Security Agency Act*;

**Whereas** Section 35 of the Act provides that an Official Community Plan must be adopted by bylaw, in accordance with the public participation requirements of Part X of *The Act*;

**Whereas**, in accordance with Section 207 of *The Act*, the Council of the Rural Municipality of Dundurn No. 314 held a Public Hearing on October 19<sup>th</sup>, 2017, in regards to the proposed bylaw, in accordance with the public participation requirements of *The Act*;

**Whereas** *The Water Security Agency Act* provides in Section 46 that Council may pass bylaws respecting use and control of land in the Reservoir Development Area;

**Therefore**, the Council for the Rural Municipality of Dundurn No. 314 in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1. Bylaw No. 2-98, known as the RM of Dundurn No. 314 Basic Planning Statement, as amended, is hereby repealed.
2. This bylaw may be cited as "The R. M. of Dundurn No. 314 Official Community Plan".
3. The Official Community Plan is adopted to provide a framework to guide and evaluate future development within the Municipality, as shown on Schedule 'A', attached to and forming part of this bylaw.
4. This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First time this 6 day of June, 2017

Read a Second time this 14 day of Nov, 2017

Read a Third time this 14 day of Nov, 2017

REEVE

ADMINISTRATOR

Approved by:

MINISTER OF GOVERNMENT

Pursuant to clauses 37(1)(d) and 37(2)(c) of *The Planning and Development Act, 2007*, (PDA), Bylaw No. 08-2017 is APPROVED subject to council effecting amendments to add the Highway Control Area to Future Land Use mapping and add corresponding policy to the Official Community Plan in order to support the provincial interest. These amendments are to be completed within 90 days of this decision.

Assistant Deputy Minister of Municipal Relations

Date:

July 24/2017



**Schedule A**

Rural Municipality of Dundurn No. 314

Official Community Plan

Bylaw No. 08/2017

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1 Introduction

1.1 Purpose

The Council of the Rural Municipality of Dundurn No. 314 (RM) adopts this Official Community Plan (OCP) pursuant to Sections 29 & 30 of *The Planning and Development Act, 2007* and Section 46 of *The Water Security Agency Act*. Council supports a proactive approach to land use planning and is of the view that there is a need to address municipal issues. Over the last decade the RM has seen significant growth in the residential sector and expects this growth to continue into the future.

Policies and guidance is needed for Council and developers to ensure sustainable long-term land use patterns occur in the community. This OCP offers a guide for community development by providing goals, objectives, and policies on the use of land and future development within the limits of the municipality. The OCP has identified policy areas to depict the different types of current and future land uses in the RM. This Official Community Plan provides the goals, objectives and policies for all land within the RM. Each policy area will provide guidance for development and the regulations of the accompanying zoning bylaw will help implement the policies. Upon adoption and approval of this bylaw, all future development and subdivision of land within the municipality will need to be consistent with this bylaw, the accompanying zoning bylaw and in addition Section 46 of *The Water Security Agency Act* where development is taking place in the Reservoir Development Area.

Applications under *The Planning and Development Act, 2007* for subdivision of land and for development permits within the Reservoir Development Area require the approval from the Water Security Agency.

1.2 Legislative Requirements

The legislative requirements for an OCP are established in Section 32 of *The Planning and Development Act, 2007* and are listed below:

- 1.2.1 An OCP must incorporate, insofar as is practical, any applicable provincial land use policies and statements of provincial interest.
- 1.2.2 An OCP must contain statements of policy with respect to:
  - a) sustainable current and future land use and development in the municipality;
  - b) current and future economic development;
  - c) the general provision of public works;
  - d) the management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
  - e) the management of environmentally sensitive lands;
  - f) source water protection;
  - g) the means of implementing the OCP;
  - h) the co-ordination of land use, future growth patterns and public works with adjacent municipalities; and



- i) if the municipality has entered into an inter-municipal development agreement pursuant to the relevant sections of *The Act*, the implementation of the inter-municipal development agreement.

### 1.2.3 An OCP may:

- a) address the co-ordination of municipal programs relating to development;
- b) contain statements of policy regarding the use of dedicated lands;
- c) contain concept plans pursuant to section 44;
- d) contain a map or series of maps that denote current or future land use or policy areas;
- e) if a council has been declared an approving authority pursuant to subsection 13(1), contain policies respecting site plan control for specific commercial or industrial development pursuant to section 19; and
- f) contain any other statements of policy relating to the physical, environmental, economic, social or cultural development of the municipality that the council considers advisable.

## 1.3 Background Information

The RM, which was incorporated in 1909, is just south of the City of Saskatoon adjacent to Blackstrap Provincial Park and the Town of Dundurn. The municipality has historically been known for agriculture, including dry land farming techniques and livestock raising. The RM initiated the first Prairie Farm Rehabilitation Administration (PFRA) pasture in the Province which has served patrons in the area. The Blackstrap Reservoir Development Area is within the RM and provides recreation and residential opportunities, irrigation in the area is also served from Blackstrap Reservoir or via the South Saskatchewan River.



Source: Shannon Libke via [www.rmdundurn.ca](http://www.rmdundurn.ca)

The Town of Dundurn, Resort Village of Shields, Resort Village of Thode, Hillcrest Colony, Whitecap Dakota First Nations (including the Dakota Dunes Casino and 18 hole golf course) and the Canadian Forces Base Detachment Dundurn are all located within the RM's boundaries. In the last decade there has also been a substantial increase in the subdivision of land for residential development along Blackstrap Reservoir, overlooking the valley. Further background information and analysis of the RM can be found in Appendix A. Development pressures exist on the lands adjacent to the Urban Municipalities in the Rural Municipality of Dundurn No. 314. While these developments have potential benefit for all Municipalities, there is concern that servicing and development standards be applied consistently. There is need to encourage orderly and timely development on the fringe areas to ensure that all future development potential or servicing needs are not compromised and that boundaries can be altered if required to address these needs. The Rural

Municipality of Dundurn No. 314 is currently part of an informal planning group with the Town of Dundurn, Resort Village of Thode and Resort Village of Shields.

1.4 Services

1.4.1 Water and Waste Water

The RM is one of the founding partners that initiated the Dundurn Rural Water Utility to which the RM is part of today. The water utility supplies water from the City of Saskatoon to many of the rural ratepayers as well as the Resort Villages. Those that are not connected to the Dundurn Rural Water Utility are serviced through individual systems, such as a well. The RM is also partly serviced by the Allan South Rural Water Utility. The Dundurn and Area Waste Water Utility provides full sewage service to selected subdivisions within the RM as well as to the Town of Dundurn. Those that are not connected to the Waste Water Utility are serviced through individual systems. Landowners not serviced by the rural water utility and/or the waste water utility are required to obtain the proper permits prior to installing individual systems. The RM shares a lagoon with surrounding municipalities. The municipality also owns and operates a tank loading facility which provides non-potable water for agricultural use by taxpayers, for a fee. The municipality will encourage future developments to connect to the Dundurn Rural Water Utility and Dundurn and Area Waste Water Utility where applicable.

1.4.2 Solid and Liquid Waste Disposal

The RM residents can dispose of solid and liquid waste at a waste transfer site located in the RM. This facility operates year round.

1.4.3 Recycling

The RM will continue to identify ways to address the recycling needs for residents.

1.4.4 Education Services

The Town of Dundurn has an elementary school (kindergarten to grade six). Children in grades seven through twelve are bussed to Town of Hanley and Village of Clavet. A preschool / playschool is also available in the Town of Dundurn. A public library, with community access computers, is located within the Town of Dundurn office building.

1.4.5 Fire Services and First Responders

The Dundurn volunteer fire department is active in training and community service/education. First responders are also available to service the area.

1.4.6 Recreation Services

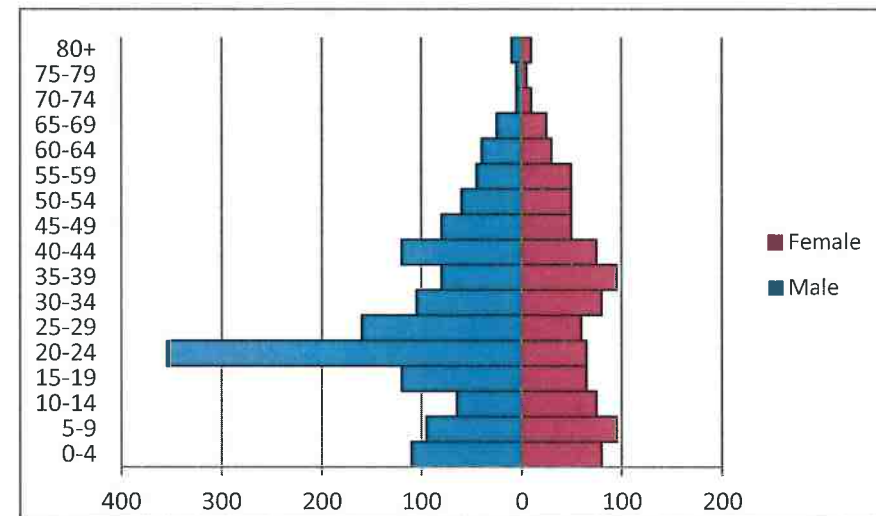
There are a lot of recreation services available to the RM residents and are located in the Town of Dundurn. The Dakota Dunes Casino and Golf Course are located between Saskatoon and Dundurn along the Highway 219 on Whitecap Dakota First Nation Lands. Blackstrap Provincial Park is located along Blackstrap Reservoir and provides year round activities for tourists and residents. The RM is also known for hunting (big game and waterfowl), upland game bird hunting, snowmobiling, snow-shoeing, cross-country skiing, bird watching and fishing. There is a demand from Saskatoon residents for country recreational services and the RM is able to fulfill much of this demand.

#### 1.4.7 Other Services

The Town of Dundurn has one post office and the residents around Blackstrap Reservoir are provided mail service delivery via mailboxes.

### 1.5 Growth Areas

According to Statistics Canada, from 2006 to 2011 there was over an 80% increase in population and from 2011 to 2016 there was a 109% increase in population. In 2006 the RM was home to approximately 630 people; in 2011 that population soared to approximately 1150 people and increased to 2404 people in 2016<sup>1</sup>. The 2016 population pyramid for the RM is as follows:



Understanding how the population is changing can be used to predict how the community will grow and what the RM will need to do to satisfy future demand. A high population of young adults exist. To support this age demographic in establishing strong roots to the community and continuing to live in the community as they age, there is a need to provide opportunities for community participation, provide for community amenities that cater to young families, and facilities and services that allow seniors to remain in the community. retirement homes.

#### 1.5.1 Residential Growth Areas

Residential growth areas are expected to continue along Blackstrap Reservoir. The unbeatable view of the valley attracts commuters and retirees to the area. Residential growth areas are also expected in the northern part of the RM, along Highway 11, as indicated on the Future Land Use Map. The RM has supported this growth by investing in water and sewer services along these corridors. Expansion of services will be required if growth continues beyond the current service areas.

<sup>1</sup> Statistics Canada, 2011 and 2016 Census of Population.

1.5.2 Commercial Growth Areas

Commercial growth is expected around the Town of Dundurn. Road access and services are available to lands surrounding the town. There has been recent interest in providing commercial opportunities for residents and visitors to the Saskatoon region. The RM will support this growth only if appropriate services and infrastructure are available or if the services and infrastructure will be made available by the developer to a standard accepted by the RM.

1.5.3 Industrial Growth Areas

Industrial growth is expected north of the Town of Dundurn along the Number 11 highway. Highway access and service availability makes this corridor appropriate for this type of development.

1.5.4 Agricultural Growth Areas

Agricultural growth is continuous within the RM. Irrigation plays a big part in production and as such, water is drawn from the SSEWS Canal system for cereal grains, pulse crops, market gardens and forage. The Brightwater Conservation and Development Area back flood project provides critical feed supply for the numerous livestock producers in the RM. Extensive summer grazing is provided for by land made available from the Federal Government and Department of National Defence on a community pasture program.

## **2     *Municipal Vision and Goals***

### **2.1    Vision**

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

### **2.2    Goals**

The following goals listed below describe what the RM wants to achieve in the future:

- 2.2.1    Maintain and enhance the existing rural and agricultural character and economic base of the municipality while recognizing the need to provide for recreational and other land uses;
- 2.2.2    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;
- 2.2.3    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;
- 2.2.4    Support land uses and promote responsible environmental stewardship which will maintain the productivity of land and protect the quality of the environment for future generations and, where appropriate, to require appropriate management and conservation of natural and heritage features and open space for the sustained use and enjoyment of present and future area residents and visitors;
- 2.2.5    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;
- 2.2.6    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;
- 2.2.7    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 within the municipality without having to commute to other areas;
- 2.2.8    Ensure orderly and appropriate development of land, cost efficient services to support development and updated equipment and machinery;

3 Land Use Policy Areas

The policies in this section will guide growth in the RM by incorporating the economic, social, and environmental aspects into the RM’s decision making process. The following policy areas will help the RM achieve their overall goal to be a safe, healthy and a viable place to live, work and play.

3.1 Agriculture

3.1.1 Discussion of Issues

- a) It is expected that agriculture will continue to play a dominant role in the local economy. Agricultural development continues to focus primarily on crop and livestock production. In the past, maintaining compatible land use near intensive livestock operations (ILOs) has been a concern from a land use planning perspective. This concern continues as the demand for competing land uses increases.
- b) Protection of agricultural activities and resources is a concern of the municipality. Council supports the retention of high quality agricultural land in larger parcels to avoid the fragmentation of productive land for speculative purposes. Council is also of the view that there are opportunities to diversify agriculture as well as accommodate agricultural business ventures.
- c) Protection of the South Saskatchewan River is a concern of the municipality; Council supports appropriate development that integrates environmental management practices to protect the natural features.

3.1.2 Objectives

- a) Support agricultural activities and ensure the continued importance of agriculture in the municipality.
- b) Conserve high quality agricultural land for continuing productive agricultural use.
- c) Provide for intensive forms of agriculture including intensive livestock or irrigation operations and to recognize differing forms of subdivision and development patterns that intensive agriculture may require.
- d) Protect agricultural land uses from negative impacts of non-agricultural land use and development.
- e) Support agricultural uses in the municipality in a manner that will not create conflicts with neighbouring uses, jeopardize reasonable development potentials, or create significant environmental concerns.
- f) Promote and encourage agricultural land use practices and development which enhance soil conservation.
- g) Protect the South Saskatchewan River by encouraging appropriate development that integrates environmental management practices.



3.1.3 Policies

- a) The zoning bylaw will recognize primary agricultural uses which include grain farming, mixed grain/livestock operations, farmsteads, intensive agricultural uses, and farm based agricultural related commercial developments or home based businesses.
- b) The development and operation of farms and farmsteads for field crop, pasture and non-intensive livestock operations will not require a development permit.
- c) Single detached and dormitory dwellings for agricultural operators will be permitted on agricultural sites in accordance with the zoning bylaw regulations on residential density and site size.
- d) Subdivision
  - (i) Within an agricultural zoning district on any quarter section, subdivision will be limited to a maximum of 3 sites for agricultural, residential or commercial principal uses.
  - (ii) One additional site for agricultural, residential or commercial principal use where the site to be added is physically separated from the remainder of the section by a registered road plan, a railway on registered right of way, waterbody or any other topographical feature and the site has direct access to a developed road.
  - (iii) All sites shall require direct access to a developed municipal road.
- e) Farm Residential
  - (i) Single detached dwellings and multiple unit dwellings located on the same site, for operators of the agricultural use, will be permitted on agricultural farmstead sites in accordance with criteria established in the zoning bylaw.
  - (ii) Farm residential sites shall be limited to 3 sites per quarter section, including the remnant of the quarter section.
- f) Intensive Operations
  - (i) Council will support the development of intensive agricultural and livestock operations unless specific land use or environmental locational conflicts would be created or where potential for conflict may arise.
  - (ii) Intensive agricultural operations and ILO will be discretionary uses in the Zoning Bylaw. Any expansion of an operation to provide for a greater number of animal units, or any change in an operation which alters the species of animal, shall require a new discretionary use development permit approval.
  - (iii) The zoning bylaw may provide for the temporary confinement of cattle on a farmstead during winter months as part of a permitted use general mixed farm operation.

## 3.2 Business Development

### 3.2.1 Discussion of Issues

- a) In the past the majority of business development has been related to farming operations comprised of growing of crops and livestock. In the agricultural sector there has been an increase in value-added diversification through home based businesses, agri-business, and processing.
- b) There has been a recent interest in business development not related to the agricultural sector in areas around the Town of Dundurn, such as commercial and industrial development that serve the travelling public, commuters and residents.
- c) There is interest in creating employment opportunities in the RM for the residents who live in the area.
- d) Council would like to ensure appropriate mitigating measures are undertaken when sand and gravel operations are proposed.

### 3.2.2 Objectives

- a) Encourage and promote economic development opportunities in the municipality including:
  - (i) value added agri-business;
  - (ii) industrial and commercial development;
  - (iii) tourism; and
  - (iv) resource extraction related activity.
- b) Ensure that business development occurs in a manner which minimizes negative impacts on the environment, other land uses, and municipal finances.
- c) Ensure the business development can be serviced sufficiently and that access to the development meets municipal standards.
- d) Encourage clustering of business development in order to limit the number of accesses onto the municipal roads.

### 3.2.3 Policies

- a) Council will accommodate uses that provide business development in the zoning bylaw in a manner that does not create conflicts with neighbouring uses, jeopardize reasonable development potentials, create significant environmental concerns, or result in excessive costs to the municipality.
- b) Council supports the diversification of the farm economy through the establishment of farm site based business, agri-business, and value added processing of agricultural products.



c) Resource Extraction

- (i) Mineral resource exploration and development will be accommodated in the zoning bylaw as a permitted use.
- (ii) Related resource extraction processing and service development will be accommodated as a discretionary use.
- (iii) The approval of a development will be based on the results of any environmental impact assessment, reclamation plan approval, availability of appropriate water and other resource supplies, compatibility of the operation with adjacent residences and other uses, and arrangements proposed for development or upgrading of necessary municipal services including the standard of roads necessary to support the development.

d) Sand and Gravel

- (i) Sand and gravel development will be a discretionary use in the Zoning Bylaw and will be encouraged throughout the RM according to the respective locational requirements and separated from incompatible activities with minimal community and environmental disruption.
- (ii) The approval of a development will be based on the following:
  - 1) setback distances and other regulations in the zoning bylaw;
  - 2) the compatibility of existing and planned land uses and the effect on adjacent land uses;
  - 3) the impact and disturbance to the environment and groundwater;
  - 4) the impact on municipal services and infrastructure;
  - 5) the manner in which the pit or query is to be operated; and
  - 6) the reclamation plan.
- (iii) Sand and gravel development should be located on sites that:
  - 1) do not have high agricultural capability;
  - 2) do not have unique historical or archaeological significance;
  - 3) do not have significant wildlife habitat;
  - 4) are not high quality recreational land; and
  - 5) do not lead to land use conflicts with adjacent lands or significantly harm the environment.

- (iv) Existing extraction operations and lands containing valid gravel deposits shall be protected from incompatible land uses that would constrain future utilization of the resource.
- (v) In areas with known aggregate resources, or areas that have high potential for these resources, uses shall be limited to non-intensive agriculture (e.g. livestock grazing, cropping), or other non-permanent/temporary land uses and activities that permit continued access to the aggregate resources.
- (vi) Buffer strips should be established around existing and potential sand and gravel sites in order to protect the deposits from adjacent incompatible land uses. The buffer strip should be determined in consultation with Council.
- (vii) Council will balance the interests of residents and developers against the goals and objectives of the municipality.
- (viii) Council may require a performance bond for sand and gravel development to ensure remediation of the site.
- (ix) Applications for sand and gravel development must be accompanied by a reclamation plan including any additional information as specified in the RMs Zoning Bylaw.

e) Agri-Business

- (i) The zoning bylaw will make provision for agribusiness developments on farms that support the operation of agriculture in the municipality.
- (ii) The approval of a development will be based on the compatibility of the value added agribusiness with neighbouring land uses and the services and infrastructure available to the site.

f) Commercial and Industrial Development

- (i) The zoning bylaw will make provisions for an appropriate mix of commercial and industrial land uses as either permitted or discretionary uses in suitable zones.
- (ii) All lands within any commercial district shall be located no more than 2.41 kilometres (1.5 miles) from Highway 11 and 0.80 kilometres (0.5 miles) from Highway 211 and 219 and north of Strathcona Road and have access to the appropriate water and sewer services.
- (iii) Commercial and industrial uses, not related to agriculture, may be allowed in the agricultural district at the discretion of Council based on their compatibility with adjacent uses, and the suitability of municipal services, including road access to the development.
- (iv) The applicant will be required to supply supporting information from a qualified engineer where commercial or industrial development is proposed in areas that may be potentially hazardous due to flooding, erosion, soil slumping, or high water table.

- (v) The approval of a development will be based on the compatibility of the development with existing or planned neighbouring land uses, the services and infrastructure available to the site (including the requirement for direct access to and from Highway No. 11, 211 and 219 if necessary), the provision of storm-water retention and management, and the design and phasing of development.
- (vi) A concept plan may be required for the site if a phased development proposal is planned for site.
- (vii) Land that is protected for wildlife habitation, cultural or heritage preservation, or land that has high potential for sand, gravel or mineral deposits shall not be used for business development.
- (viii) The primary location for commercial services for the travelling public shall be able to provide safe access to a highway, except where the development will be directly associated with another recreation or destination use.

g) Industrial Park Requirements

- (i) The following criteria will be considered in reviewing proposals for new industrial park development:
  - 1) the supply and demand of industrial lots;
  - 2) the design and phasing of development;
  - 3) the proximity of development to other land uses and any proposed mitigating measures;
  - 4) the provision of municipal and utility services. Council may require the applicant to enter into a servicing agreement respecting the provision of certain services. Council may also require that the applicant provide verification of approval by the responsible provincial agency and/or by a qualified engineer, as the case may be, of the suitability of the site for the provision of services such as ground water supply, on site solid or liquid waste disposal, and surface water drainage; and
  - 5) access to Highway No. 11, including the integration of proposed roads in an economical and safe manner with regard to vehicular traffic, road maintenance, snow ploughing, fire and police protection, and any installation of municipal or utility services.

h) Recreation and Tourism

- (i) Council will exercise its discretion based on the suitability of the location and development with respect to physical access and available services, the separation distance to incompatible land uses, the extraction of future resources, and other factors that may make the development unsuitable for the area.
- (ii) Council will recognize existing recreation and tourist attractions in the area including Blackstrap Provincial Park and Dakota Dunes Casino and Golf Course and support the promotion of these attractions whenever possible.

- (iii) The RM will consider the development of regional open space and leisure and tourism opportunities when land is identified as being suited for these types of developments.
  - (iv) Tourist developments, such as bed-and-breakfast homes ancillary to a residence or vacation farms ancillary to a farmstead and operating agricultural use, will be discretionary uses in the zoning bylaw.
  - (v) Campgrounds and other public or commercial recreation uses will be discretionary uses in the zoning bylaw.
  - (vi) Recreational developments may be considered where such development does not conflict with the agricultural community and other land uses in the vicinity.
  - (vii) Developments shall be developed in a manner that can be adequately supervised and policed to prevent crime.
  - (viii) Proponents of recreational development (Example: sports areas, golf courses, boat launch and marina) may be required by Council to enter into a development agreement or a servicing agreement when a subdivision (surveyed parcel) is involved, applying the following criteria:
    - 1) access points to municipal road or a provincial highway;
    - 2) an assessment of impact on the environment;
    - 3) municipal and service road improvement or construction;
    - 4) provision of waste management, sewer and water;
    - 5) landscape buffer (planting of trees and shrubs);
    - 6) any other considerations Council deems necessary pursuant to Section 172 of *The Act* (development/service agreement) and any deemed applicable development levy pursuant to Section 169 of *The Act*.
  - (ix) Recreational developments will ensure that cultural features (heritage conservation areas), environmental and wildlife areas are protected from unauthorized recreational uses and are only made available for low impact recreational uses. (Examples: hiking, biking, cross-country skiing)
- i) Agricultural Tourism
- (i) In order to encourage new business opportunities in the RM, agricultural tourism developments and ventures will be encouraged throughout the district.
  - (ii) Council may apply special standards relating to buffering, location of buildings/structures, parking, services, and fencing in order to ensure development is appropriate for the RM and to avoid incompatibilities with surrounding uses.

j) Home Based Business and Home Occupations

- (i) Home based businesses and home occupations will be based on the criteria contained in the zoning bylaw.

**3.3 Rural Residential Development**

3.3.1 Discussion of Issues

- a) 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.
- b) Council recognizes that there are various forms of residential development that will occur in the municipality and understands that this OCP must provide guidelines for growth.
- c) Council wishes to ensure that the needs of the various forms of development are addressed to create suitable residential environments.

3.3.2 Objectives

- a) Provide for residential development in agricultural areas as is necessary to support the agricultural and business function of the municipality.
- b) Provide for and manage the development of multi-parcel residential sites not related to the agricultural sector.
- c) Make the best use of existing municipal infrastructure and municipal services.
- d) Encourage the clustering of multi-parcel residential sites to minimize negative impacts on farmland fragmentation and to provide economies of scale for service delivery and maintenance of services.
- e) Designate appropriate areas for residential growth on the Future Land Use Map which will be used to guide re-zoning of land.

3.3.3 Policies

- a) Council will provide for various forms of residential development including farm residential, multi-parcel residential acreage sites and communities, resort areas and hamlet areas as may be required.
- b) The minimum separation distances required to utility facilities or hazardous goods storage facilities, such as anhydrous ammonia, from residential development as required by municipal provincial or federal authorities shall apply to all residential development proposals.

c) Multi-parcel residential development

- (i) The residential development surrounding the Reservoir Development Area will be subject to the special requirements as outlined in the Blackstrap Residential Development portion of this OCP.
- (ii) Subdivision for residential development at a density greater than 3 residential subdivisions per quarter section (2 sites plus the remainder) will be considered on its merits through a rezoning to the rural residential district and will be subject to the regulations of that district.
- (iii) Multi-parcel residential development will be considered only on lands with direct access to an existing or proposed municipal road system, at the developer's expense and if in close proximity to a provincial highway and only in residential areas designated on the future land use map attached to and forming part of this Bylaw.
- (iv) Services, including bus pickup, police and fire protection, electricity and telephone service may need to be provided to the multi-parcel residential development.
- (v) Unless specified otherwise by Council, where land is to be developed at a density greater than 3 residential lots per quarter section:
  - 1) The development shall be serviced by the Dundurn Rural Water Utility or by a system approved by the Public Health Authority; or
  - 2) The lots shall be serviced by a wastewater utility hook-up through the Dundurn and Area Wastewater Utility or through a method that is approved by the Public Health Authority.
- (vi) Lands that have been subdivided into residential sites shall not be re-subdivided further, unless at the time of subdivision a concept plan has been submitted and approved by Council that outlines future development of the site.
- (vii) A multi-parcel residential development may not be located on land where there is potential for soil slumping, on land that is provincially designated as conservation lands or lands having a high potential for wildlife habitat, on cultural or historically important sites, or on lands with a high potential for sand, gravel or mineral deposits.
- (viii) Multi-parcel residential development shall not be located closer than:
  - 1) 457 metres (1,500 feet) to a solid or liquid waste disposal facility;
  - 2) 300 metres (984 feet) to a sewage treatment plant or sewage lagoon;
  - 3) 1 kilometre (0.6 mile) to a hazardous industry or hazardous goods storage facility (e.g., anhydrous ammonia facility);
  - 4) 405 metres (0.4 mile) of a sand or gravel extraction operation;



- (ix) Council may refuse to rezone land for multi-parcel residential development where:
- 1) The development will conflict with the future expansion of an ILO, or utility or hazardous goods storage facility where such uses will need a greater separation distance as may be required by this bylaw or provincial regulation;
  - 2) There may be potential conflict with the Canadian Forces Base Detachment Dundurn due to the proposed location of the development to the camp and its facilities;
  - 3) There may be potential conflict with future development plans of the Town of Dundurn identified in its official community plan;
  - 4) The services and infrastructure to the site are inadequate to service the development; or
  - 5) There is an oversupply of vacant and available residential lots, Council may wish to pass a resolution imposing a moratorium on all multi-parcel residential rezoning.
- (x) Future Site Development and Subdivision Design shall comply with the following:
- 1) Phasing:
    - Council will consider the extent of existing undeveloped 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.
  - 2) Scale and Density:
    - A maximum of 30 residential sites will be considered per quarter section.
  - 3) Design - The layout and design of the subdivision shall:
    - minimize disturbance to the environment by retaining natural features;
    - preserve, in as much as possible, natural vegetation;
    - maintain vistas of the adjacent rural area;
    - cluster development as opposed to having a linear design along a municipal road; and
    - integrate proposed roads in an economical and safe manner with regard to vehicular traffic, road maintenance, snow ploughing, school bus pickup, fire and police protection, and any installation of municipal or utility services.

- 4) Landscaping:
  - The Zoning Bylaw will provide regulations for landscaping requirements, where applicable, for the prevention of soil erosion and for aesthetic contribution to the site.
- 5) All residential development proposals should be guided by Concept Plans. Concept plans should address the following:
  - Future major roads;
  - Drainage systems and improvements required to meet non-agricultural drainage requirements;
  - Major open space (including unique physical) areas;
  - Cultural and archaeological significant areas;
  - Areas requiring protection through buffering or other means;
  - Major hazards such as flooding, areas of high water table and slope lands;
  - Staging of development and future development of or expansion into adjacent land; and
  - Adjacent municipalities' planning and future growth needs.
- (xi) Council will require the applicant to enter into a servicing agreement respecting the provision of certain services. Council may also require that the applicant provide verification of approval by the responsible provincial agency and/or by a qualified engineer, as the case may be, of the suitability of the site for the provision of services such as ground water supply, on site solid or liquid waste disposal, and surface water drainage.

### 3.4 Blackstrap Residential Development

#### 3.4.1 Discussion of Issues

- a) The Blackstrap Reservoir and surrounding environment is a desirable place for outdoor and lake-oriented residential development and use, as well as an alternative to urban living. Since the creation of the reservoir (1967) two municipal resort villages and scattered country residential subdivisions have grown up in response to the demand for this form of living. Population growth of the City of Saskatoon and area is expected to continue and to be the main source of market pressure for residential development along the reservoir and elsewhere in the RM.
- b) Since 2000, the reservoir has experienced substantial growth in 'country residential' development along the east side of the reservoir and some residential recreation land use with smaller lot-size development.



- c) Council will continue to cooperate with the Water Security Agency on the administration of applications for development and building permits.

#### 3.4.2 Objectives

- a) Provide for residential development of single dwellings and accessory buildings and structures.
- b) Provide, as a discretionary use, for residential development in the form of multiple dwellings, duplexes and town houses with common open spaces for leisure activities.
- c) Maintain and enhance the quality of and rural character of resort residential development within the area.
- d) Minimize the conflict between residential and agricultural uses.
- e) Minimize negative impacts of residential development on the reservoir environment and avoid development on hazard lands.
- f) Ensure that residential developments are located and constructed to minimize conflict with neighbouring owners and adjacent developments and uses.
- g) Accommodate home-based businesses, home occupations, bed and breakfast lodging, and convenience store and coffee shop as discretionary use.
- h) Ensure buildings and lots are developed and maintained to acceptable standards.
- i) In order to achieve efficient utilization of developable land, subdivision layouts, as far as practical, will be clusters of sites extending into backshore lands with open space connectors as opposed to linear development on near-shore lands.
- j) Ensure that residential development is planned and implemented in an orderly manner in locations readily serviced to minimize costs to the municipality by efficient use of land.
- k) Ensure that residential lots are serviced by water, sewer, waste management and access roads.
- l) Cooperate with the Water Security Agency on controlling and regulating residential development within the Reservoir Development Area.

#### 3.4.3 Policies

- a) The Zoning Bylaw will accommodate a range of existing residential uses, forms and densities that legally existed before the adoption of this bylaw.
- b) The RM will designate lands for residential uses that are intended for zoning for single detached dwellings.

- c) Residential subdivision development in non-water-front clusters in the form of multiple dwellings (dwelling groups consisting of single detached buildings, duplexes and town houses with common open spaces for leisure activities) will be guided away from the reservoir and beyond lands intended for single detached dwellings residential, institutional and public recreation use.
- d) Home-based business, home occupation, and bed and breakfast lodging, will be discretionary uses in a single detached dwelling only.
- e) The Zoning Bylaw will regulate the distance of buildings or structures from property lines, the minimum space to be allowed between buildings and the lines of the sites (lots) on which they are constructed, along with the height and bulk of buildings, and the location of and size of other accessory structures.
- f) The Municipality will avoid residential development on land that is prohibitively expensive to service by municipal infrastructure.
- g) Residential development shall be serviced with piped potable water through the Dundurn Rural Water Utility.
- h) Residential development shall be serviced by wastewater utility hook-up (Dundurn and Area Wastewater Utility) or by a sewage holding tank or by a tie-in to a communal holding tank as stipulated and approved by health authorities.
- i) All sewage holding tanks shall meet CSA standards and comply with appropriate setbacks stipulated by health authorities.
- j) In order to ensure that all new developments are provided with adequate services, Council shall require the developer of new residential subdivisions to enter into a servicing agreement in accordance with *The Act*.
- k) Storage of hazardous goods will be prohibited in residential subdivisions and in neighbouring areas.
- l) Council will consider the effect of new development on existing residential development.
- m) Camping uses that include non-paying guests who park and set up on ratepayers' property will be restricted.
- n) Mobile homes and campgrounds will not be developed in areas zoned for residential development.
- o) Non-reservoir-oriented residential development such as mobile home subdivisions, campgrounds uses, and forms and densities of accommodations will be provided for as a discretionary use in the zoning bylaw where appropriate.
- p) The Zoning Bylaw will provide for other facilities and amenities for recreational use that are consistent with and complementary to the overall residential district and recreational use of the district.

- q) The RM will encourage the owners of existing residential developments to voluntarily adopt water-wise landscaping practices and require residents of new developments to adopt water-wise landscaping practices.
- r) Modular and ready-to-move homes will be regulated by the zoning bylaw.
- s) Non-residential development except for public service, municipal facilities and institutional uses compatible with residential areas will be prohibited.
- t) Subdivision design and site development
  - i. Phasing:
    - 1. 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 the lakeshore shall include both lakeside and backshore parcels at the same time.
  - ii. Scale and Density:
    - 1. At the time of the subdivision and/or development 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 bylaw will establish density of blackstrap residential developments by setting upper and lower limits on site area.
  - iii. Design:
    - 1. 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 development as opposed to a linear layout along a municipal road (lakeshore development that only subdivides or develops on one side of the road (lakeside linear cottage subdivision) should be avoided;
      - vi. integrate proposed traffic circulation in an economical and safe manner to facilitate pedestrian and vehicular traffic, erosion control and drainage management of surface run-off, road maintenance, snow

ploughing, school bus pick-up, fire and police protection, and any installation of municipal or utility services;

- vii. all subdivisions, shoreline and inland (back row lots), 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.

u) Services:

- 1) 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.
- 2) Power and telephone utilities to each property will be underground.
- 3) Streets will be to all-weather standard, either gravelled or paved.

v) Landscaping:

- 1) The Zoning Bylaw will provide regulations for landscaping requirements, where applicable, for the prevention of soil erosion and for aesthetic contribution to the site.
- 2) Encourage the owners of residential developments to voluntarily adopt water-wise landscaping practices.
- 3) 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 and prairie-hardy plants, trees and shrubs; and retain and enhance native vegetation in new developments.

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

x) 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.

### 3.5 Recreation

#### 3.5.1 Public Recreation

##### a) Discussion

- (i) Availability of water and recreational opportunities along Blackstrap Reservoir play an important role in the quality of life for area residents, as well as residents of surrounding rural and urban markets, particularly the growing Saskatoon Census Metropolitan Area. These recreational opportunities are also tourist attractions.
- (ii) Along Blackstrap Reservoir, the only public recreation facilities are in Blackstrap Provincial Park, on land administered and operated by Saskatchewan Environment. Facilities include a boat launch and short-stay marina, beach access, seasonal trails (trails for hiking and cross-country skiing), picnic area, playground and food concession for day users, and a campground for overnight visitors.
- (iii) 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, located in the provincial park. In addition, there is a boat launch demand, causing visitors to seek out access anywhere to launch their boats, at times causing congestion at road allowances and concerns from adjacent cottagers.
- (iv) Availability of a boat launch in the northern half of the reservoir would reduce boating pressure on the south half of the reservoir.
- (v) There is a need for boat storage areas (on land compound) where residents of the RM may store their watercraft and boat trailer on a temporary basis.
- (vi) Council recognizes that there is a need for day-use recreation facilities at the reservoir and that the reservoir plays an important role in making the municipality an appealing place for area residents to live and play.

##### b) Objectives

- (i) Accommodate recreational land uses that do not conflict with other land uses and other recreational uses.
- (ii) Identify and meet community needs for recreational and cultural activities and facilities.
- (iii) Provide for public recreation access to the reservoir.
- (iv) Encourage open space areas and various types of recreational activities for the benefit of area residents and visitors.
- (v) Minimize adverse impact of recreational uses on the reservoir and adjacent land uses.

- (vi) Ensure that cultural features (heritage conservation areas), environmental, and wildlife areas are protected from unauthorized recreational uses and are only made available for low-impact, passive recreational use.
- (vii) Promote safe and responsible boating and other water based recreation activities.
- (viii) Provide for recreation development that ratepayers desire and are willing to support.
- (ix) Consider options to provide for a boat storage area.
- (x) Recognize the importance of the provincial park offering a range of recreation opportunities, facilities and programs that is also available to residents of and visitors to the municipality.
- (xi) Pursue cooperative recreational ventures with adjacent municipalities, non-profit organizations and volunteers.
- (xii) The Zoning Bylaw shall identify the type of recreational activities and associated development standards.

c) Policies

- (i) Land may be reserved for future recreation development.
- (ii) The RM may periodically monitor the leisure and recreation interests of area residents along the reservoir and the rest of the municipality to meet present and future needs and prioritize the funding of these developments and facilities.
- (iii) Recreational development:
  - 1) may be considered where such development does not conflict with the operation of the reservoir, agricultural community, and other land uses in the vicinity;
  - 2) shall be developed in a manner that can be adequately supervised and policed to prevent crime;
  - 3) shall comply with the minimum separation distances required by applicable provincial agencies and the RM's zoning bylaw including but not limited to gravel operations, utility facilities, and solid waste and sewage lagoon sites;
  - 4) proponents of recreational development shall be required to provide onsite services deemed necessary by Council;
  - 5) The RM may provide for boat storage areas (on land compound) where residents of the RM may store their watercraft and boat trailer for an annual fee on a temporary basis;
  - 6) Cultural features (heritage conservation areas), environmental and wildlife areas may be protected from unauthorized recreational uses and are only

made available for low impact recreational uses (Examples: hiking, biking, cross-country skiing);

- 7) The RM will cooperate with agencies responsible for the management of critical habitats;
- 8) Recreation development within residential subdivisions (dedicated lands) and open space areas that ratepayers desire and are willing to support will be provided for;
- 9) The RM will pursue partnerships in the development of community recreation facilities and programs with the provincial park, neighbouring municipalities, developers, service clubs and other interest groups, and volunteers.

3.5.2 Institutional Recreation

a) Discussion

- (i) For the purpose of this OCP, Institutional Recreation describes the use of land for buildings or structures for such non-profit organizations as religious, charitable, educational groups, and includes churches, public or private school camps, civic arts and sports organizations that depend on the natural setting and recreation opportunities of the reservoir.
- (ii) Several organizations (Blackstrap Youth Camp, Blackstrap Outdoor Education Centre, Navy League of Canada Saskatoon Branch, YMCA Day Camp) have established camps which are considered Institutional Recreation on the east shore of the reservoir.
- (iii) Council intends to provide for and regulate the use and development of land for the establishment and operation of reservoir-oriented institutional camps around the Blackstrap Reservoir through the regulations in the Zoning Bylaw.

b) Objectives

- (i) Provide for institutional recreation development of land along the reservoir.
- (ii) Prohibit residential development on existing institutional recreation sites.
- (iii) Avoid and minimize potential land use conflicts between institutional and other land uses.
- (iv) Allow for staff housing in the form of cabins and recreation vehicles during the operation of the camp.
- (v) Improve the quality of institutional facility construction.
- (vi) Prevent development on hazard lands such as steep slopes and eroding shorelines, and to protect the reservoir environment from inappropriate use.



- (vii) Promote linkages to open space corridors for extensive low impact recreational uses such as nature areas, hiking and similar activities.

c) Policies

- (i) Lands may be designated for institutional recreation development around the Blackstrap Reservoir.
- (ii) Development and land uses that are compatible and that will not result in unacceptable conflicts with adjacent institutional camps and other land uses will be encouraged.
- (iii) Provisions will be provided in the zoning bylaw for permitted and allowable ancillary uses and facilities and associated development standards and regulations.
- (iv) Prior to development, the owner or operator may be required to provide a legal survey of the property and the location of buildings and structures thereon.
- (v) All applicable provincial and federal requirements including, but not limited to, The National Building Code of Canada (NBC), The Uniform Building and Accessibility Standards Act and regulations, The Public Accommodation Regulations, together with The Fire Prevention Act, 1992, shall be complied with.

3.5.3 Commercial Recreation

a) Discussion

- (i) Commercial recreational developments and land uses are intended primarily for visitors and include lodges, resorts, campsites, golf courses, marina facilities, skiing, horseback riding stables, and other similar facilities.
- (ii) Commercial recreation at the reservoir is intended to attract and serve the needs of visitors during a day outing, overnight or extended stay. Other commercial services are available to visitors at businesses in the Town of Dundurn, Town of Hanley, City of Saskatoon and elsewhere.
- (iii) Existing commercial recreation facilities and services are closely related to the natural attractions of the reservoir environment.
- (iv) Existing tourism development (outside the two resort villages) offers accommodation and food services north of Blackstrap Provincial Park. The provincial park offers campsites for recreation vehicles.
- (v) Council encourages a balanced approach to lake-oriented commercial recreation (tourism development with associated services), while taking into consideration and minimizing impacts on the environment, area residents, land uses, and the reservoir.



b) Objectives

- (i) Provide land for commercial recreation development and uses dependent on the natural environment and the reservoir.
- (ii) Encourage and promote commercial recreation development along the Blackstrap reservoir.
- (iii) Ensure that commercial recreation development occurs in a manner that minimizes negative impacts on area residents, the reservoir environment, other land uses, and municipal finances.
- (iv) Information may be required to demonstrate that:
  - 1) the project will not have a negative impact on the reservoir or the operational integrity of the reservoir;
  - 2) the level of use generated will not have an adverse impact on other developments and uses, and the reservoir environment;
  - 3) required finances are available for completion and operation of the proposed development, as well as for the required municipal services and access that meets municipal standards, and;
  - 4) the project will be of net benefit to the municipality of Dundurn.

c) Policies

- (i) Council may provide land for commercial recreation (tourism businesses) development and operations that provide commercial recreation services (food, accommodation, recreation, and leisure pursuits). The regulations will be within the Zoning Bylaw.
- (ii) Council may require a pre-feasibility assessment of the proposed business, keeping in mind the following:
  - 1) compatibility of proposed development with existing or planned land uses in the vicinity;
  - 2) linkages to attractions and services;
  - 3) reservoir capacity to support activities;
  - 4) the project will make money and create employment;
  - 5) development plan, design and phasing of development;
  - 6) availability of municipal services and infrastructure (water, sewer, waste management, and access);
  - 7) the project will generate net financial benefits to municipal finances;

- 8) environmental management regarding drainage plan, erosion control, storm water retention and management, and landscaping;
  - 9) social impacts and environmental impacts on the reservoir, and mitigation measures;
  - 10) community acceptability and support (developer to hold informational meetings on the development concept);
  - 11) the project will be of net benefit to the RM.
- (iii) Part of the site may be used for residential purposes of staff for the duration of the recreation/tourism season.
  - (iv) Development will be located to avoid or minimize land use conflicts with other land uses.
  - (v) Location of structures and buildings will be regulated as set out in the zoning bylaw.
  - (vi) Linkages to open space areas will be encouraged.
  - (vii) Parking for guests and visitors will be provided on-site for visitor safety, to avoid traffic congestion on public roads and to avoid adverse impacts such as noise, littering, and fire risk on nearby uses and developments.
  - (viii) Prior to development, the owner or operator may be required to provide a legal survey of the property and the location of buildings and structures thereon.
  - (ix) No development shall occur without prior written approval of the Council and, within the Reservoir Development Area, the approval of Water Security Agency.
  - (x) Commercial recreation developments shall be operated and maintained in accordance with all applicable provincial and federal regulations.

## **4     *Municipal Services***

### **4.1   Discussion of Issues**

- 4.1.1   Council recognizes that planning and management of development is required to ensure the provision of cost effective municipal services.
- 4.1.2   The primary servicing and administrative concerns of the municipality have been the provision and maintenance of roads; however, it is also recognized that there is an increase in public expectations for services from the municipality.
- 4.1.3   Council recognizes that higher density residential developments will have different servicing requirements than lower density developments.

### **4.2   Objectives**

- 4.2.1   To ensure that development is serviced to a sufficient standard for its use and density without excessive cost.
- 4.2.2   To ensure that municipal interests are addressed in the planning of transportation, utility and pipeline facilities, and any associated subdivision or easements.
- 4.2.3   To consider the cumulative effects of development on local and regional public works capacity.
- 4.2.4   To ensure municipal services and facilities exist or are upgraded at the time of new development.
- 4.2.5   To ensure that the method and quality of services are appropriate for the type of development being proposed.

### **4.3   Policies**

- 4.3.1   Transportation
  - a)   All development shall be required to have access to a developed road built to a standard sufficient to service the development at the developer's expense.
  - b)   The RM will consider both human and environmental interests when planning, constructing, maintaining, decommissioning and reclaiming road systems and other transportation corridors.
  - c)   The RM will ensure the municipal road network is consistent with provincial transportation plans.
  - d)   The RM may apply special standards to protect the municipal interest when transportation, utility and pipeline facilities cross municipal roads.

4.3.2 Servicing Agreements

- a) Where the subdivision of land will require the installation or improvement of municipal services, such as roads or street, utilities, water supply systems, or sewage disposal facilities, the developer will be required to enter into a servicing agreement with the municipality pursuant to *The Planning and Development Act, 2007* dealing with the installation or improvements.
- b) Where subdivision is not required but a development requires the installation or upgrading of roads, sewage, water or drainage works, or related infrastructure, parks and/or recreational facilities, Council may require the developer to enter into a development levy agreement pursuant to the RM of Dundurn No. 314 Development Levy Bylaw.
- c) When utilizing a municipal utility or service provided by another municipality, a servicing fee or a development levy may be put towards the cost of construction or expansion of that facility.
- d) Council may consider participation in the costs of installation or improvement of a facility where it will benefit a wider area than the proposed development, exclusive of any increase in assessment.

4.3.3 Municipal Reserve

- a) When dedication of municipal reserve is required for subdivision, the municipality will accept cash-in-lieu of dedication unless there is a specific need for municipal land in the vicinity of the development.
- b) Where Council considers a proposed development of a municipal reserve in an adjacent urban or other municipality to be of benefit to the residents of the municipality funds of the dedicated lands account may be used for that purpose.

4.3.4 Environmental Reserve

- a) Council will designate lands that should be maintained in their natural state and hold ecological (wetlands), cultural (archaeological) and scenic values and development hazards (examples: flooding, erosion, and slope instability) as Environmental Reserve.
- b) Proposed developments on Environmental Reserve lands shall comply with *The Planning and Development Act, 2007* and Dedicated Land Regulations.
- c) Land along the shorelines of the Blackstrap Reservoir may be required to be taken as Environmental Reserve at the time of subdivision.

4.3.5 Public Utilities

- a) Public utilities, exclusive of waste disposal facilities, will be permitted uses in the municipality. No minimum site requirements shall apply for public utilities.
- b) New public utilities shall be located in areas of compatible land use and the RM will ensure new land uses are compatible with existing and planned public utilities.

4.3.6 Waste Disposal Facilities

- a) Municipal and commercial solid or liquid waste disposal facilities will be considered discretionary uses in the Zoning Bylaw. Council will consider these uses with regard to:
  - (i) the proximity to the source of waste;
  - (ii) the satisfactory review by provincial authorities for environmental assessment, and operational design, as may be required;
  - (iii) a setback of at least 457 metres (1499 feet) for liquid waste, and 457 metres (1499 feet) for solid waste, from any residence or tourism facility; and
  - (iv) the application of any special standards for screening, fencing, and reclamation of the site on closure.
- b) Soil farms and other facilities for the rehabilitation of contaminated soil will be discretionary uses, based on satisfactory assessment by provincial authorities for environmental impacts, and suitable mitigation measures being undertaken.

4.3.7 Council may, by resolution, enter into an agreement with developers and operators of wind energy sources, and with other municipalities, for advancing economic benefits to the Municipality and area residents.

4.3.8 The Zoning Bylaw will outline special servicing requirements for different levels of development.

4.3.9 Dundurn Rural Water Utility and Waste Water Utility

- a) At Councils discretion, developments and/or subdivisions may be required to connect to the Dundurn Rural Water Utility and Waste Water Utility.

## **5 Land Management**

### **5.1 Discussion of Issues**

- 5.1.1 Council recognizes that it has a role and responsibility for stewardship of the environment.
- 5.1.2 There is a need to protect development from natural hazardous areas. Areas exist in the municipality that may be susceptible to flooding or unstable slopes.
- 5.1.3 Safe building elevation along the Blackstrap Reservoir is based on a 1:500 year peak calm water level estimate and on adding a 0.5 metre (1.64 feet) freeboard value for uncertainties and other effects. Safe building area varies by location around the reservoir.
- 5.1.4 Council recognizes that lands along the Saskatchewan River may have areas of slope instability and that development along the river will need to undertake slope stability investigations.
- 5.1.5 Heritage Sensitive Lands and wildlife management areas exist in the RM and are shown on the Wildlife Habitat Protection and Heritage Sensitive Map.
- 5.1.6 Council would like to ensure that the environmental and heritage attributes of the area, water quality of the reservoir, and productivity and conservation of area resources (examples: agriculture and outdoor recreation) and heritage resources should be protected and carefully managed.

### **5.2 Objective**

- 5.2.1 Council's role in environmental management will be:
  - a) to minimize the impact on development from environmental hazards;
  - b) to minimize the impact of development on environmentally sensitive lands;
  - c) to control and restrict development in areas that are considered hazardous for development for reasons of ground instability, flooding, or other environmental hazards;
  - d) to protect the water quality of the reservoir and allow for land uses that complements the natural character of the Blackstrap Reservoir;
  - e) to provide for public access to the Blackstrap reservoir shoreline while minimizing physical damage to the lakeshore;
  - f) to provide residents of the RM with an environmentally safe, sustainable, and aesthetically pleasing natural setting, while maintaining and protecting the natural environment of the RM for its riparian habitat, recreational opportunities, and visual and aesthetic values;
  - g) to extend the responsibility for sound environmental management to developers, property owners, and residents;

- h) to minimize the loss of natural vegetation as a cost-effective approach to control erosion and sedimentation, flooding, and managing stormwater runoff from development sites, streets, and parking areas in the interest of protecting the health, safety, and property of residents;
- i) to ensure that residents of the RM have access to a properly planned and accessible open space network;
- j) to protect defined areas of dedicated lands and to identify and protect environmentally sensitive areas and heritage areas and archaeological sites from inappropriate development;
- k) to cooperate with municipal, provincial and federal authorities as well as property owners to promote healthy, safe, and environmentally responsible use of land in the RM.

#### 5.2.2 Reservoir Development Area

- a) To recognize the role each jurisdiction has in administering land within the Reservoir Development Area.
- b) To outline a process for the regulation of land.
- c) To consider visual impact and aesthetics of the reservoir area in decision-making when planning and development takes place.

### 5.3 Policies

#### 5.3.1 Hazard Land Management

- a) Where development is proposed in an area that is identified as Flood Hazard Lands or other lands that Council deems as potentially hazardous due to physical or natural features, Council shall require, as part of the application process, the developer to submit sufficient topographical information to determine if the land has potentially hazardous slopes or land subject to potential flooding. Where such land is identified Council may defer a decision until suitable professional analysis has been submitted.
- b) Proposed development on hazard lands will be referred to the Water Security Agency or a qualified professional before Council considers approval of the development. Council will require the developer to provide professional, certified environmental, geotechnical or hydrological reports for development on hazard land. Council may refuse to authorize development of structures on such land or may authorize such development only in accordance with specified mitigation measures.
- c) Council will prohibit the development of new buildings and additions to buildings in the flood way of the 1:500 year flood elevation of any watercourse or water body.
- d) Council will require flood-proofing of new buildings and additions to building to an elevation of 0.5 metres (required freeboard, the vertical distance added to a designated flood level to establish a flood construction level) above the 1:500 year flood elevation of any watercourse or water in the flood fringe.



- e) Subdivisions, significant transportation infrastructure and public works shall be located to minimize, mitigate or avoid threats to the community from wildfire or other emergencies.
- f) Development may be permitted with properly engineered infill to ensure the safe building elevation is achieved, water drainage is not disrupted and adjacent and down-stream property owners are not negatively affected.

5.3.2 Environmentally Sensitive Lands

- a) Council will work with provincial government agencies to protect any significant wetlands, critical wildlife habitat, and rare or endangered species. Council may defer issuing a permit for any development on lands that may need to be protected until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained.
- b) Development will be restricted in areas that would have a negative impact on the area environment (erosion, siltation, slumping) and its natural functions.

5.3.3 Groundwater and Sourcewater Protection

- a) Council will minimize, mitigate or avoid potential development impacts to waterways, watersheds, water bodies, wetlands, shore lands, aquifers and groundwater.
- b) Council will work with provincial government agencies in protecting water resources in the municipality, including cooperating with provincial agencies in protecting the Blackstrap Reservoir and South Saskatchewan River.
- c) Preserve and enhance public access to water bodies, rivers, shore lands and reservoirs for recreational use.
- d) No development shall pollute or unduly deplete ground or surface water resources within the municipality. The RM will endeavor to protect an adequate supply of surface and groundwater for the benefit of all residents and landowners.
- e) The RM may require an applicant to monitor or investigate the impact of their development on water resources.
- f) Developers of proposed uses which require large amounts of groundwater or which may impact the current groundwater supply of adjoining uses may be required to provide a study to prove that the groundwater resource is adequate.
- g) Owner's will be responsible to barricade off abandoned wells and to report it to the RM and to the Saskatchewan Water Security Agency for advice on decommissioning the abandoned well.



5.3.4 Slope Stability Policies

- a) No new development shall be permitted in any unstable slope area without undertaking slope stability investigations to address the interests of the municipality and to ensure that the developer and/or property owner reasonably assess the hazards relative to the proposed development. Slope instability will be identified during the site investigation for the subdivision or the development permit process.
- b) Erosion and slope stability investigations will be undertaken by a qualified engineer to indicate whether the site is suitable for development or outlines suitable mitigating measure and documents residual hazard.
- c) Cutting into the hillsides or valley walls will be restricted. According to *The Subdivision Regulations*, slopes over 15% will be avoided for development. Development permits will not be approved on slopes over 15%.
- d) The developer will provide professional engineered reports to identify unstable slope areas as part of the application process.

5.3.5 Shoreline Development

- a) Any development that is being proposed on a shoreline will be required to provide approvals from the appropriate provincial and federal agencies prior to development taking place.
- b) All development shall minimize negative impacts on the ecology of the shoreline.
- c) Development that is proposed on dedicated lands shall comply with appropriate provincial acts and regulations.
- d) Environmental Reserve will be required along the shoreline when developments are being proposed adjacent to any waterbody in the RM.

5.3.6 Heritage Sensitive Lands

- a) The RM shall consult with the Heritage Conservation Branch, Ministry of Parks, Culture and Sport, to ensure the protection of significant heritage resources located on land proposed for development.
- b) Where a proposed land development is located in a heritage sensitive area as shown on the **Wildlife Habitat Protection and Heritage Sensitive Map**, Council will refer the proposal to the Heritage Conservation Branch, Ministry of Parks, Culture and Sport to determine if a heritage resource impact assessment (HRIA) is required pursuant to Section 63 of *The Heritage Property Act*.

5.3.7 Storm Water Management Policies

- a) Council may adopt an Open Space Management Strategy that will provide for the maintenance of natural vegetation cover to reduce the risk of soil erosion from excessive runoff, as an alternative to a costly curb and gutter drainage system. The strategy will deal with drainage issues between adjoining sites, along roadways (right-of-way) and in open spaces. Within the residential areas, the placement of driveways and culverts, and extent of boulevard (roadside) parking may be regulated to maintain 'swales or drainage ditches' as onsite drainage capacity.
- b) Adequate surface water drainage will be required throughout the municipality and on new development sites to avoid flooding, erosion and pollutions. A professional drainage report may be required where an area has or exhibits potential for poor drainage.
- c) Unauthorized drainage of surface water runoff from any land throughout the RM shall be prohibited.

5.3.8 Visual Impact Assessment Policies

- a) A visual impact assessment may be conducted on a development that may affect the scenery of the valley and tributary coulees and vistas (view corridors) to the reservoir and environment or from the reservoir. Such assessment may be carried out by the RM or a qualified professional (i.e. landscape architect) to provide sufficient information on the likely effects of a proposed development and to what extent any unfavourable effects may be mitigated by the project matrix (arrangement, density, location, scale, design). When required, a visual assessment should address the following to the satisfaction of Council:
  - (i) how the landscape features of the site area will be preserved to enhance the visual quality of the proposed development;
  - (ii) the manner in which the project matrix of the proposed development will be considered from important viewpoints (sceneries and vistas) on the reservoir and off the reservoir and from the nearest developments to the reservoir;
  - (iii) areas where development is not interfering with sceneries in the reservoir valley and environment and view corridors (from nearest developments or both). An example: placement of multi-unit dwellings so as to not interfere with the views and scenery of the reservoir and rural landscape;
  - (iv) identifying scale of development to avoid imposition on the aesthetics of the surrounding area and scenery of the valley and tributary coulees.
- b) Council may require the visual impact assessment at the time of a subdivision and/or development permit process.
- c) Visual impacts and the aesthetics of the reservoir valley shall be considered when subdivision planning (concept plan stage) and development takes place.

- d) Permit applications for residential development along the Blackstrap Reservoir shall be accompanied by a landscape plan as a voluntary indication of open space management by the property owner.

5.3.9 Reservoir Development Area

- a) The uses permitted shall be those as indicated in the RM Zoning Bylaw.
- b) Prior to the approval of any development, Council shall forward all applications to the Water Security Agency for administration and approval together with any comments that Council may have.
- c) In receiving proposals for development along the Blackstrap Reservoir, Council shall consider:
  - (i) the compatibility of the proposed development with existing and proposed land and water uses;
  - (ii) preventing the imposition of built structures on the scenery of the valley and tributary coulees and vistas (view corridors) to the reservoir and from the reservoir;
  - (iii) the compatibility of the design and exterior with the natural environment;
  - (iv) access points to municipal roads or provincial highways;
  - (v) municipal and service road improvement or construction;
  - (vi) provision of waste management, sewer and water;
  - (vii) landscape buffers;
  - (viii) the maintenance of the rural and lakeside atmosphere of the area; and
  - (ix) the impact of the proposed development on the natural environment (trees, vegetation, wildlife, landscape and the reservoir).

## **6 Implementation**

### **6.1 Administration**

- 6.1.1 This OCP is binding on Council and all development and land use in the municipality.
- 6.1.2 Notwithstanding approval by the Water Security Agency, the provisions of The Water Security Agency Act and the regulations under that Act continue to apply to those lands under the administration of this bylaw. In the event of any conflict or contradiction between this bylaw and The Water Security Agency Act and the regulations under that Act each as amended or replaced from time to time, the latter shall take precedence.
- 6.1.3 Applications for development permits along the Blackstrap Reservoir shall be sent to Water Security Agency where necessary.
- 6.1.4 Neither the Council nor the Development Officer/Municipal Administrator nor the public, as the case may be, shall initiate any works that would prejudice or impede the realization of the OCP.
- 6.1.5 The zoning bylaw will be the principal method of implementing the objectives contained in this OCP and will be adopted in conjunction herewith.

### **6.2 Future Land Use Plan**

- 6.2.1 The map entitled "Future Land Use Map" which is attached to and forms part of the bylaw identifies the contemplated land use in the municipality.

### **6.3 Interpretation**

- 6.3.1 The definitions of the Zoning Bylaw shall also apply to this OCP. In order to provide for flexibility in the interpretation of the text and maps of this OCP, it is intended that all figures, numbers, and quantities shown in the OCP be considered to be approximate, and that minor changes will be permitted without amendments to this Plan, provided that they do not affect the intent of this Plan.

### **6.4 Severability**

- 6.4.1 The provisions of the OCP of the RM are deemed to be severable and, if any provision is determined by a court to be invalid or inoperative, it does not render the remaining provisions invalid or inoperative (Section 33 of *The Act*).

### **6.5 Statements of Provincial Interests**

- 6.5.1 This OCP was developed incorporating, insofar as is practical for the RM, applicable provincial land use policies and statements of provincial interests. Implementation and plan update, zoning bylaws and subdivision bylaws, insofar as practical, will be in conformity with The Statements of Provincial Interests Regulations (Chapter P-13.2 Reg (effective March 29, 2012) and in cooperation with provincial agencies.

## 6.6 Updates and Amendments

- 6.6.1 To ensure the effectiveness of the OCP in meeting the overall community objectives and that it is relevant to changing community needs, Council will monitor plan implementation and evaluate the appropriateness of this document and its policies five years from the date of enactment.
- 6.6.2 The OCP may be amended if determined desirable by Council. Amendments may also be proposed by developers and the public to facilitate specific development proposals. Council will consider such requests based on the appropriate community development and public interest and the overall community objectives as established by the OCP.
- 6.6.3 Council shall assess the proponents' application in relation to policies set forth within this Plan when reviewing and making decisions on proposals to amend the zoning bylaw, develop land or to alter the boundaries of the municipality.

## 6.7 Use of the Holding Symbol “H”

- 6.7.1 The holding symbol “h” may be applied to zoning districts within the rural municipality intended for future development according to section 71 of *The Planning and Development Act, 2007*. This allows council to pre-zone areas based on a concept plan and to restrict development until conditions are right to allow development to proceed.
- 6.7.2 The “h” designation will provide conditions for development, including detailed design, servicing and infrastructure development, or the satisfactory completion of any additional studies. The holding symbol may be removed after the required conditions have been met.

## 6.8 Contract Zoning

- 6.8.1 Council may consider entering into a rezoning contract agreement pursuant to the contract zoning provisions of *the Act*, for site specific development based on the following guidelines:
  - a) The rezoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent zoning district.
  - b) The rezoning will be used to allow a specific use or range of uses contained within the zoning district to which the land is rezoned.
  - c) The development or redevelopment of the site for the specific use will be of benefit to the immediate area and the RM as a whole.
  - d) The request for a rezoning must be accompanied by a description of the proposal, plans indicating specific uses, building locations, and landscaping.

## 6.9 Concept Plans

- 6.9.1 Concept Plans are the proposed layout of an area which will or eventually will be subdivided. The purpose is to provide direction for the Municipality to ensure the efficient provision of infrastructure and services, identify how the site(s) will be used to properly consider adjacent land uses, existing infrastructure, and other features such as buffering, landscaping and open spaces, etc.

6.9.2 Concept plans will be used to:

- a) Provide preliminary plans for proposed development;
- b) Guide the phasing of development;
- c) Identify street and lot layouts;
- d) Identify land uses and density of development;
- e) Determine any green spaces (open spaces), shape and location;
- f) Determine the location and design of parks and pathways and connectivity to shore land buffer;
- g) Identify suitable areas with least impact for shoreline structures (docks and boat lifts).

6.9.3 Concept Plans shall include the following:

- a) The land use proposed for the area, generally or with respect to specific parts of the area;
- b) The density of the development proposed for the area;
- c) The general location and provision of services for the area; and
- d) Any phasing if required.

6.9.4 Concept Plans may be required from the developer for future subdivisions in the RM.

## **6.10 Development Levies and Servicing Agreements**

6.10.1 Consistent with Section 169 of *The Act*, the Council may, by a separate bylaw, establish development levies to recover all or a part of municipal capital costs of services and facilities arising from the development, directly or indirectly associated with, and for such purposes as: providing, altering, upgrading sewage, water or drainage works, roadways and related infrastructure, parks, and recreation facilities.

6.10.2 In accordance with subsection (2) of Section 171 of *The Act*, where Council has passed a development levy bylaw pursuant to Section 169, by resolution the Council may require the developer to enter into a development levy agreement.

6.10.3 Pursuant to Section 172 of *The Act*, if there is a proposed subdivision of land, the council may require a subdivision applicant to enter into a servicing agreement to provide for services and facilities that directly or indirectly serve the subdivision.

## **6.11 Municipal Works Program**

6.11.1 Facilities and services that are the responsibility of the Council shall only be provided in accordance with the goals, objectives, and policies of this OCP to ensure the effective and efficient control of development and public spending.



- 6.11.2 Priorities for the provision of such developments and services may be established through a five-year capital budget program with the object of ensuring an adequate level of municipal services and facilities supported by the ratepayers. Projects shall be listed in order of priority with cost estimates and the anticipated means of financing each project.

## **6.12 Further Studies and Professional Reports**

- 6.12.1 Council may require that a professional report be provided by a qualified professional where a proposed development may have a potentially negative effect.
- 6.12.2 The report shall include, but not necessarily be limited to, the following:
- a) description of the proposed development, the purpose, alternatives and staging requirements;
  - b) description of the natural biophysical (biotic and physical) environment that would be affected;
  - c) prediction of effects, both the positive and negative, and the risks that the proposed development may have on the environment;
  - d) limitations of the study, criteria used in predicting effects, and interests around the project and environment consulted, including the potential for flooding to the 1:500 year flood level or potential for land slumping or sliding;
  - e) recommended measures to mitigate any negative effects identified; and
  - f) presentation of the results in a framework (pursuant to the above bullets) that can assist decision-makers in determining the final course of action.

## **6.13 Inter-Municipal Cooperation**

- 6.13.1 The Rural Municipality of Dundurn No. 314 will work with neighbouring rural and/or urban municipalities including but not exclusive to the Town of Dundurn, Resort Village of Thode and Resort Village of Shields with regards to minimizing land use conflicts for existing and proposed uses on the undeveloped lands adjacent to the Town and Resort Villages and other matters of Land Use Planning and Development.
- 6.13.2 Inter-Municipal agreements may be pursued to ensure that local and regional growth issues are addressed proactively. A coordinated, integrated and comprehensive approach shall be used when dealing with planning matters within the Municipality, or which cross municipal boundaries, including:
- a) Managing and/or promoting growth and development;
  - b) Managing natural heritage, water, agricultural, mineral, and or cultural heritage and archaeological resources;
  - c) Infrastructure, public service facilities, recreation and waste management systems;
  - d) Ecosystem, shoreline and watershed related issues;



- e) Emergency Measures Planning and fire and protection services;
- f) Land Use Planning;
- g) Natural and human-made hazards; and
- h) Populations, housing and employment projections based on regional market areas.

6.13.3 The RM will cooperate to ensure that development surrounding the urban municipalities will not hinder future growth areas. This does not apply to such effects that arise in the course of normal, non-intensive farm operations. The RM will develop a coordinated approach for review of applications with the urban municipalities where future developments are proposed in close proximity to the urban areas. This area is defined on the Zoning Bylaw Map and Future Land Use Map as the Joint Planning Area. The Rural Municipality will ensure that this area will be protected from incompatible growth by requiring a comprehensive development proposal that will be jointly reviewed by the RM of Dundurn and the applicable urban municipality.

6.13.4 Cooperation and public/private sector initiatives that focus on a cooperative approach to providing cost efficient services that optimize the Municipalities' financial and infrastructure resources shall be encouraged. The capital works program and public improvements are an important implementation tool for municipalities and actions by one Municipality may influence the location of future development and growth through the provision of municipal services to land in an adjacent municipality.

6.13.5 Revenue Sharing

- a) Inter-Municipal revenue sharing and other agreements to equitably share costs and benefits of future development in the region shall be encouraged.
- b) Revenue sharing shall be explored where there are significant opportunities to promote and enhance development and growth within the region by working together in a cooperative manner when any "regional type" business or development is considering this region that will provide benefit to a number of individual Municipalities. All tax-sharing arrangements will be negotiated on a fair and equitable basis with respect to: recovery of capital investment, land use development standards, and negotiating compatible servicing agreements.

6.13.6 Annexation

- a) The periodic need for urban expansion through the annexation process should be consistent with the provisions and intent of this Plan and the annexing Municipality. Annexation shall be undertaken in a positive, orderly, timely and agreed-upon process where there is a clear and present need and development is expected to occur within a twenty (20) year period. Municipalities should avoid a large and complex annexation in favor of annexations involving smaller amounts of land occurring on an as-needed basis.
- b) Where it is necessary to expand the boundaries of an existing urban municipality, community expansion should occur on a logical basis and should be well-integrated with the existing community structure and directly away from large acreages of prime farmland and livestock operations.

- c) The need for community expansion should address the timely conversion of rural land for urban expansion in areas adjacent to urban municipalities in order to protect existing rural land uses from premature conversion to urban forms of development where the timing of urban forms of development or where the timing of urban expansion is uncertain. Annexation shall follow legal boundaries or natural features to avoid creating a fragmented pattern of land ownership and should, as much as possible, have support from the current landowners involved.
- d) The Rural Municipality will develop a coordinated approach with the Town of Dundurn and Resort Villages of Shield and Thodes and/or other municipalities for future boundary expansion in order to ensure consistent planning, cost effective and efficient service delivery and good governance for residents on the municipal fringe.
- e) Development and land use patterns which are adjacent to or in proximity to urban areas that would hinder the expansion of these areas, or which may have negative effects on future urban design and/ or densities, will be discouraged. The Rural Municipality will ensure that areas around the urban centers will be designated for complementary development and it is expected that all municipalities will consult each other prior to any annexation. As stated, the lands adjacent to all urban communities will be protected through the Plan policy and where development is proposed in these areas of the Rural Municipality, it must be compatible with the urban municipality's demonstrated growth needs.

#### **6.14 First Nations and Metis Engagement**

- 6.14.1 Council will work with the Whitecap Dakota First Nation where there is common interest in development initiatives or common land interests and/or where there may be adverse impacts on hunting, fishing and trapping on unoccupied Crown lands.
- 6.14.2 Council will work to resolve land use issues, and to cooperate on joint service programs to achieve shared goals of the municipality and the Whitecap Dakota First Nation.





# RM of Dundurn No. 314

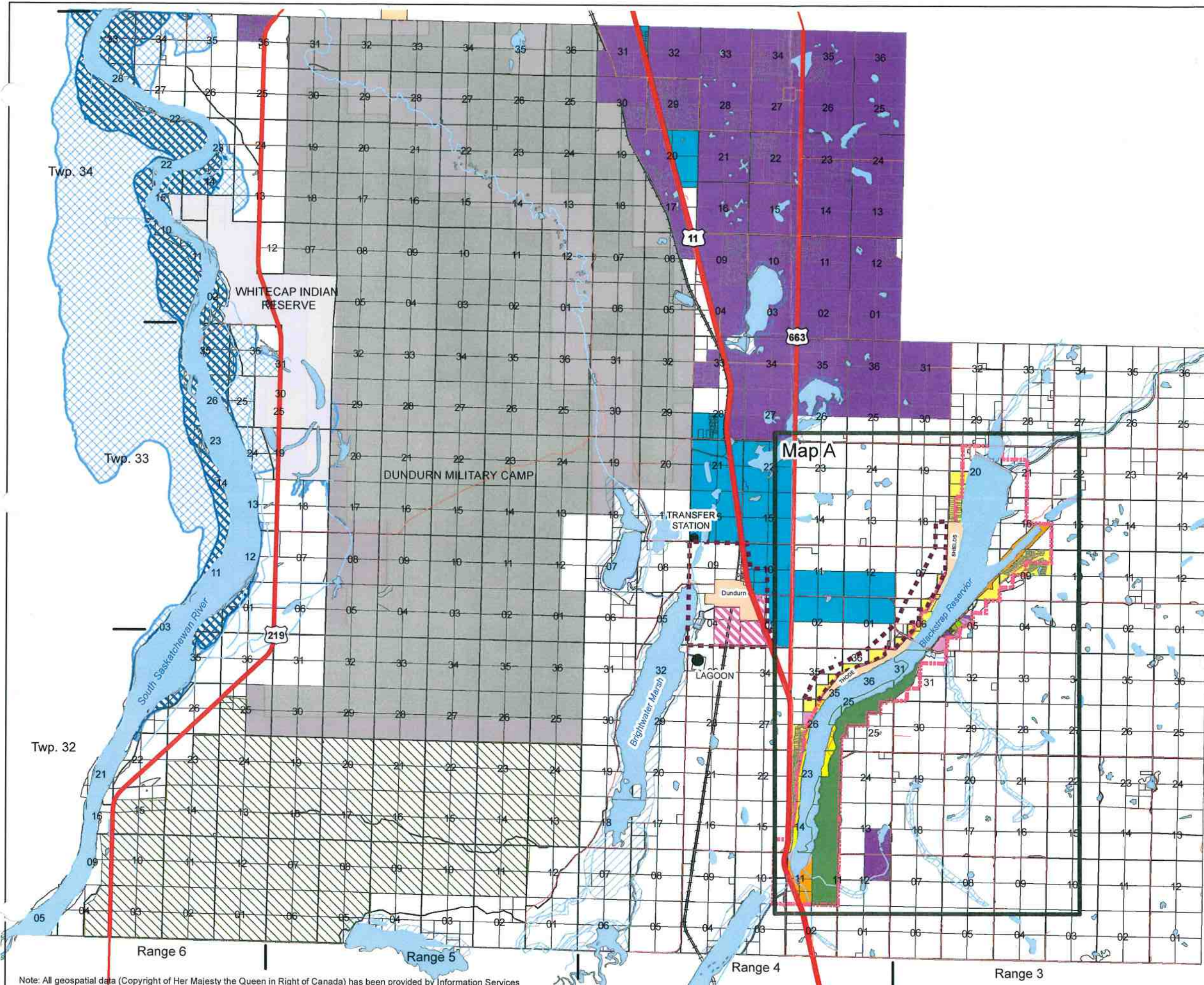
## Schedule A: Future Land Use Map



### Policy Areas

- Business Development
- Commercial Recreation
- Institutional Recreation
- Rural Residential Development
- Blackstrap Residential Development
- Agriculture Policy Area
- Public Recreation
- Future Urban Growth Area
- Joint Planning Area
- Reservoir Development Area
- Potential Floodway South Saskatchewan River
- Potential Floodfringe for South Saskatchewan River
- Potential Flood Hazard Areas

- Dundurn Military Camp
- Blackstrap Provincial Park
- Whitecap Indian Reserve
- Watercourse
- Waterbody
- Urban Municipalities
- Main Road
- Secondary Roads
- Community Pasture



Note: All geospatial data (Copyright of Her Majesty the Queen in Right of Canada) has been provided by Information Services Corporation of Saskatchewan. It is the responsibility of the user to verify the accuracy of the information provided since changes may have occurred since the time of the map creation.





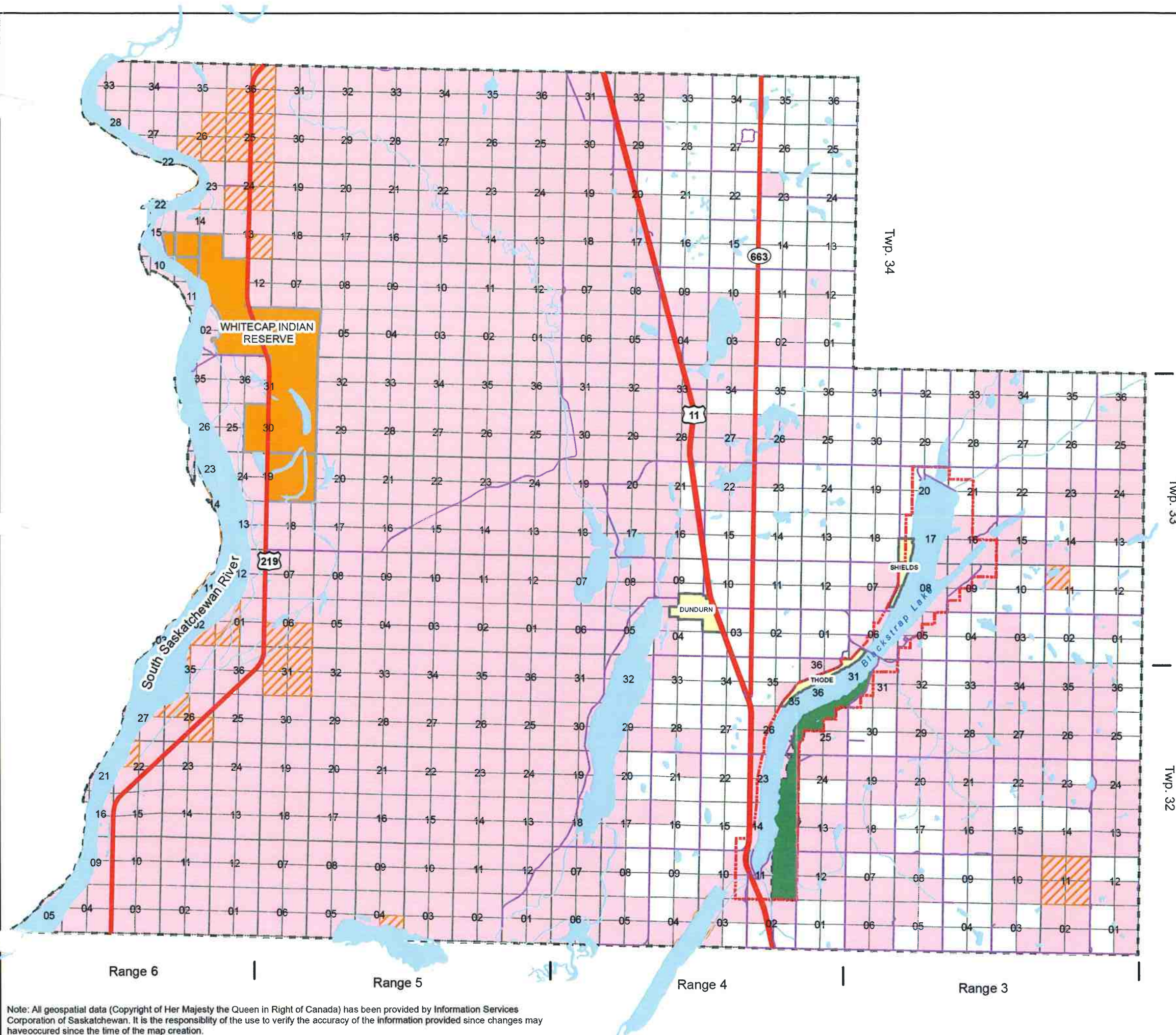
RM of Dundurn No. 314

# Schedule B: Wildlife Habitat Protection and Heritage Sensitive Map



## Legend

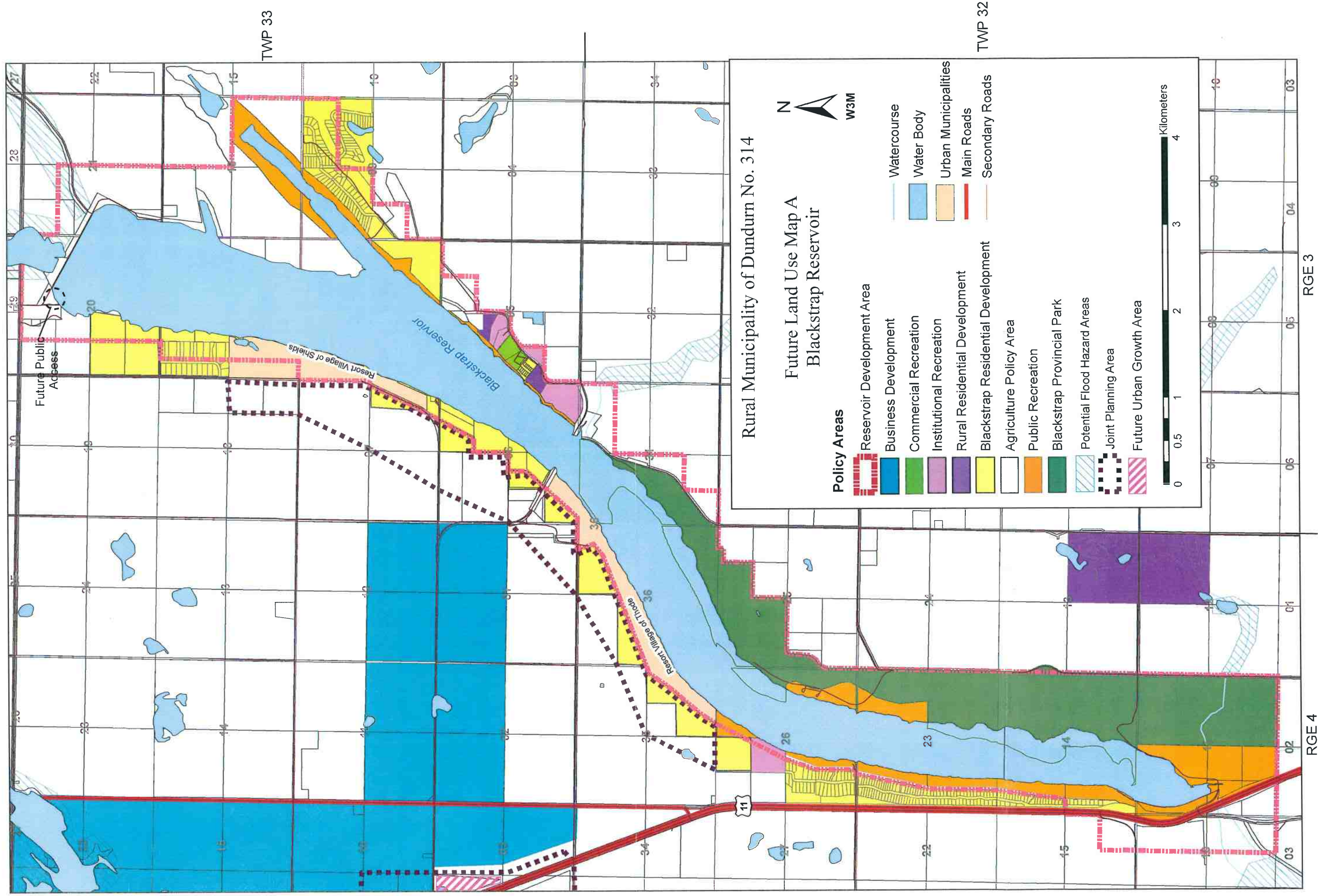
- Heritage Sensitive Area
- Wildlife Habitat Protection
- Reservoir Development Area
- Urban Municipality
- Provincial Park
- First Nations Reserve
- RM Boundary
- Major Road
- Secondary Roads
- Watercourse
- Waterbody



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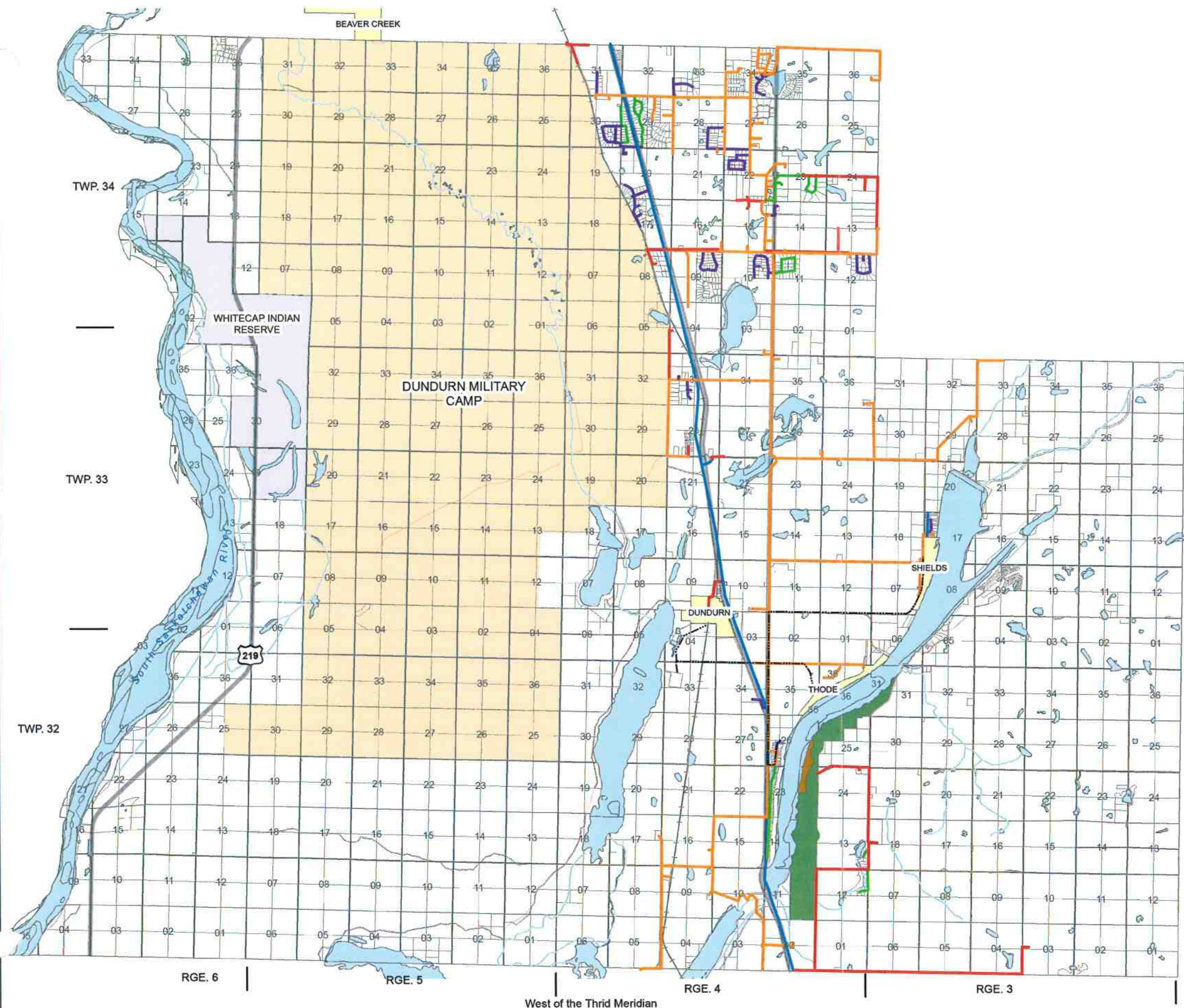
# Rural Municipality of Dundurn No. 314

## Waterlines and Wastewater Lines



### Legend

- Phase A Pipeline Routing (8" Pipe and Larger)
- 2009/2012 Subdivision Pipeline Routing
- Existing Dundurn Phase 1 Routing
- Phase B Pipeline Routing (6" Pipe and Smaller)
- Existing Dundurn Phase 1 Routing
- Waste Water Line
- Main Roads
- Secondary Roads
- Watercourse
- + Railways
- Waterbody
- Blackstrap Provincial Park
- Dundurn Military Camp



Source: Waterline information was provided by The Dundurn Rural Water Utility and was based off of the Engineered Drawings of SAL Engineering Ltd. Dated Feb.23, 2009.

