

# RURAL MUNICIPALITY OF ELDON No. 471

## OFFICIAL COMMUNITY PLAN

Prepared for:

THE RURAL MUNICIPALITY OF ELDON No. 471

Prepared by:

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

FEBRUARY 2016

This is Exhibit "A" referred to in the affidavit of Ken E. Reiter

sworn before me this 25<sup>th</sup> day of April A.D. 2016

The Rural Municipality of Eldon No. 471

Official Community Plan

Bylaw No. 2-2016

Michelle Newsted  
A Commissioner for Oaths in and for  
the Province of Saskatchewan

A Bylaw of the RM of Eldon to adopt the Official Community Plan.

The Council of the RM of Eldon in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- (1) Pursuant to Section 29 and 32 of *The Planning and Development Act, 2007* the Council of the Rural Municipality of Eldon hereby adopts the Official Community Plan, identified as Schedule "A" to this bylaw.
- (2) The Reeve and Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
- (3) This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the 10<sup>th</sup> day of February, 2016  
Read a Second Time the 13<sup>th</sup> day of April, 2016  
Read a Third Time the 13<sup>th</sup> day of April, 2016  
Adoption of this Bylaw this 13<sup>th</sup> day of April, 2016

J. M. Taylor  
(Reeve)

David Peter  
(Administrator)



SEAL

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

On the 13<sup>th</sup> day of April, of the year 2016



**THE RURAL MUNICIPALITY OF ELDON No. 471**  
**OFFICIAL COMMUNITY PLAN**

Being Schedule "A" to Bylaw No. 2-2016  
of the Rural Municipality of Eldon

SEAL



*D. M. Taylor*

(Reeve)

*David P. Puleo*

(Administrator)





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# 1 INTRODUCTION

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On the basis of the findings set out in the Rural Municipality of Eldon Community Planning Program Background Report that was prepared in July, 2009, and of the issues and concerns highlighted in Section 7 of that report, the following planning goals, objectives, and policies are proposed for the RM of Eldon No. 471.

## 1.1 AUTHORITY

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007 (The Act)*, the Council of the Rural Municipality of Eldon No. 471 has prepared and adopted this Official Community Plan to provide the Rural Municipality (RM) with goals, objectives and policies relating to approximately twenty years of future growth and development within the community.

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

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

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

In general the Statements of Provincial Interest Regulations address:

- (1) Agriculture and Value-Added Agribusiness
- (2) Biodiversity and Natural Ecosystems
- (3) First Nations and Métis Engagement
- (4) Heritage and Culture
- (5) Inter-municipal Cooperation
- (6) Mineral Resource Exploration and Development
- (7) Public Safety
- (8) Public Works
- (9) Recreation and Tourism
- (10) Residential Development
- (11) Sand and Gravel

- (12) Shore Lands and Water Bodies
- (13) Source Water Protection
- (14) Transportation

## **1.2 SCOPE AND PURPOSE**

The policies in this Official Community Plan address the need for future land use planning in the RM of Eldon as well as other matters related to its physical, social and economic development.

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

All development within the incorporated area of the RM shall conform to the objectives and policies contained in this Official Community Plan.

## 2 GOALS

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### 2.1 NATURAL AND HERITAGE RESOURCE BASE

- (1) To conserve the aquatic and terrestrial ecological resources of the municipality.
- (2) To utilize the natural resources of the municipality in a manner which is economically, socially and environmentally sustainable.
- (3) To provide ongoing opportunities for residents and non-residents of the municipality to enjoy and appreciate the resource values of the municipality.

### 2.2 PHYSICAL AND ECONOMIC DEVELOPMENT

- (1) To ensure sustainable physical development which reflects both market conditions and public needs, and is compatible with municipal financial capabilities and the need for resource conservation.
- (2) To strengthen the economic base of the municipality by creating a positive environment for sustainable business development.
- (3) To stabilize and achieve long term population growth for the Municipality and the region.
- (4) To ensure a high quality of life for residents.

### 2.3 INTERGOVERNMENTAL INTERESTS AND INVOLVEMENT

- (1) To obtain the support and assistance of senior governments in the realization of the goals and objectives of this plan.
- (2) To support and complement the Statements of Provincial Interest in land use planning and development.
- (3) To engage with neighbouring communities to identify issues and common interests in planning, municipal servicing, and growth opportunities.
- (4) To participate in district and regional planning initiatives, where beneficial to the municipality.

## 3 OBJECTIVES & POLICIES

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## 3.1 NATURAL AND HERITAGE RESOURCES

### 3.1.1 FINDINGS

- A total of approximately 1,408 (3,479 acres) of wetlands have been identified in the municipality. In addition to providing often important wildlife habitat, wetlands are generally unsuitable for most forms of development and land use and may also present a flood hazard to many forms of development. Ensuring that land use and development in wetland areas exhibits a high degree of fit with the opportunities and constraints presented by wetland systems, is an important consideration in land use and development decisions.
- Within the RM of Eldon, several areas of critical wildlife habitat were identified during the Saskatchewan Terrestrial Wildlife Inventory project. Consideration must be given to the location and protection of these habitat areas to ensure future development proceeds in a responsible manner.
- Wind Resource mapping furnished by SaskPower Corporation indicates that wind speed in most areas of the municipality falls within the 21.6 to 25.2 km per hour range. The highest projected wind speed in the province is in the 34.2 km per hour range. The municipality does not have prime potential for the development of large wind energy generating systems (e.g. wind farms with multiple wind turbines). The likelihood of the development of single tower facilities by individual landowners for personal use holds greater potential in the municipality depending of course on the future economic viability for such systems.
- According to the Saskatchewan Archaeological Resource Management Database, at the Heritage Conservation Branch (HCB) a total of 91 archeological have been recorded within the RM of Eldon. The RM is also home to one Designated Municipal Heritage Property – the Charlow (Shiloh) Baptist Church and Cemetery. Many of the archaeological sites were identified during the execution of Heritage Resource Impact Assessments (HRIAs) as a response to oil and gas exploration and development in the area. These sites are protected under *The Saskatchewan Heritage Property Act*.
- Several quarter sections in the RM of Eldon have potential heritage sensitivity, as identified by the Developers Online Screening Tool at the Heritage Conservation Branch at the Ministry of Parks, Culture and Sport.
- Consideration must be given to the location and protection of heritage sites in the formulation of land use and development policies to ensure future development proceeds in a responsible manner.
- The Saskatchewan Water Security Agency has completed Watershed Source Water Protection Plans for the North Saskatchewan River Watershed and the Battle River Watershed, within which the RM of Eldon is located. The report pays particular attention to hydrology, water use, water quality, and biodiversity aspects of the basin.
- The WSA is in the process of developing a new agricultural drainage policy and beginning the process of updating its regulatory approach to drainage. As stated in the WSA's 25 year Water Security Plan (2012), there has been of significant concern among many stakeholders including farmers, rural municipalities, and environmental organizations. The WSA intends to develop a drainage works approval process and associated enforcement strategy, including the potential use of financial penalties in 2014. To date, no approval process and enforcement strategy have been released.
- The RM is home to several oil and gas exploration and development facilities.
- The Statements of Provincial Interest Regulations provides the following statements (which are addressed in the objectives and policies that follow):
  - *The province has an interest in ensuring Saskatchewan's cultural and heritage resources are protected, conserved and responsibly used.*

- *The province has an interest in the protection of water sources that provide safe drinking water.*
- *The province has an interest in conserving Saskatchewan's biodiversity, unique landscapes and ecosystems for present and future generations.*
- *The province has an interest in maintaining and encouraging the exploration for and development of mineral resources.*
- *The province has an interest ensuring that sand and gravel resources are accessible for development.*

### 3.1.2 OBJECTIVES AND POLICIES

#### Objective 3.1.2.1 Natural Features

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

- Policy (a)** Council will work with agencies of the provincial government to protect any significant critical wildlife habitat, or rare or endangered species located in the municipality as indicated on Map 2 – Potential Environmental and Heritage Sensitive Areas. Where significant potential for the occurrence of such features or resources has been identified to Council, Council may delay development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained. Any costs associated with meeting such requirements will be the responsibility of the applicant.
- Policy (b)** Wetland areas along a lake, slough or creek will be protected and, where appropriate, integrated with recreational uses and development. Future development will not alter such wetland areas other than by the addition of appropriate structures such as walkways, pedestrian bridges, boardwalks, and interpretive media.
- Policy (c)** Development shall not damage or destroy fish habitat within the municipality, nor needlessly destroy unique flora or critical wildlife habitat.
- Policy (d)** Development shall avoid environmentally sensitive land and areas.

#### Objective 3.1.2.2 Water Resources

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

- Policy (a)** Development shall avoid depleting or polluting ground water in the municipality.
- Policy (b)** Council is committed to protection of ground and surface water, public health, property and the environment through the use of water management programs that:
- (i) maintain healthy ecosystems;
  - (ii) provide safe and reliable drinking water; and,
  - (iii) provide advanced waste water treatment and storm water management to the greatest possible extent within the constraints of the municipality's resources.

- Policy (c)** Developments that ensure that water bodies, waterways, shore lands, groundwater and riparian systems are protected and sustained will be encouraged.
- Policy (d)** Agricultural practices, particularly with regard to manure management and chemical application, shall be encouraged to minimise risks to groundwater and surface water.
- Policy (e)** Chemicals and other products shall be stored, handled, manufactured, managed and used with methods which prevent and avoid contamination with aquifers and well heads.
- Policy (f)** The RM shall work in partnership with the Saskatchewan Water Security Agency to maintain and conserve the North Saskatchewan River Watershed and Battle River Watershed and their source water resources.

### **Objective 3.1.2.3 Historical and Heritage Resources**

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

- Policy (a)** Development shall not damage, destroy, or otherwise negatively impact any building or site deemed to be of cultural, historical, or heritage significance.
- Policy (b)** Ensure that subdivision of land in potentially heritage sensitive parcels as indicated on Map 2 – Potential Environmental and Heritage Sensitive Areas, occurs in accordance with the guidelines and criteria identified by the Heritage Conservation Branch of Saskatchewan. The RM of Eldon may delay development until such time as the requirements of the relevant provincial agencies to protect such resources (such as the undertaking of mitigative measures) has been obtained. The developer may be required to contract a professional to assess potential impact(s) to the development area. Any costs associated with meeting such requirements will be the responsibility of the applicant.
- Policy (c)** Support the designation of provincial heritage and municipal heritage buildings and sites within the municipality.

### **Objective 3.1.2.4 Sustainable Development**

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

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

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

#### **Objective 3.1.2.5 Aggregate Resource Extraction and Reclamation**

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

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

- (i) Council shall encourage the extraction of significant commercial mineral resources prior to development that would preclude or constrain future extraction of the resource.
- (ii) Aggregate resource industries shall be listed as discretionary uses in the Zoning Bylaw.
- (iii) Council shall consider discretionary use applications for aggregate resources industries subject to:
  - (a) reclamation and restoration of the land for an approved end use;
  - (b) the manner in which the pit or quarry is to be operated;
  - (c) limiting or avoiding land use conflict due to noise, vibration, smoke, dust, odour or potential environmental contamination;
  - (d) minimizing the effect of the operation on infrastructure and services including, but not always limited to roadways; and,
  - (e) ensuring road access is sufficiently located as to limit impact on existing residential dwelling units.
- (iv) Aggregate resource industries shall meet all municipal bylaws and provincial regulations respecting access to and from provincial highways and municipal roads and shall ensure that road access to the operation is located, as far as possible, from existing residential dwelling units.
- (v) Aggregate resource extraction, processing and storage industries shall establish a buffer area between the operation and surrounding land uses as identified in Table 6-1.
- (vi) Aggregate resource extraction, processing and storage industries shall ensure that operations within the municipality are screened, bermed or landscaped.



### **Objective 3.1.2.6 Oil and Gas Development and Reclamation**

To support oil and gas exploration, extraction and development in the Municipality and ensure that oil and gas facilities are decommissioned and reclaimed according to provincial regulations.

- Policy (a)** Petroleum pipelines, oil and gas wells and related facilities shall be encouraged in the RM and shall be permitted uses in the **A – Agriculture District**.
- Policy (b)** Dry and abandoned wells sites, stratigraphic test wells, and associated facilities shall be assessed, decommissioned and reclaimed pursuant to Section 56(1) of The Oil and Gas Conservation Regulations upon abandonment or decommissioning.
- Policy (c)** A Detailed Site Assessment (DSA) shall be submitted in conjunction with an application for Acknowledgement of Reclamation (AOR) to substantiate the satisfactory reclamation of the site to the Ministry of the Economy.

## 3.2 BIOPHYSICAL CONSTRAINTS ON DEVELOPMENT

### 3.2.1 FINDINGS

- The RM of Eldon is situated within the Saskatchewan River Basin, within two planning areas – the North Saskatchewan River Watershed and the Battle River Watershed. Source waters in the Saskatchewan River Basin consist of wetlands, sloughs, lakes, rivers and groundwater aquifers.
- In general, the topography of the area occupied by the Rural Municipality is flat. Potential for natural hazards, including flooding, occurs in close proximity to the North Saskatchewan River at the north end of the municipality and the Battle River at the southwest corner of the municipality. Also, the Big Gully Creek is within the RM, which in addition to the Battle River, joins with the North Saskatchewan River. A number of lakes are situated in the municipality including Maidstone, Bryans, Golden, Wilson, Silver, Low, Long Lake, among several other un-named lakes. A total of approximately 1,408 ha (3,479 ac) of wetlands have been identified in the municipality.
- Consideration should be given to the development of policy to address development on or near land potentially susceptible to natural hazards such as flooding, slope instability, erosion and expansive clay soils.
- *The Statements of Provincial Interest Regulations* provide the following statement concerning biophysical constraints on development (which is addressed in the objectives and policies that follow):
  - The province has an interest in ensuring the safety and security of individuals, communities and property from natural and human-induced threats.

### 3.2.2 OBJECTIVES AND POLICIES

#### **Objective 3.2.2.1 Development on Potentially Hazardous Land**

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

- |                   |   |
|-------------------|---|
| <b>Policy (a)</b> | Ensure the most recent information on potential flood hazard areas within the Municipality as it relates to new subdivision applications and applications for development permits is used.  |
| <b>Policy (b)</b> | Ensure that subdivision of land or the development of structures on hazard land does not occur or, if applicable, occurs in accordance with specified mitigation measures. The costs of any required flood hazard report to identify the risk of proceeding with a proposed development on potentially hazardous land or recommending specified measures to mitigate the risk of development of hazardous land will be the responsibility of the proponent of the proposed development. |
| <b>Policy (c)</b> | Storm water management shall be designed by a professional engineer in accordance with appropriate engineering standards as well as standards established by the Water Security Agency.   |
| <b>Policy (d)</b> | As per the Statements of Provincial Interest, the development of new buildings and additions to buildings in the flood way in the 1:500 year flood elevation of any watercourse or water body shall be prohibited.  |

- Policy (e)** As per the Statements of Provincial Interest, development of new buildings and additions to buildings to an elevation of 0.5 metres above the 1:500 year flood elevation of any watercourse or water body in the flood fringe shall be flood-proofed.
- Policy (f)** Require that applicants for proposed development on land that is identified as being potentially hazardous submit a report prepared by a qualified professional that assesses the risk associated with the development and identifies any necessary mitigation measures.
- Policy (g)** Establish development standards for development on or near hazard lands in the Zoning Bylaw.

### 3.3 MUNICIPAL INFRASTRUCTURE AND SERVICES

#### 3.3.1 FINDINGS

- The RM is currently responsible for the maintenance of approximately 570 km (354 miles) of municipal main farm access roads, primary grid roads and other municipal roads (paved and unpaved) in the municipality. To ensure that future development does not place additional unnecessary pressure on existing road maintenance obligations of the Municipality, consideration should be given to the development of municipal servicing policies.
- The RM has partnered with the West Yellowhead Waste Resource Authority (WYWRA) and the Town of Maidstone to manage waste and implement recycling. Consideration should be made towards the development of policies with respect to future management and disposal of solid waste and sewage generated in the municipality.
- A waste collection site is located at the NW-25-47-23 W3M. This site is jointly owned and operated between the Town of Maidstone and the RM of Eldon.
- There is currently no lagoon located within the RM of Eldon.
- Raw water supply depots are located at the SW-16-48-23 W3M, the SW-24-49-23 W3M and the NW-7-51-24 W3M.
- Survey respondents were generally split on the notion that the roads in the Municipality are in adequate condition.
- As a condition of subdivision approval, it is suggested that the Municipality consider creating a policy stating that applicants shall enter into a servicing agreement with the Municipality, as provided in Section 172 of *The Planning and Development Act, 2007*.
- Section 169 of *The Act* provides Council the authority to establish development levies, by bylaw, intended to recover the capital costs of services and facilities that directly or indirectly serve land that is not subject to an application for subdivision. Providing Council has passed a Development Levy Bylaw subject to Sections 169 and 170 of *The Act*, Section 171 of *The Act* authorizes Council to enter into a development levy agreement with the applicant or owner to pay development levies.
- With respect to future management and disposal of solid waste and sewage, the development of appropriate waste management policies is needed.
- *The Statements of Provincial Interest Regulations* provides the following statements concerning public works and transportation (which are addressed in the objectives and policies that follow):
  - The province has an interest in safe, healthy, reliable and cost effective public works to facilitate economic growth and community development.
  - The province has an interest in safe, cost effective transportation systems that meet existing and future needs for economic growth, community development and diversification.

#### 3.3.2 OBJECTIVES AND POLICIES

##### Objective 3.3.2.1 Servicing Thresholds

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

**Policy (a)** All developments shall provide for:

- (i) individual on-site water supply appropriate to the proposed use; or,

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

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

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

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

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

**Policy (e)** When reviewing development proposals, Council may request utility companies to indicate their existing and future services in and around the area of the development proposal. The availability of such services will be a consideration in Council's position with respect to development proposals.

#### **Objective 3.3.2.2 Locational Criteria**

**Policy (a)** Public works in the form of solid and liquid waste management or disposal facilities will be allowed at the discretion of Council subject to locational and development standards as specified in the Zoning Bylaw and subject to the following locational policies:

- (i) Public works in the form of solid and liquid waste management or disposal facilities have the potential to negatively affect the general welfare of nearby

residents and the quality of recreation opportunity, relating to such factors as odours, blowing debris, decreased land values and perceived hazards. Therefore, in order to minimize conflict between such public works and other development, policies for separation between public works in the form of solid and liquid waste management or disposal facilities and other principal land uses are listed in Table 6-1.

- (ii) Council may approve a lesser separation than set out in Table 6-1 where the applicant submits a copy of an agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an applicant and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Act*, to register an interest to the title(s) of the affected lands.
- (iii) Council may require a separation 20% greater than set out in Table 6-1. This would only apply where an unacceptable land use conflict would result with existing developments. (e.g. in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).
- (iv) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice of a proposal for the development, expansion or alteration of a solid or liquid waste management or disposal facility and shall hold a public hearing on the proposal.

#### **Objective 3.3.2.3 Servicing Agreements for New Subdivisions**

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

**Policy (a)** Where a subdivision of land will require the installation or improvement of municipal services such as roads or streets, utilities, water supply systems, sewage disposal facilities, and fire protection facilities the developer will be required to enter into a servicing agreement with the Municipality to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of services that directly or indirectly serve the proposed subdivision. These charges may differ from one proposed subdivision to another based on the particular needs of each development. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

#### **Objective 3.3.2.4 Transportation**

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

- Policy (a)** The Municipality will cooperate with the Ministry of Municipal Affairs, the Ministry of Highways and Transportation, and adjacent municipalities and other adjacent jurisdictions in long-term planning that addresses its transportation needs.
- Policy (b)** Council will endeavour to upgrade the major access roads in the municipality, within the Municipality's ability to pay for such upgrades, and with the support of senior government funding wherever possible.
- Policy (c)** Development shall not create any potentially unsafe traffic conditions. Council will ensure that appropriate road designs, speed limits and traffic control devices are used to help ensure traffic and road safety.
- Policy (d)** Development along provincial highways shall be consistent with the safety standards and access policies established by the Ministry of Highways and Transportation.
- Policy (e)** The Municipality will not be responsible for the paving of roads in country residential subdivisions, unless a service agreement is formed between Council and the developer.
- Policy (f)** Subdivision applications requiring a permanent street or road closure, intended to correct encroachments by development on municipal road right-of-ways, will only be supported after a review by Council, to ensure that:
- (i) It is determined that the permanent street or road closure would not restrict or compromise access to other sites / areas in the Municipality; and
  - (ii) It is determined that the street closure would not have an adverse effect on the Rural Municipality's ability to maintain or repair municipal streets and roads.
- Policy (g)** Map 1 – Preferred Transportation Corridors identifies key transportation corridors that could potentially support future development with the least amount of new road infrastructure. Development in these corridors is subject to all other policies in this plan including the ability for on and off-site infrastructure to support the development.
- Policy (h)** The RM of Eldon will work towards partnerships to upgrade roads in the municipality in order to enhance economic development opportunities.

### 3.4 INTERMUNICIPAL AND JURISDICTIONAL COOPERATION

#### 3.4.1 FINDINGS

- The RM of Eldon is surrounded by the RMs of Wilton and Britannia to the west, the RM of Paynton to the east, the RM of Hillsdale to the south, the RM of Manitou Lake to the southwest and the RM of Frenchman Butte to the north.
- The Town of Maidstone and Village of Waseca are situated entirely within the RM of Eldon. Additionally, portions of the Thunderchild First Nation reserve are located within the Municipality.
- The population for the RM of Eldon may increase over the next projected twenty years (population growth has declined slightly over the last ten years, but has also increased between 2006 and 2011).

Projections indicate that the population, based on historical trends, could increase from 751 (2011 census count) to 753 by 2021 and to 755 by 2031 if the current five-year trend continues.

- An increase in this trend can be expected should the industrial opportunities that have been developing in the RM and a subsequent demand and capacity for future development occur within the Municipality. Assuming a modest average annual growth of 0.5% - based on an increase in immigration, the population is projected to increase to 830 by 2031.
- Survey respondents strongly agreed with a collaborative planning effort between the RM of Eldon and the Town of Maidstone.
- The Village of Waseca has indicated that it has adequate land within its boundaries to accommodate foreseeable growth. Should land be required to accommodate future development, it would ideally be located in the NW-32-48-24 W3M (i.e. expand to the west).
- With respect to inter-municipal / jurisdictional cooperation and the joint delivery of services, consideration should be given to the pursuit of inter-municipal agreements with the interest of improving municipal services and providing them on a more cost-effective basis with neighbouring municipalities and First Nations.

### 3.4.2 OBJECTIVES AND POLICIES

#### **Objective 3.4.2.1 Inter-Municipal Service Provision**

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

**Policy (a)** The RM of Eldon will pursue inter-municipal cooperation, with neighbouring urban and rural municipalities, in the provision of municipal services with the interest of improving municipal services and providing them on a more cost-effective basis.

#### **Objective 3.4.2.2 Inter-Municipal Agreements and Cooperation**

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

**Policy (a)** Council will facilitate cooperation with its municipal and First Nations neighbours with respect to the impact of development decisions on the neighbouring community's services, facilities, residents and/or natural resources. Council may refer development or subdivision applications to neighbouring municipalities or First Nations for review and comment. In all cases that subdivision or zoning bylaw map amendments are proposed within a Rural-Urban Fringe Area, Council shall notify the urban municipality.

**Policy (b)** Lands within 1.6 kilometres (1 mile) to the Town of Maidstone and Village of Waseca are designated on Map 1 Preferred Transportation Corridors. Map 1 may be amended in the future to illustrate an Urban Future Growth Area within the Rural Urban Fringe Area, subject to the Town and Village undertaking a planning program that identifies its spatial growth aspirations. The RM of Eldon will ensure that any proposed development within Urban Future Growth Areas is submitted to the Town of Maidstone and the Village of Waseca for referral.



- Policy (c)** Council will favourably consider boundary alteration proposals where the boundary alteration proposal is intended to accommodate community growth and development sufficient to accommodate up to twenty (20) years projected growth providing that this growth / need is demonstrated to the satisfaction of Council.
- Policy (d)** Council will evaluate annexation proposals by the Town of Maidstone and the Village of Waseca with consideration of its impact:
- (i) on adjacent rural land uses;
  - (ii) on the agricultural productivity of the area;
  - (iii) on the relationship of annexed lands to the particular community's growth strategy as defined within its Official Community Plan; and,
  - (iv) on the financial implications of the annexation to the Municipality.
- Policy (e)** Council will seek to jointly develop concept plans and servicing plans with the Town of Maidstone and Village of Waseca in areas of mutual interest.
- Policy (f)** Council may reduce the prescribed separation distances contained in Table 6-1 where:
- (i) the land use being separated is located in another Rural Municipality;
  - (ii) the Council of the other affected Rural Municipality is consulted prior to approval of the proposed development; and
  - (iii) appropriate fencing, screening, berming, building and site orientation, road upgrading or other similar measures are provided to mitigate potential land use conflicts.

### 3.5 AGRICULTURAL LAND USE AND DEVELOPMENT

#### 3.5.1 FINDINGS

- Agricultural activity in the RM of Eldon is dominated by the dryland cultivation of grains and oilseeds.
- The Soil Survey report for the RM of Eldon indicates that a total of 47,157 ha (116,527 acres), or 46.7% of the total land base is rated as "Prime Farmland". Prime farmland refers to its capability for dryland agricultural production for common field crops. Due to the amount of prime farm land located in the Municipality, protecting it from being unnecessarily taken out of production for nonagricultural use is an important consideration.
- Survey respondents and community representatives emphasized the importance of minimizing the loss of prime agricultural land within the RM. felt that the protection of farm land for continued agricultural use was very important.
- Flexibility, in terms of site size for agricultural development, will be needed in order to accommodate development of intensive agriculture, small-scale farms, farm diversification, and agricultural innovation.
- To accommodate farm land subdivision to reflect the realities of farm debt settlement, farm consolidation, estate settlement and the existence of natural and human-created barriers and obstructions, consideration should be given toward the development of appropriate and flexible policies.

- Consideration should be given toward the development of policies to provide for the orderly development of farm-based businesses in the municipality (e.g. seed-cleaning plants).
- There are presently no Intensive Livestock Operations located within the RM of Eldon.
- Consideration should be given toward the development of policies to contend with the location and development of Intensive Livestock Operations. Such policies should reflect the roles and responsibilities of both the province and the Municipality in controlling ILO development.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning agriculture value-added agricultural business (which is addressed in the following objectives and policies):
  - The province has an interest in supporting and promoting a sustainable and dynamic agricultural sector that optimizes the use of agricultural land and growth opportunities and diversification in primary agricultural production and value-added business.

### 3.5.2 OBJECTIVES AND POLICIES

#### **Objective 3.5.2.1 Protection of Farm Land**

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

**Policy (a)** The primary agricultural uses include grain farming, mixed grain/livestock operations, farm operations and farm residences, intensive agricultural uses, agricultural related commercial and industrial developments, and farm or home-based businesses. The Zoning Bylaw will contain an Agriculture District to provide for these uses and compatible development.

**Policy (b)** Council shall refer to Map 3 – Soil Capability for Agriculture as one of the tools to help determine where quality agricultural land (for crop purposes) should be protected.

#### **Objective 3.5.2.2 Agriculture**

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

**Policy (a)** Accommodate primary agricultural uses including grain farming, mixed grain/livestock operations, farm operations and farm residences, intensive agricultural uses, agricultural related commercial and industrial developments, and farm or home-based businesses. The Zoning Bylaw will contain an Agriculture District to provide for these uses and compatible development. The quarter section is recognized as the primary land unit for general agriculture however, reduced areas and specific development standards will be provided to accommodate the development of intensive forms of agriculture.

**Policy (b)      *Agricultural Subdivision Policy***

Except as otherwise provided for intensive agricultural operations, the fragmentation of agricultural holdings is not encouraged. However, subdivision of land into parcels smaller than a quarter section for legitimate agricultural purposes may be permitted where:

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

**Policy (c)      *Farm Dwellings***

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

**Policy (d)      *Farm-Based Businesses***

- (i) It is recognized that farm based businesses and on-farm employment opportunities can provide a valuable contribution to the diversified economic base of the municipality. Farm based businesses shall be listed as discretionary uses in the Zoning Bylaw. Approvals will be based on the evaluation of individual operations relative to specific Zoning Bylaw criteria to ensure that the agricultural character or land value is not diminished.
- (ii) Farm based businesses that include the provision of commercial accommodation, including but not limited to bed and breakfast establishments and vacation farms, shall maintain minimum separation distances from existing industrial and hazardous industrial uses as shown in Table 6-1.
- (iii) Farm based businesses shall be restricted to a maximum of ten (10) on-site, nonseasonal employees. Any business with more than ten (10) on-site, non-seasonal employees shall be required to seek commercial or industrial zoning designation.

**Objective 3.5.2.3 Agricultural and Economic Diversification**

To encourage agricultural and natural resource development which will improve the economic health of the Municipality; to provide opportunity for further development and land uses that will result in increased economic diversification, agricultural innovation and agriculture-related value-added activity in the Municipality; and, to provide opportunity for farm-based business opportunities.

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

- (i) The Zoning Bylaw will list principal agricultural related commercial and industrial uses as discretionary uses.
- (ii) Approval for such commercial or industrial developments may be granted if their function is related to agriculture and only after a review by Council, to ensure that:
  - (a) Incompatibility with other land uses will be avoided, including consideration of proximity to urban centres, hamlets and multiple-parcel country residential subdivisions.
  - (b) Policies for environmental quality control will not be jeopardized, including water and waste disposal servicing.
  - (c) The design and development of the use will conform to high standards of safety, visual quality and convenience.
  - (d) The development will be situated along an all-weather municipal road.
  - (e) All relevant approvals are obtained from government agencies for uses such as anhydrous ammonia fertilizer facilities.

**Objective 3.5.2.4 Intensive Agricultural Development**

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

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

- (i) It is Council's view that development of ILOs is appropriate, provided that unacceptable land use conflicts are not created as a result of such development. In general, Council will support the development of intensive agricultural and livestock operations (ILOs) unless specific locational conflicts would be created.
- (ii) Intensive livestock operations involving 300 animal units or more will be permitted subject to the discretion of Council in accordance with specific policies contained herein. An expansion of an operation to provide for a greater number of animal units than the maximum number specified in the initial discretionary use approval, or any change in an operation which alters the species of animal reared, confined or fed in the operation, shall require a new discretionary approval.

- (iii) The Zoning Bylaw may provide for the temporary confinement of cattle on a farm operation during winter months as part of a permitted use general mixed farm operation.
- (iv) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice advertisement of a proposal that will result in development of an intensive livestock operation, or in the expansion or alteration of an intensive livestock operation requiring a new discretionary use approval, and shall hold a public hearing on the proposal.
- (v) Council shall require an applicant to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.
- (vi) Council may require an applicant to utilize manure management practices or other technology than conventional stockpiling and spreading.
- (vii) As a condition of approval, Council may impose standards to reduce the potential for conflict with neighbouring uses which specify:
  - (a) The location of holding areas, buildings or manure storage facilities on the site.
  - (b) Manure management practices of the operation.
  - (c) Use of synthetic or other covers for liquid manure storage lagoons or earthen manure storage facilities.
  - (d) Use of ventilation measures in buildings to control odours.
  - (e) Requirements for monitoring wells for water quality and quantity purposes.
  - (f) Annual confirmation of the availability of sufficient suitable lands for the disposal of manure.
- (viii) Wild boar operations are prohibited in the RM of Eldon.

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

- (i) In order to minimize conflicts between intensive livestock operations and other development, policies for minimum separation between land uses are set out in Table 6-1, and as illustrated in Map 4 – Separation Distances Required for a Potential ILO. These minimum separation distance policies shall apply both to development, alteration or expansion of intensive livestock operations and to other development proposed in the vicinity of existing intensive livestock operations.
- (ii) Council may approve a lesser separation than set out in Table 6-1 where the applicant submits a copy of an agreement between the operator of the ILO and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an operator and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of

the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands.

- (iii) Council may require a separation that is up to twenty per cent (20%) greater than set out in Table 6-1 where an unacceptable land use conflict would result with existing development (e.g.: in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).
- (iv) Council may require a greater separation from any liquid manure storage lagoon or earthen manure storage facility involved in the operation, to residential and other developments. A separation distance to the lagoon or storage facility from a residence of 1.5 times the distance required as per Table 6-1 above will be considered adequate.

**Policy (c)      *Other Intensive Agricultural Uses***

- (i) Intensive agricultural uses, such as nurseries, market gardens and other forms of agribusiness including agricultural product processing, energy production, and agro-tourism aimed at diversification of the farm economy, will be encouraged and permitted subject to the discretion of Council. Council may require the proponents of such developments to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation, as a basis for approval.
- (ii) The Zoning Bylaw will contain minimum site size standards for intensive agricultural uses. Smaller sites will be permitted for intensive agricultural uses, excluding intensive livestock operations, to facilitate their development.
- (iii) New intensive agriculture development in the form of market gardens shall maintain minimum separation distances from existing industrial and hazardous industrial uses as shown in Table 6-1.

## 3.6 RESIDENTIAL LAND USE AND DEVELOPMENT

### 3.6.1 FINDINGS

- Field investigations in 2008 identified a total of 207 occupied residences (Statistics Canada: 300) within the RM of Eldon. Generally speaking, the overall density of residential development is relatively evenly distributed throughout the RM with smaller concentrations along Provincial Highways #21 and #16.
- No multi-parcel country residential development greater than four sites per quarter section currently exist in the RM.
- The RM wishes to allow up to one separate site per quarter section for non-farm residential use.

- Residents generally supported the idea of limited amounts of country residential development in the Municipality (35% in favour), although many residents were neutral on the topic (41%).
- It is noteworthy that while residents may be in favour of limited amounts of country residential development in the RM, country residential subdivisions typically request more municipal services than that which is traditionally delivered by a Rural Municipality. In order to clarify the level and types of services the RM is capable of delivering to such country residential developments, development of appropriate policies should be considered.
- Consideration should be made toward the development of land use policy in order to minimize the costs of country residential development to the Municipality and to ensure that it is undertaken in an orderly, well planned manner.
- *The Statements of Provincial Interest Regulations* provides the following statements concerning residential development (which is addressed in the objectives and policies that follow):
  - The province has an interest in citizens having access to a range of housing options to meet their needs and promote independence, security, health and dignity for individuals, enhancing the economic and social wellbeing of communities.

### 3.6.2 OBJECTIVES AND POLICIES

#### Objective 3.6.2.1 Single Parcel Country Residential Development

To accommodate single parcel country residential development on quarter sections.

##### Policy (a) *Single Parcel Country Residential*

- (i) To retain the agricultural character of the Municipality, a maximum of one (1) single-parcel country residential subdivision per 0.65 square kilometres (1 quarter section) will be allowed to be subdivided on a discretionary basis in the A-Agriculture District. At Councils discretion, additional residential subdivision(s) may be permitted to be subdivided from a quarter section for:
  - a. Any site fragmented from the balance of a quarter section by either natural (river, creek, coulee, etc.) or man-made (developed road, railway, etc.) barriers.
- (ii) If a quarter section has an existing yard site located on it, Council will only approve a single-parcel country residential subdivision that accommodates the existing yard site. Alternatively, Council will consider a single-parcel country residential subdivision at a different location only if the applicant removes all buildings associated with the existing yard site and remediates and cleans up the yard site so that it can again be used for agriculture.

##### Policy (b) *Locational Criteria*

In order to minimize conflict between single-parcel country residential subdivisions and other development, Council will observe the separation distances between single-parcel country residential development and other existing land uses as listed in Table 6-1. Council may approve a lesser separation than set out in Table 6-1 where the proposed development will not conflict with the future long term development of an adjoining urban municipality as demonstrated by the urban Council or where the applicant submits a copy of an agreement between the applicant and the owner(s) of another affected development, agreeing to such lesser separation. Such agreements between an applicant and an owner (owners) of the other development(s) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be party to the agreement and may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands.

**Policy (c)      *Services***

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

**Policy (d)      *Development Standards***

- (i) The Zoning Bylaw will prescribe maximum and minimum site sizes and other appropriate development standards for single parcel country residential development, with the aim of limiting the amount of productive agricultural land taken out of production and ensuring that such development does not result in increased road hazards related to obstruction of sight lines, etc.
- (ii) Council may permit a large or smaller site size than what is outlined in the Zoning Bylaw to:
  - (a) Minimize prime agricultural land to be taken out of production;
  - (b) Accommodate existing developed farm yard sites; or
  - (c) Accommodate sites fragmented from the balance of the quarter section by either natural (river, creek, coulee, etc.) or man-made (developed road, railway, etc.) barrier.

**Policy (e)      *General***

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

### 3.7 COMMERCIAL / INDUSTRIAL LAND USE AND DEVELOPMENT



### 3.7.1 FINDINGS

- The RM is home to a number of major oil and gas-oriented industrial developers and associated servicing businesses including Husky Oil, All Star Oil Field Services, CNRL, Baytex Energy and 26 smaller oil and gas operations. Other commercial and industrial development in the RM includes John Davis Grader Service, Petro Canada and Husky Cardlock. Other home-based businesses or businesses ancillary to agricultural operations are sure to exist within the RM but were not identified during field investigations.
- Survey respondents generally supported the development of highway oriented commercial development in the Municipality, specifically along the north side of Highway #16, in order to enhance the area economy and the Municipality's tax base.
- Surveyed residents strongly support the development of industrial or value-added processing within the Municipality to enhance the area economy and tax base.
- To avoid conflict with other land uses / development, consideration should be given to the development of policies to set locational guidelines and other conditions under which industrial and commercial development may be permitted.
- The creation and development of policies to avoid conflict with other land uses / development is important, particularly to set locational guidelines and other conditions under which industrial and commercial development may be permitted.

### 3.7.2 OBJECTIVES AND POLICIES

#### **Objective 3.7.2.1 Commercial and Industrial Development**

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

- |                   |  |
|-------------------|--|
| <b>Policy (a)</b> | Ensure that commercial and industrial buildings and lots are constructed and maintained to acceptable standards.   |
| <b>Policy (b)</b> | The Zoning Bylaw will contain a commercial district that will accommodate existing legally established and future commercial development.  |
| <b>Policy (c)</b> | Principal light industrial uses will be accommodated as permitted uses within an industrial zoning district. Principal heavy industrial uses will be accommodated as discretionary uses within the industrial zoning district. |
| <b>Policy (d)</b> | Commercial and industrial development is encouraged to locate along existing primary transportation corridors as illustrated on Map 1 – Preferred Transportation Corridors.  |
| <b>Policy (e)</b> | Highway commercial uses should maintain the functional integrity of the highway, through the use of service road systems, or controlled highway access points, which are approved by Saskatchewan Highways and Transportation. |

**Objective 3.7.2.2 Land Use Conflicts and Environmental Considerations**

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

- Policy (a)** Future commercial or industrial subdivisions or re-zoning for commercial or industrial development shall avoid conflict with existing land uses and development. Conflict with existing land uses and development will be demonstrated by, but such demonstration will not necessarily be limited to, the following:
- (i) anticipated levels of noise, odour, smoke, fumes, dust, night lighting, glare, vibration or other emissions emanating from the operation will be sufficient to affect the residential character of existing residential areas; or
  - (ii) anticipated increased levels or types of vehicle traffic may create unsafe conditions or situations for vehicles, cyclists or pedestrians within or adjacent to existing residential areas.
- Policy (b)** Council will utilize Maps 1 to 4 in Section 4 of the Official Community Plan to assess the development constraints, benefits and acceptability of a proposed multiple parcel commercial or industrial subdivision and development.
- Policy (c)** In order to minimize land use conflict between commercial or industrial development and other existing land use, Council shall observe the separation distances as set out in Table 6-1.
- (i) Council may approve a lesser separation than set out in Table 6-1 where the applicant submits a copy of an agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an applicant and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands.
  - (ii) Council may require a separation of twenty percent (20%) greater than that shown in Table 6-1 based on the specific nature of the proposed development and the potential for conflict with other uses dependent upon the degree of conflict resulting between land uses, in terms of such factors as (but not necessarily limited to): noise, dust, odours or other emissions, site lighting or traffic.
- Policy (d)** In association with an application for a development permit, Council shall require submission of a site grading plan demonstrating that there is adequate drainage from a site and that neighbouring properties and municipal infrastructure will not be adversely affected by potential runoff from the development.

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

**Policy (f)** *Development Application Requirements*

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

- (i) the types of industry or commercial use to be contained on the site.
- (ii) the size and number of parcels proposed.
- (iii) the installation and construction of roads, services, and utilities.
- (iv) the potential impacts on adjacent land uses, and proposed measures to mitigate any negative impacts.
- (v) the environmental suitability of the site and other potentially affected lands with particular consideration to the soils, topography, drainage and availability of services, proximity to public recreation and wildlife management areas and hazard land.
- (vi) the access, egress, and the potential impacts of the proposed development on the highway system and traffic safety.
- (vii) development standards or design criteria that include such aspects as parking for large trucks, landscaping, screening, storage, and signage.
- (viii) any other matters that Council considers necessary.

**Policy (g)** *Comprehensive Development Application*

- (i) In the interests of ensuring a comprehensive and planned approach to development, the Municipality may require a developer to prepare a Comprehensive Development Application for proposed commercial and industrial developments. A Comprehensive Development Application may include the following information:
  - (a) A completed copy of the RM of Eldon No. 471 Recreational and Commercial / Industrial Development Proposal Workbook.
  - (b) Plans showing an integrated layout for all lands intended for industrial or commercial development, including internal roadways, access to external public roads, municipal and environmental reserve parcels, utility parcels, and phasing of the development.

- (c) Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other hazards together with any required mitigation measures.
- (d) Engineering reports to address water supply, surface water drainage, sewage treatment and disposal, and fire suppression.
- (e) Any other information Council deems necessary in order to appropriately evaluate an application.

**Policy (h)      *Comprehensive Development Application Evaluation***

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

**Policy (i)      *Hazardous Industries***

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

- (i) It is Council's view that hazardous industries have the potential to negatively affect the general welfare of nearby residents and farm operations, relating to such factors as decreased land values and perceived hazards. Therefore, in order to minimize conflict between hazardous industrial uses and other development, policies for minimum separation distances between hazardous industrial uses and other principal land uses are listed in Table 6-1. These minimum separation distance policies shall apply both to development, alteration or expansion of hazardous industries and to other development proposed in the vicinity of existing hazardous industries.
- (ii) Council may approve a lesser separation than set out in Table 6-1 where the applicant submits a copy of an agreement between the operator of the hazardous industry and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an operator and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Act*, to register an interest to the title(s) of the affected lands.

- (iii) Council may require a separation twenty per cent (20%) greater than set out in Table 6-1 where an unacceptable land use conflict would result with existing developments. (e.g. in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).
- (iv) Separation from permanent surface water bodies or water courses of at least 1.6 km (1 mile).
- (v) Buildings or yards used for the storage, handling or processing of hazardous materials shall be located at least 75 m (250 feet) from any road or railway right-of-way.
- (vi) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice of a proposal that will result in development, expansion or alteration of a hazardous industrial use and shall hold a public hearing on the proposal.

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

## 3.8 TOURISM AND RECREATION

### 3.8.1 FINDINGS

- Silver Lake Regional Park is located within the RM of Eldon. This park features a nine-hole golf course, practice green, driving range, and licensed clubhouse. Additionally, camping facilities, three ball diamonds, miniature golf and playground are available to visitors.
- Delfrari-Victoria Park is the site of the Maidstone Museum and campground with modern hookups and a trout pond, four baseball diamonds and two tennis courts. The summer season provides many activities for visitors and residents of all ages to enjoy
- Consideration should be made towards the development of appropriate community service and recreational policies in order to minimize the cost of recreational development to the Municipality and maximize the benefit to the residents.
- First Nations Communities may pursue resort development on their lands. Consultation is required to determine the level of interest.
- *The Statements of Provincial Interest Regulations* provides the following statements concerning recreation (which is addressed in the objectives and policies that follow):
  - The province has an interest in supporting a high quality of life for Saskatchewan's citizen's and visitors by providing and actively promoting recreation and tourism opportunities.

### 3.8.2 OBJECTIVES AND POLICIES

#### Objective 3.8.2.1

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

**Policy (a)** Consider the impacts of development on Eldon and cooperate with the adjoining RMs in achieving preservation of natural areas to the greatest extent possible.

#### Objective 3.8.2.2

To realize existing and potential opportunities for recreation development in the RM of Eldon that is complementary to the natural environment.

**Policy (a)** The RM of Eldon will consider responsible recreation oriented development that protects and conserves natural features and landscapes and considers the integration of compatible land use activities with environmental protection measures.

## 4 FUTURE LAND USE CONCEPT

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## 4.1 USE AND INTERPRETATION

The Future Land Use Concept for the Rural Municipality of Eldon No. 471 contained in this Section are intended to guide land use decisions within the municipality by identifying opportunities and constraints on future land use and development. Council will consider new subdivision and development proposals in the context of the information contained on the Future Land Use Maps, which form part of this Plan.

The Future Land Use Maps are as follows:

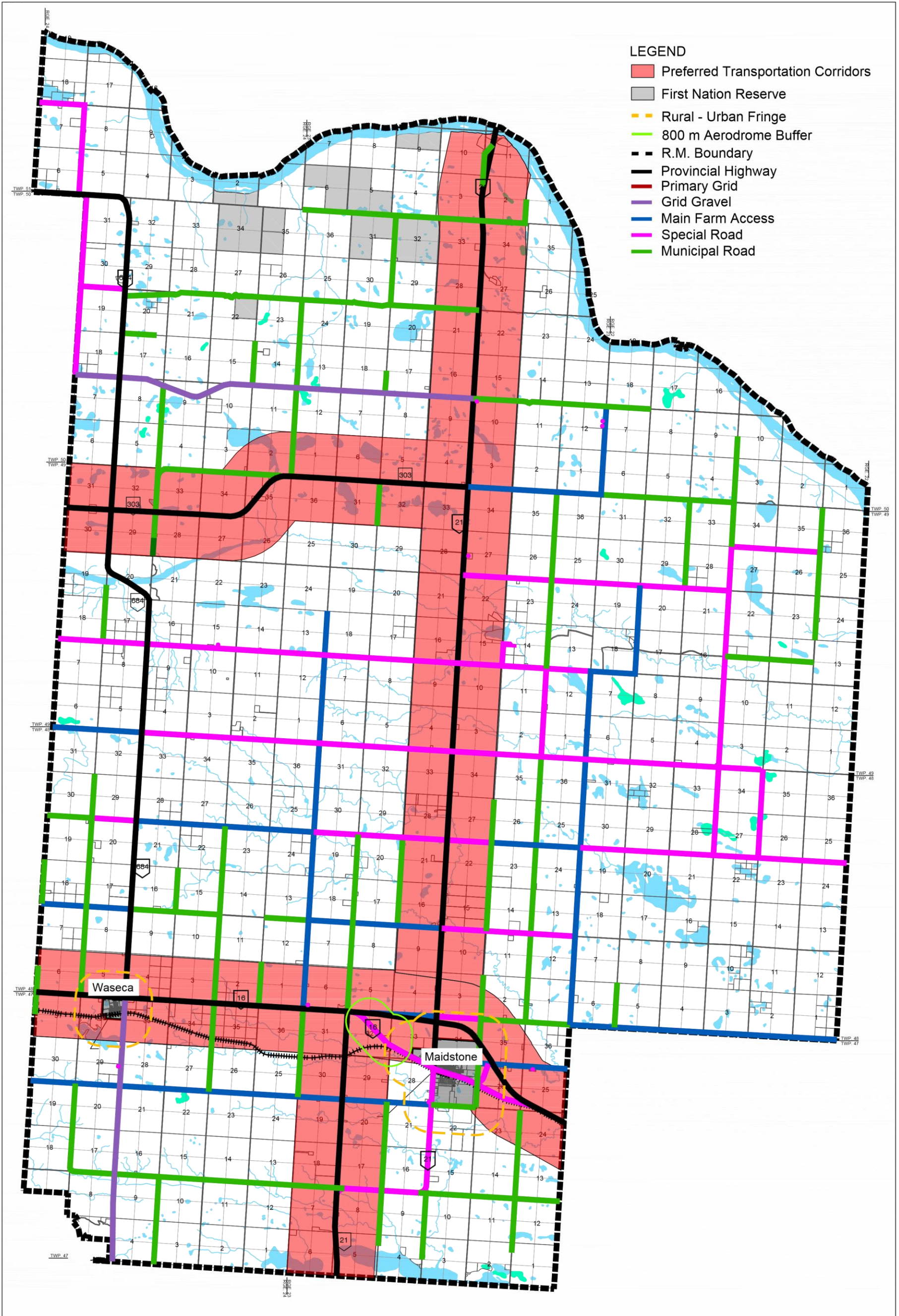
**Map 1:** Preferred Transportation Corridors – identifies key transportation corridors that could potentially support future development with the least amount of new road infrastructure as well as the rural-urban fringe.

**Map 2:** Potential Environmental and Heritage Sensitive Areas – identifies land with potential sensitivity to development due to the natural and heritage resources as well as distances from the existing Lagoon.

**Map 3:** Soil Capability for Agriculture – identifies the capability of land for dry land crop production.

**Map 4:** Separation Distances Required for a Potential ILO – identifies existing development and the buffer distances required for an ILO from this existing development.





# Rural Municipality of Eldon No. 471 Official Community Plan

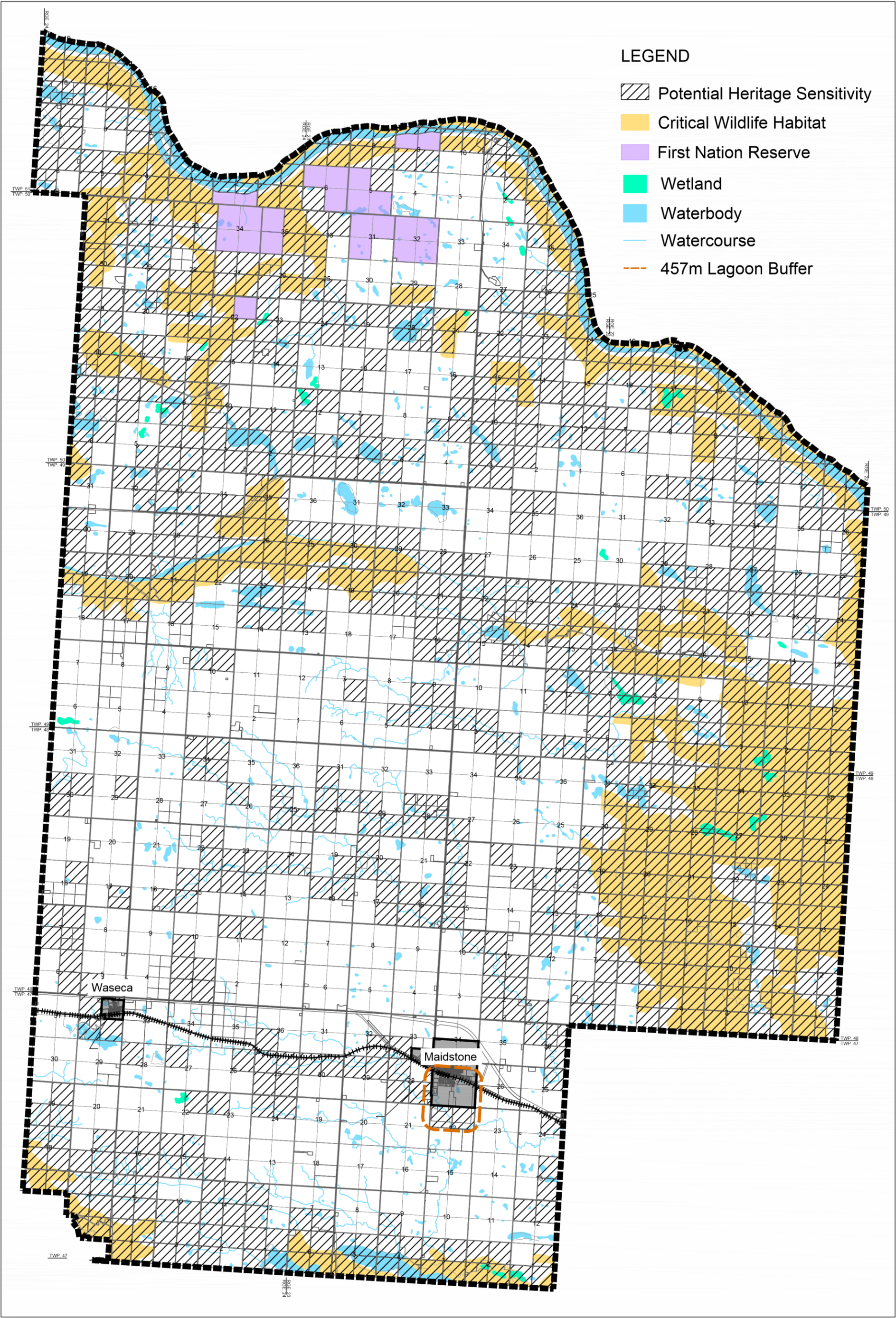
Map 1 - Preferred Transportation Corridors

CROSBY HANNA & ASSOCIATES - LANDSCAPE ARCHITECTURE AND PLANNING -



16/02/17





# Rural Municipality of Eldon No. 471 Official Community Plan

## Map 2 - Potential Environmentally and Heritage Sensitive Areas

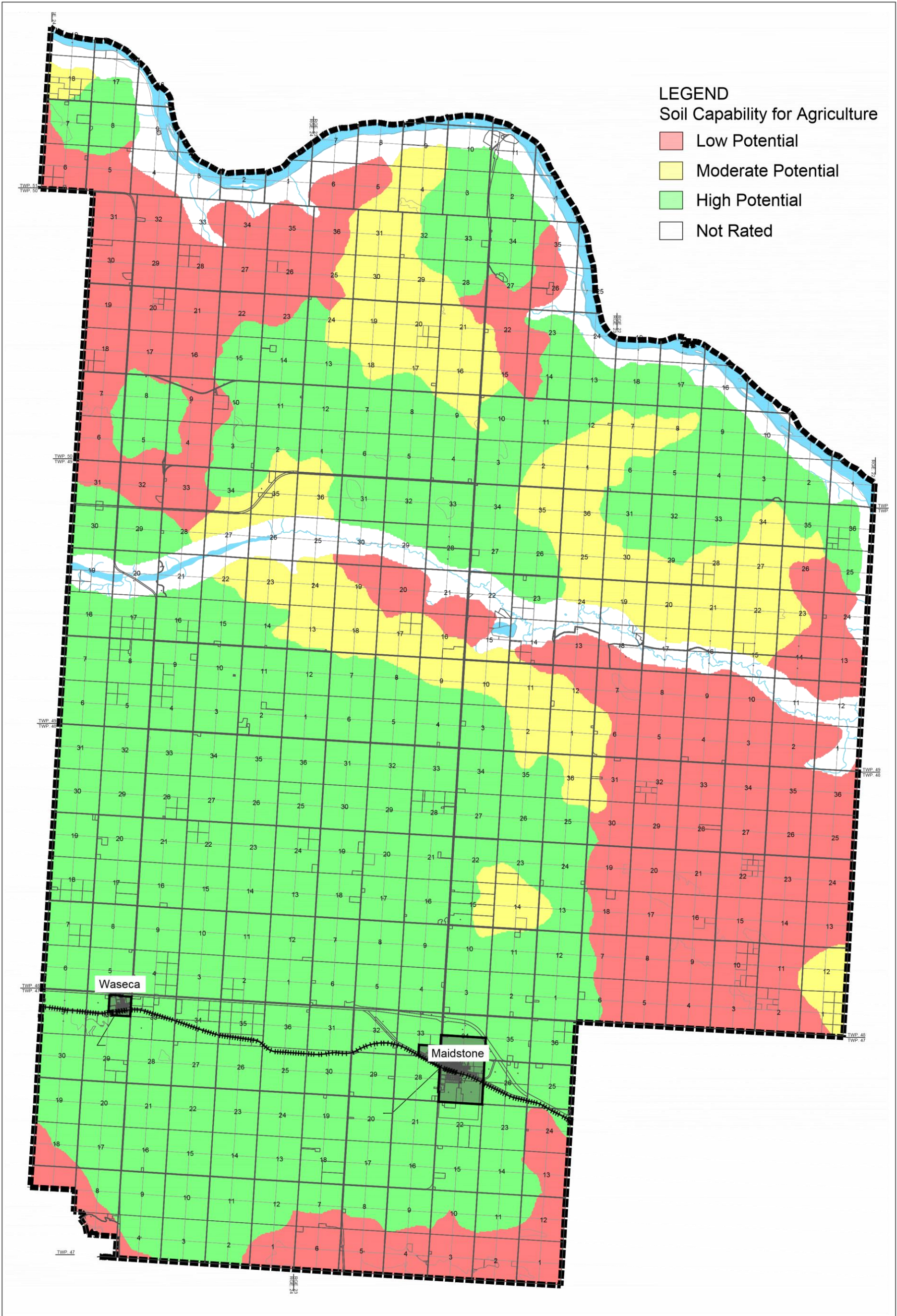
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# Rural Municipality of Eldon No. 471 Official Community Plan

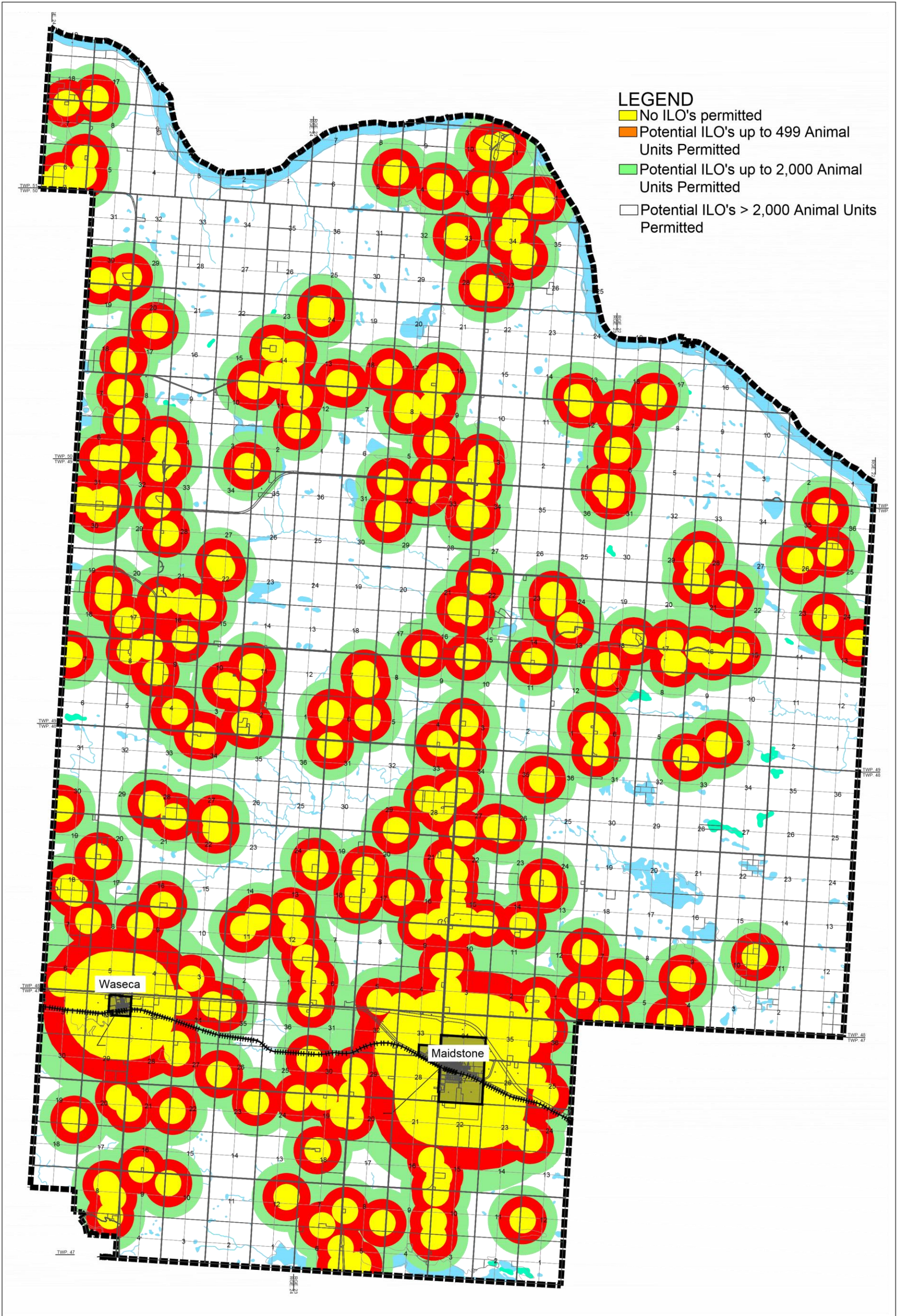
Map 3 - Soil Capability for Agriculture

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15/02/25





# Rural Municipality of Eldon No. 471 Official Community Plan

Map 4 - ILO Separation Distances

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## 5 IMPLEMENTATION

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### 5.1 ZONING BYLAW

The Zoning Bylaw will be the principal method of implementing the objectives and policies contained in this Official Community Plan, and will be adopted in conjunction herewith by the RM of Eldon No. 471.

#### 5.1.1 PURPOSE

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

#### 5.1.2 CONTENT AND OBJECTIVES

The Zoning Bylaw will implement the land use policies contained in this Official Community Plan by prescribing and establishing zoning districts for residential uses, manufactured homes, community service uses, retail commercial uses, highway commercial uses, industrial uses, future urban development lands and restricted development lands. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations, off-street parking, landscaping and so forth.

#### 5.1.3 AMENDING THE ZONING BYLAW

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

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

#### 5.1.4 ZONING BY AGREEMENT

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

#### 5.1.5 USE OF THE HOLDING SYMBOL "H"

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

## 5.2 OTHER IMPLEMENTATION TOOLS

### 5.2.1 SUBDIVISION APPLICATION REVIEW

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

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

- (2) Ensured that the application is in conformity with the Zoning Bylaw.
- (3) Negotiated the terms of a servicing agreement, if required, with the applicant.
- (4) Determined its wishes with respect to the dedication of lands.

#### 5.2.2 DEDICATED LANDS

- (1) When reviewing any application for subdivision, Council may indicate to the approving authority, its desire to have unstable or flood-prone areas set aside as environmental reserve and/or municipal reserve, as a condition of subdivision approval, pursuant to Section 185 of *The Act*.
- (2) Pursuant to *The Act*, Council may elect to request that an approving authority require the owner of land that is the subject of a proposed subdivision to provide money in place of all or a portion of land that would otherwise be required to be dedicated as municipal reserve.

#### 5.2.3 DEVELOPMENT LEVIES AND SERVICING FEES

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

#### 5.2.4 BUILDING BYLAW

Council will use its building bylaw to provide standards for the construction, repair and maintenance of buildings in the community as well as ensuring acceptable physical conditions. Provisions for occupancy permits and inspections can be included in the bylaw.

## 5.3 OTHER

### 5.3.1 UPDATING THE OFFICIAL COMMUNITY PLAN

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

### 5.3.2 FURTHER STUDIES

As necessary, Council will undertake such studies or programs required to facilitate and encourage the growth and development of the Rural Municipality of Eldon No. 471.

### 5.3.3 COOPERATION AND INTER-JURISDICTIONAL CONSIDERATION

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

### 5.3.4 PROGRAMS

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

### 5.3.5 PROVINCIAL LAND USE POLICIES AND INTERESTS

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

### 5.3.6 BINDING

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

### 5.3.7 DEFINITIONS

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

## 6 SEPARATION DISTANCES BETWEEN USES

<b>Table 6-1: Separation Distances Between Uses (in metres)</b>  <b>RM of Eldon No. 471</b>			Potentially Sensitive Uses				
			Municipal Wells	Residential *		Urban Municipality <sup>(3)</sup>	Intensive Agriculture <sup>(4)</sup>
				Single Parcel <sup>(1)</sup>	Tourist Accommodation <sup>(2)</sup>		
Potentially Impactful Uses	Urban Municipality <sup>(3)</sup>		--	--	--	N/A	--
	Intensive Livestock Operation <sup>(6)</sup>	300 – 499 A.U.	1,600	400	400	1,600	--
		500 – 2,000 A.U.	1,600	800	800	2,400	--
		> 2,000 A.U.	1,600	1,200	1,200	3,200	--
	Airport / Airstrip <sup>(7)</sup>		--	800	800	800	--
	Gravel Pit		--	300	300	--	--
	Waste Mgmt. <sup>(8)</sup>	Solid	1,600	457	457	457	457
		Liquid	1,600	457	457	457	457
	Anhydrous <sup>(9)</sup>	Non-refrigerated	--	305	305	305	--
		Refrigerated	--	600	600	600	--
	Industrial <sup>(10)</sup>		800	305	305	800	--
	Hazardous Industrial <sup>(11)</sup>		1,600	1,600	1,600	2,400	1,600

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

- (1) Single residential building...
- (2) Tourist accommodation facility...
- (3) Municipal boundary...
- (4) Intensive agricultural site... to the nearest residential building, corporate limit, ILO, airport
- (5) Commercial site... or airstrip, gravel pit, anhydrous ammonia storage facility, waste ILO facility... management facility, or to the site lines for other uses.
- (6) Airport / airstrip facility...
- (7) Waste management facility or lagoon...
- (8)
- (9)
- (10)
- (11)



- (9) Anhydrous ammonia storage facility...
- (10) Industrial site...
- (11) Hazardous industrial site...
  
- \* All existing residences as of the adoption date of Intensive Livestock Operation required in Table
- \* Council may reduce the prescribed separation berming, building and site orientation, road potential land use conflicts to the satisfaction of
- \* Refer to Section 3.4.2.2 (f) of this bylaw for municipality.

this bylaw are exempt from the separation distances from an 6-1.  
distances where appropriate fencing, screening, landscaping, upgrading or other similar measures are provided to mitigate Council.  
separation distances from land uses within an adjacent

## 7 COMMERCIAL & INDUSTRIAL DEVELOPMENT PROPOSAL WORKBOOK

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# **Rural Municipality of Eldon No. 471**

## **Recreational and Commercial / Industrial Development Proposal**

### **Workbook**

This workbook is intended to allow the R.M. of Eldon No. 471 and Council to thoroughly evaluate the impact of new recreational and commercial / industrial development proposals in the area. The workbook is intended to raise awareness of current development issues and identify best practices with respect to community design. Council will base decisions on moving forward with rezoning applications related to new recreational development and commercial / industrial proposals on the responses provided by applicants to the questions contained within this workbook, subject to other relevant Bylaws and policies of the Municipality.

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

## 1. NATURAL AND BUILT ENVIRONMENTAL CONSIDERATIONS

The quality of both the physical and built environment can have a great influence on human health. These qualities may include physical human health; the natural environment's ability to maintain living conditions such as clean air, water and a suitable climate; production of renewable resources; quality of life for all people; and the beauty / aesthetics of the environment.

**Please comment on the following development components:**

**1.1** What is the total area of the subdivision (hectares)?

Total subdivision area:

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**1.2** How many sites are proposed by the subdivision?

Total number of sites: \_\_\_\_\_

Range of site size (smallest site – largest site):

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**1.3** How does the subdivision design address storm water management (e.g., wet/dry ponds, natural features, linear parks, green roof treatment, permeable paving, on-site drainage)? Will stormwater be managed on-site?

Minimizing the impact of storm water helps to reduce and /or prevent pollution and flooding as well as promote aquifer recharge. Storm water management systems become increasingly important as areas become developed, both in terms of managing increased volumes and preventing pollution.

*Describe*

[illegible]

\*\*\*\*\*

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

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

**Yes/No**

*Describe*

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

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

**Yes/Not Applicable**

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

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

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

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

**Yes/No**

*Describe*

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

**Yes/No**

*Describe*

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

**Yes/No** *Describe*

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

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

**Yes/No**

*Describe*

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

The total amount of transportation infrastructure can be compared to the size of the subdivision and expected population of the subdivision at full build-out size. A lane metre is defined as 1 metre x 2.5 metres (2.5 m<sup>2</sup>).

*Length of streets:* \_\_\_\_\_

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

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

**Yes/No**

*Describe*

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

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

*Describe*

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

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

*Describe*

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**1.15** Are there any known Intensive Livestock Operations (ILOs) in the vicinity of the proposed development? If so, what is the distance?

**Yes/No**

*Describe*

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**1.16** What is the condition of the road network leading to the Development?

Road conditions are important to the health and safety of the residents in the area.

*Describe*

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**1.17** Have any transportation studies, including projected traffic flows been undertaken for the proposed Development?

**Yes/No**

Traffic flow studies aim to understand and identify road network issues including efficient movement of traffic and traffic congestion problems.

*Describe*

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**1.18** Are the light fixtures that are proposed for the development Dark Sky fixtures according to the International Dark Sky Association?

**Yes/No**

Property lighting is necessary for safety, security and for the enjoyment of nighttime activities. The objective in promoting dark sky friendly lighting is to balance the ability to see safely at night, the desire to preserve the beauty of the night sky, and the need for energy efficient lighting. Poorly designed or poorly installed lighting cause glare that can hamper vision and create a hazard rather than increase safety.

*Describe*

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**1.19** Does the development meet all of the locational requirements (e.g. in the case of industrial land uses – 800 metres from an urban municipality) as required by the R.M. of Eldon?

**Yes/No**

*Describe*

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## 2. SOCIAL AND CULTURAL CONSIDERATIONS

Social and cultural considerations in reviewing development applications include features that enhance or maintain the social well-being of the Municipality's residents, while promoting the development of human potential and preserving cultural heritage. The importance of social and cultural aspects of a development include how it creates a high-quality of life for its residents without significantly detracting from the quality of life of surrounding residents / land users.

- 2.1** Have you consulted with all existing residents, land owners and adjacent municipalities within 1.6 km of the proposed development?

**Yes/No**

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

*Describe*

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- 2.2** Is there something unique or innovative about your project that will enhance cultural and social sustainability, create "sense of place" or foster "community" which has not been addressed in this workbook (e.g., creation of unique type of community, other sustainable features, and contributions to the community)?

**Yes/No**

*Describe*

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### 3. ECONOMIC CONSIDERATIONS

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

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

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

**Yes/No**

*Describe* (include approximate amount)

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

**Yes/No**

*Describe*

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

**Yes/No**

*Describe*

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#### 4. REGULATORY COMPLIANCE

**4.1** Does the development comply with the policies and standards that are currently outlined in the R.M. of Eldon Official Community Plan and applicable Zoning Bylaw (assuming a rezoning must occur)? What zoning district(s) will be required to accommodate your proposal?

**Yes/No**

### Comments

[illegible]

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**4.2** If you will be seeking amendments to the Bylaws (other than a rezoning), indicate why such amendments are needed.

### Comments

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.