

Rural Municipality Of Grant No. 372



2013 OFFICIAL COMMUNITY PLAN

Prepared by:



RURAL MUNICIPALITY OF GRANT NO. 372
BYLAW NO. ___ - 2013

A Bylaw of the Rural Municipality of Grant No. 372 to adopt an Official Community Plan.

Whereas the Council of the Rural Municipality of Grant No. 372, by resolution, authorized the preparation of an Official Community Plan for the Municipality pursuant to *The Planning and Development Act, 2007*; and

Whereas *The Planning and Development Act, 2007* provides that Council may authorize the preparation of an Official Community Plan for the Municipality; and

Whereas *The Planning and Development Act, 2007* provides that an Official Community Plan must be adopted by bylaw; and

Whereas, Council of the Rural Municipality of Grant No. 372 held a Public Hearing on _____, **2013** in regards to the proposed bylaw, which was advertised in a weekly paper on _____, **2013** and _____, **2013** in accordance with the public participation requirements of *The Planning and Development Act, 2007*.

Therefore, the Council for the Rural Municipality of Grant No. 372 in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1. This Bylaw may be cited as "The R. M. of Grant No. 372 Official Community Plan".
2. The Official Community Plan be adopted to provide a framework to guide and evaluate future development within the Municipality, as shown on Schedule 'A', attached to and forming part of this Bylaw.
3. This Bylaw shall come into force on the date of final approval by the Minister.

REEVE

(SEAL)

ADMINISTRATOR

First Reading: _____th, 2013

Second Reading: _____th, 2013

Read a Third Time and adopted this _____ day of _____, 2013.

Administrator

**The RURAL MUNICIPALITY of GRANT No. 372
OFFICIAL COMMUNITY PLAN**

Being Schedule "A" to Bylaw No. _____
Rural Municipality of Grant

(Reeve)

(Rural Municipality Administrator)

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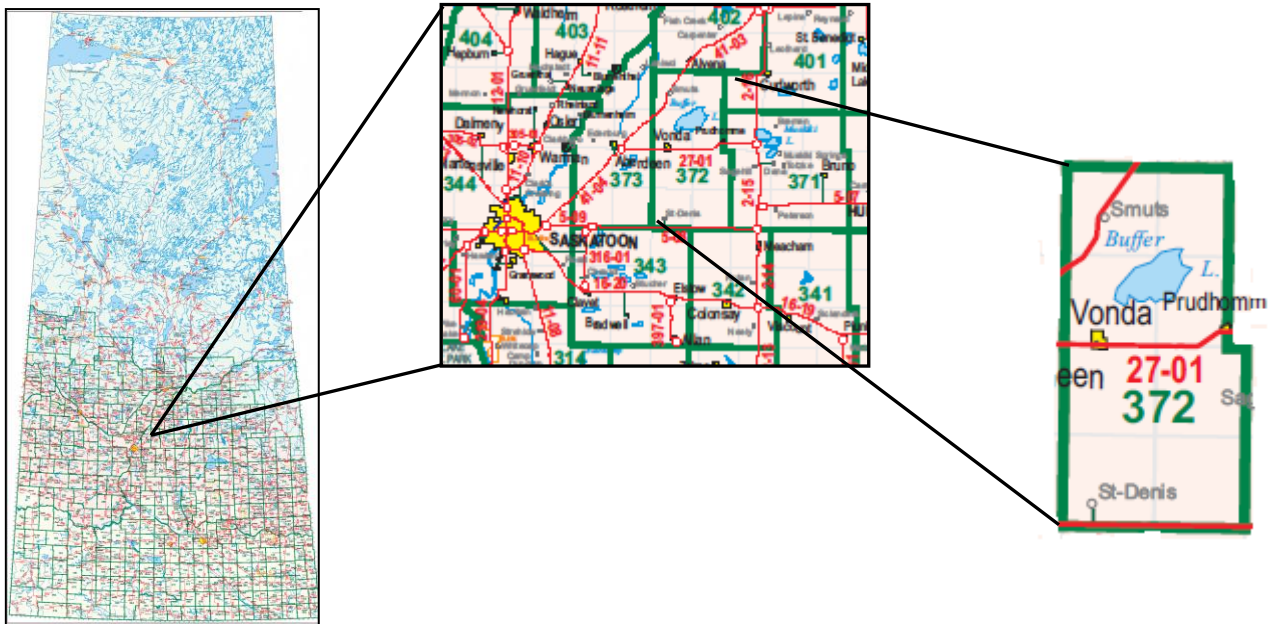
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PART 1: INTRODUCTION

The Community

Encompassing 666 km² (257mi²) of land, the Rural Municipality of Grant is located in central Saskatchewan and is home to approximately 406 people, many of whom have been lifelong residents of the area. The Rural Municipality of Grant is approximately 50 km northeast of the city of Saskatoon. Because of its close proximity to the city, residents, businesses and visitors in the RM have an easy commute. Agriculture and other resource-based industries are the primary source of employment in the area; although there are other sources of economic gain such as construction, manufacturing, business, educational services, health care services and others. The Rural Municipality is proud of its rural history and character, attractive agriculture and kind hearted people.

Access to the Rural Municipality is provided by Highway 41 from Saskatoon, Highway 671 which runs from Highway 5 near St. Denis to Highway 41 which passes through the Town of Vonda and intersects Highway 27 which runs through Prud'homme. Access is also provided via Highway 767 which runs from Highway 42 near the Hamlet of Smuts to Highway 2. The R.M. currently maintains approximately 528 kilometers (330 miles) of gravel roads to provide access to existing land uses.



The Rural Municipality of Grant No. 372 was officially incorporated by the Province of Saskatchewan in December, 1910. Prior to this date, the municipality was known as Local Improvement District No. 20-A-3 (1906-1909). The first meeting of the newly formed rural municipality was held on February 7th, 1910, with the following people having the honour of being the first appointed officials Reeve – Ushers B. Ayles 1910-1912; Councillors – Division #1 – William A. Pain 1910-1914; Division #2 – Alexander Marleaux 1910 – 1914; Division #3 – George Brown 1910; Division #4 – William H. Luke 1910 – 1911; Division #5 – Louis Losczynski 1910 – 1911; Division #6 – Metro Skakur 1910-1911; Secretary – Ernest Harding 1911-1916. The historic Ukrainian Hamlet of Smuts, the French Hamlet of St. Denis, Town of Vonda and Village of Prud'homme all lie within the R.M. of Grant. Its landscape varies from farmland in the northeast to a central salt flat and rolling southern hills.¹

¹History Book. Creative Rural Directories (1993) Inc., 1996

Authority and Purpose of the Plan

Planning in Saskatchewan is governed by *The Planning and Development Act, 2007* (The Act), the Subdivision Regulations, and the Dedicated Lands Regulations. Section 29 of The Act provides the *authority* for a municipality to prepare and adopt an Official Community Plan. The *purpose* of this document for the RM of Grant No. 372 is to provide the municipality with direction and guidance for future growth and development of the community. The plan will also provide goals and policies to help manage public and private lands.

The Rural Municipality is supportive of both agricultural and non-agricultural land uses and understands that there are sometimes conflicts between different types of land uses and developments. Through this plan and the municipal Zoning Bylaw, guidance will be provided to Council for making decisions on land use proposals to enable different uses to co-exist in harmony within the RM. It is important to the RM of Grant that their land use policies and growth intentions are coordinated with adjacent municipalities and to work together to ensure the residents of the area will benefit from regional cooperation.

This Official Community Plan contains the goals, objectives and policies for all lands within the Rural Municipality of Grant No. 372 and will promote sustainable economic, physical, social and cultural development. The Plan is not intended to hinder or discourage current or future development or land uses; the purpose of this plan is to encourage sustainable development on lands that are appropriate for the use. The Plan will also provide direction and guidance to landowners as well as the municipal Council when reviewing development and land use proposals.

PART 2: MUNICIPAL GOALS

The following goals will provide guidance to Council in establishing other bylaws and programs to guide the future growth and development of the Municipality. The goals identified by the Municipality are as follows but not ranked by priority:

- 2.1 To enhance the existing agricultural economic base and attract new opportunities that will support and enhance the rural lifestyle and agricultural lands.
- 2.2 To promote development of the land where services and transportation networks to support that development exist or are proposed to a standard acceptable to the Municipality.
- 2.3 To maintain the productivity and the environmental quality of land for future generations.
- 2.4 To attract resource and recreational development to appropriate lands within the Municipality.
- 2.5 To consider development that will benefit the community and restrict those that will inflict undue hardship on the existing ratepayers.
- 2.6 To maintain and enhance relationships with adjacent municipalities and neighbouring communities to pursue opportunities for regional benefit and to work together to resolve any conflicts.
- 2.7 To acknowledge the Statements of Provincial Interest.



PART 3: GENERAL POLICIES

This section will outline the general policies that will apply to all lands within the R.M. of Grant No. 372. The general policies will outline:

1. Economic Development
2. Roads, Services, Utilities and Community Facilities
3. Environmental Management and Heritage Lands



1. Economic Development

The Rural Municipality of Grant encourages business development opportunities to locate within their municipal boundaries.

The Municipality recognizes the important role that commercial and industrial developments play in the diversification of the economy. Currently in the Municipality there are a limited number of commercial and industrial developments, aside from agriculturally related enterprises. However, Council encourages interested developers to consider lands within the Rural Municipality of Grant No. 372 for this purpose.

Although Council recognizes the important role of commercial and industrial developments, agricultural is still at the heart of the municipality. Therefore, any new commercial and industrial development should be of a scale and character that complements the existing land use pattern and transportation corridors and considers the agricultural character of the rural community.

Council also recognizes the importance of the resource sector and will, where appropriate, encourage opportunities for growth in this sector. This includes the development of mineral resource extraction and related resource refining/processing activities.

Council will discourage scattered commercial and industrial developments, as clustered developments are easier to service and maintain the services. Prior to any approval, Council will ensure the development is located appropriately which typically means adjacent to provincial highways, although some exceptions may be made.



1.1 Objectives

- a. Encourage diversified agriculturally related business development in addition to agricultural production.
- b. To ensure that business development occurs in a manner, which minimizes negative impacts on surrounding land uses and the environment.
- c. Ensure that any development can be served by a road of a sufficient standard to provide the needed level of access to the site.
- d. Ensure that any development is serviced to a standard that meets municipal standards.

1.2 Policies

- a. All business development shall have adequate services, including roads, parking and utilities that meet municipal standards.
- b. The Zoning Bylaw will provide criteria for business development allowed within the rural municipality.
- c. A business development to diversify an agricultural production use shall be located on the same site as the agricultural production use and shall be supplementary to the agricultural production use and not the primary use of the property.
- d. Resource development and extraction operations shall generally be located where the resource is located and in accordance with the criteria in the Zoning Bylaw.
- e. Council will have the ability to require screening, landscaping or buffering as a condition of approval and in accordance with the criteria in the Zoning Bylaw.

2. Roads, Services, Utilities and Community Facilities

The Rural Municipality of Grant No.372 encourages development to locate in areas where there are existing roads and services to reduce additional demands on the municipal infrastructure and services, thereby reducing potential costs to the ratepayers

Roads

The road network within the municipality consists of provincial highways 27 and 41 which are maintained by the Province and grid roads 767 and 671 which are maintained by the R.M. This road network is critical for providing access to existing developments and agricultural activities.



Emergency Services

Emergency services are provided by the first responders and fire departments from the Town of Vonda and Village of Prud'homme.

Care Services

There are local care services available within the R.M. Services are also made available from adjacent urban centers such as Saskatoon, Cudworth, Wakaw, Humboldt and Rosthern.

Utilities Services

Water is provided at a cost to the residents through individual water systems. Within the Hamlet of St. Denis, the residents may, at a cost, be provided with potable water through a piped system and administered by the Sask. Highway #41 Utility Board.

Recreation

Within the community there are a number of different recreational activities that residents can take part in. The Hamlet of St. Denis is home to an active community centre, ball diamonds and horse shoe pits. The Town of Vonda and Village of Prud'homme also provide recreational services such as a bowling alley, campground and rinks for residents of the R.M. The Village of Prud'homme hosts an annual demolition derby in which many residents take part in and attend.

2.1 Objectives

- a. To improve the capacity and efficiency of services and facilities by entering into specific or general relationships with neighboring urban and rural municipalities.
- b. To provide for road, utility, parks, and other services at a standard appropriate to the area, and to ensure that development will support the cost of those services.

2.2 Policies

2.2.1 Roads and Services

- a. All development shall require direct access to a developed road and should comply with the RM's Road Policy.
- b. Development will be encouraged where roads and services currently exist.
- c. Where a proposed development requires the construction or upgrading of a road or service, Council will enter into an agreement with the developer, pursuant to *The Planning and Development Act, 2007*, to provide for the road and services at the developer's cost.

- d. Where a subdivision of land will require the installation or improvement of municipal services, the developer will be required to enter into a servicing agreement with the Municipality pursuant to *The Planning and Development Act, 2007* to cover the installation or improvements.
- e. Where pipelines, utility lines or other transportation facilities cross municipal roads the municipality may apply special standards for their construction that are necessary to protect the municipal interest.
- f. Solid or liquid waste disposal facilities shall be located in conformity with applicable minimum separation distances established within the zoning bylaw.
- g. A railway and associated uses accessory to a railway operation, or a petroleum or water pipeline and associated pumping or compressor stations, will be considered transportation facilities and permitted. Such uses shall avoid conflict with farmsteads and residential developments.

2.2.2 Municipal and Environmental Reserve Lands

- a. Money in lieu of municipal reserve land will be required unless the dedication of land for municipal reserve is required for public opportunities. Land obtained for municipal reserve shall be considered good quality developable land.
- b. The dedicated lands account funds may be used for municipal reserve development either within the municipality or in urban areas where the development will serve the residents of the rural municipality.

2.2.3 Recreation, Care Facilities and Emergency Services

- a. The RM will continue to cooperate with adjacent municipalities to provide facilities and services to the residents.

3. Environmental Management and Heritage Lands

The Rural Municipality of Grant is very fortunate to have beautiful natural amenities and features within their boundaries. The Council of the Rural Municipality does not take these characteristics for granted and is dedicated to protecting the environment and managing development in a way that is sustainable and non-invasive to the natural features.

Hazard lands are lands that may be prone to flooding, slumping, subsidence, landslides, erosion, any other instability, or is located within a flood plain or watercourse. Development may be prohibited or restricted on:

- flood plains and shore lands which may be flood prone
- forested lands
- lands in close proximity to mining, petroleum, agricultural chemical, or hazardous storage

There are not any known hazard lands within the RM boundaries however Council will apply the environmental management policies should any environmental concerns arise. The Rural Municipality of Grant has three lakes within its boundaries: Buffer Lake, McAvoy Lake and Smuts Lake. Buffer Lake is located 5 km northeast of Vonda, Saskatchewan (about 47 km northeast of Saskatoon). It is a large, shallow lake that is largely dependent on seasonal rains and spring run-off. Extensive mudflats result from periods of drought. Beaches that provide habitat for nesting Piping Plovers are located along the northern and western shorelines. Nearly all of the surrounding land has been cultivated for agricultural purposes. Smuts Lake is approximately 12 km north of the Hamlet of Smuts and is west from highway 41. Currently, there is no development around the lake, although, fishing is a popular sport for residents and visitors to the area. McAvoy Lake is approximately 5 km southeast of Vonda and is south from Highway 27. There are surveyed lots on the west side of the lake. In the 1950's and 1960's, there was an active dance hall located at the lake which was enjoyed by many.

Whooping Cranes, a globally and nationally endangered species, are regularly recorded at Buffer Lake during fall migration. Between 1975 and 1997 an average of 4 cranes were observed during a total of ten surveys. The migratory Whooping Crane population has increased from a low of 13 or 14 birds in 1941, but still consists of only 183 birds (winter 1998/99).



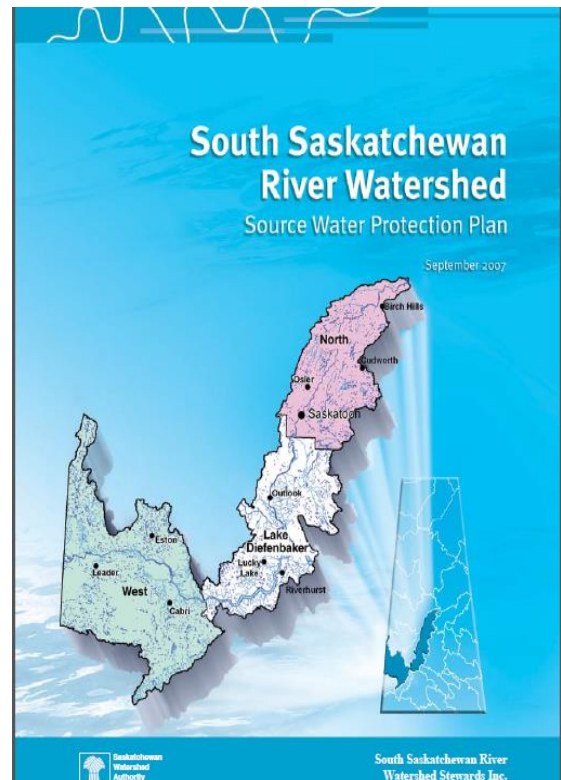
Buffer Lake is also significant for staging shorebirds.

During surveys in the spring of 1987, a one-day count of 10,672 shorebirds was recorded. On another occasion (spring migration during the early 1990s), a total of 12,000 Red-necked Phalaropes was recorded. The site also receives shorebird usage during the fall migration: 834 Baird's Sandpipers; 444 Hudsonian Godwits (almost 1% of the world's estimated population); and 270 Sanderlings have been recorded. This area seems to be important for the Buff-breasted Sandpiper as it is one of the few areas in the province where it still occurs as a regular spring migrant. Piping Plovers, a globally vulnerable and nationally endangered species, also nest at this site. During the 1996 International Piping Plover census, a total of six plovers were observed. During the 1991 census only three birds were observed.

Buffer Lake, like all shallow lakes in this region, can be negatively affected by extended periods of drought. The resulting increase in salinity may affect primary productivity and subsequent use of the lake by birds. Five small, gravelly beaches along the north and west shorelines have been designated as critical Piping Plover habitat (used by one or more pairs of plovers with a reasonable expectation of repeat use). This designation protects the shoreline to the high water mark from development under the provincial Wildlife Habitat Protection Act. The surrounding land is all under private ownership.²

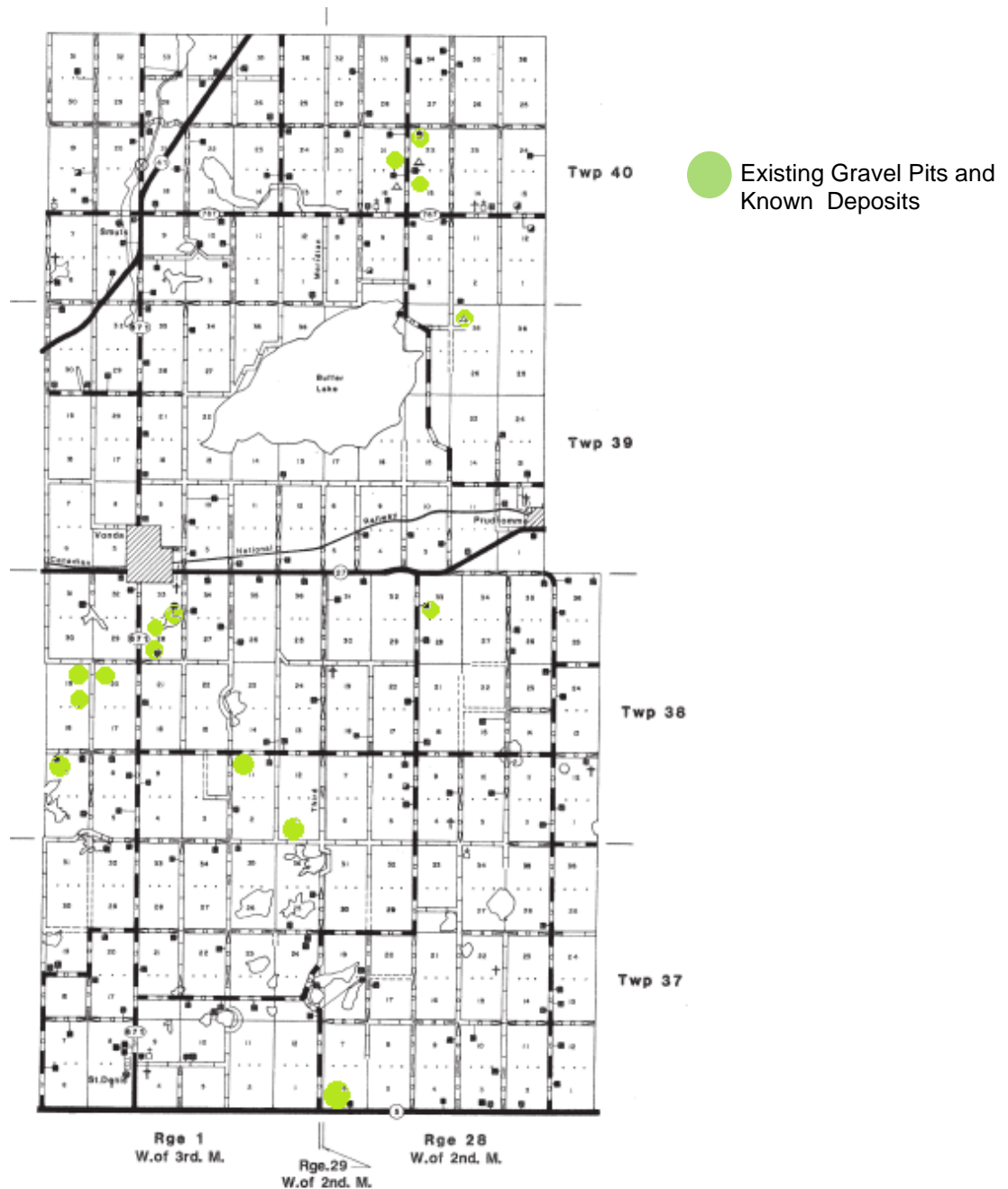
² Important Bird Areas Canada. <http://www.ibacanada.com/site.jsp?siteID=SK076>

The RM is a member of the South Saskatchewan River Watershed and as such is dedicated to protecting source water. The quality of source water in the RM is important for agricultural use, residential use, recreational use and commercial use. Groundwater protection is also an important part of source water protection. Where applicable, the RM will implement the recommendations from the Source Water Protection Plan to ensure a safe supply of water for future generations.



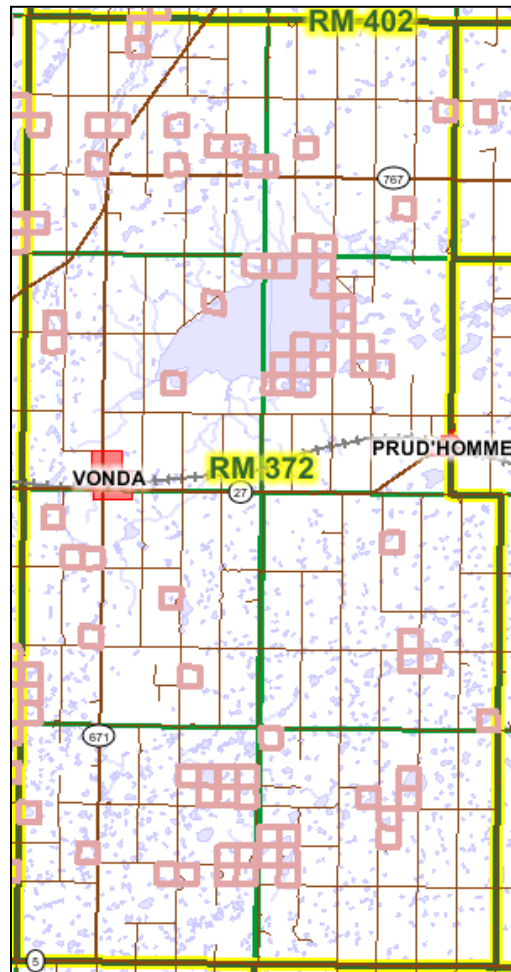
Gravel Deposits

There are numerous gravel deposit areas that can be found throughout the municipality. Council would like to protect these resources from incompatible land uses. Currently there are provincial, municipal and private gravel pits operating throughout the municipality. The map below highlights the locations of some of the existing gravel pits and known deposits within the R.M.:



Crown Lands

The map below identifies the Crown Land within the RM. These lands have been retained by the Province to ensure they are protected. Some of these lands are occupied while some have been left vacant. This Official Community Plan will guide the RM to not limit or alter the use of Crown lands and renewable resources.



Heritage Lands

Four parcels of land within the R.M. have been designated as municipal heritage property:

1. *Holy Trinity Ukrainian Greek Orthodox Church*

Holy Trinity parish was organized in 1924, and this picturesque church was constructed two years later. A separate bell tower stands near the road. The church was consecrated in 1927 by the Most Reverend Theodorowich, Archbishop of the Ukrainian Greek Orthodox Church for the United States and Canada. The



architectural design of this church reflects the Slavic origins of the parishioners, who came to this province during the early part of the 20th century. The building continues in use as a local church and stands as a landmark in the district. The Bell Tower was added to the existing church in 1926.³ The church is located 2.4 km west of the Hamlet of Smuts.

2. *Robert and Adele Schmidt's Double Hip Red Barn*



The Double Hip Red Barn is located 4 km north west of the Village of Prud'homme and was built in 1917. The cost to build the barn was \$4600 including lumber and 12 men's wages at \$1.40 /day. The barn housed 12 yearlings and calves, 26 horses and 14 milking cows.

3. *Ss. Peter and Paul Ukrainian Catholic Church (Bodnari Church)*

Ss. Peter and Paul Ukrainian Catholic Church (Bodnari Church) is a Municipal Heritage Property located on a one-hectare parcel of land eight kilometres east of the Village of Smuts in the Rural Municipality of Grant. The building is located on a rural, landscaped parcel of land and features a 1936 wood-frame church with a large central dome atop a cruciform plan, and a free-standing belfry. The heritage value of Ss. Peter and Paul Ukrainian Catholic Church (Bodnari Church) resides in its use as a place of worship.⁴



4. *St. John the Baptist Ukrainian Greek Catholic Church*



Ukrainian settlement in the Smuts district began in 1900, predominately from the counties of Borshchiv and Horodenka. The first church was erected on a 15 acre site on NW 6-40-1-w3rd in the RM of Grant 372, 2.5 km west and 1.5 km south of Smuts. The land was donated by Ivan Pryma, the church being referred to later as Na Pryymovim. In 1925 disaster struck and the church burned down. It was replaced in 1926 by the current structure, a wooden construction with cruciform structure 67 x 39 feet with an open central dome and smaller cuppolas above the front tower. In 1955 the church was relocated on a half acre site in westerly Smuts, a more practical location for parishioners.⁵

³ Source: Saskatchewan Register of Heritage Property, Ministry of Tourism, Parks, Culture and Sport.

3.1 Objectives

- a. To encourage the subdivision and development of land in an environmentally sensitive and sustainable manner.
- b. To protect the natural features within the municipality including natural resources, ground and surface water resources, wildlife habitat areas, and ecosystems.
- c. To protect development from hazard lands.
- d. To protect areas of historical or cultural significance or sensitivity and to preserve and enhance their natural, historical or cultural features.

3.2 Policies

- a. Council will work with agencies of the provincial government to protect any significant natural or heritage resources, critical wildlife habitat, or rare or endangered species. Where significant resources have been identified to Council, Council may delay development until such time as the requirements of the relevant provincial agencies to protect such resources that have been obtained.
- b. Where development is proposed on hazard land, or land that may be potentially hazardous, a professional report on the proposed development will be required. The report shall assess the geotechnical suitability of the site, susceptibility to flooding, or other environmental hazards, together with any required mitigation measures including the flood proofing of buildings. These measures may be attached as a condition for a development permit approval.
- c. Service and utility maintenance that is not environmentally sustainable, such as applying used mechanical/engine oil to municipal roads, will not be an acceptable practice.
- d. New developments, buildings or additions to buildings that are within the 1:500 year flood elevation of the flood way, as defined in the RM of Grants Zoning Bylaw, of any watercourse or waterbody will be prohibited. Flood proofing is required in the flood fringe.

PART 4: LAND USE POLICY AREAS

This section of the Official Community Plan will outline the different land use policy areas within the Rural Municipality of Grant No. 372. Objectives outline the intentions and goals of the RM and the policies will outline how the RM will follow through and carryout the objectives.

The Land Use Policy Areas are as follows:

1. Agricultural Lands
2. Country Residential Lands
3. Hamlet Lands



1. Agricultural Lands

Agriculture will continue to have a predominant role in the economy of the municipality. Agricultural and other resource based employment is the primary source of income for residents within RM of Grant. Council supports the continuation of agricultural land use purposes. By creating this Official Community Plan and accompanying Zoning Bylaw, Council encourages the protection of existing and future agricultural land uses in the area.

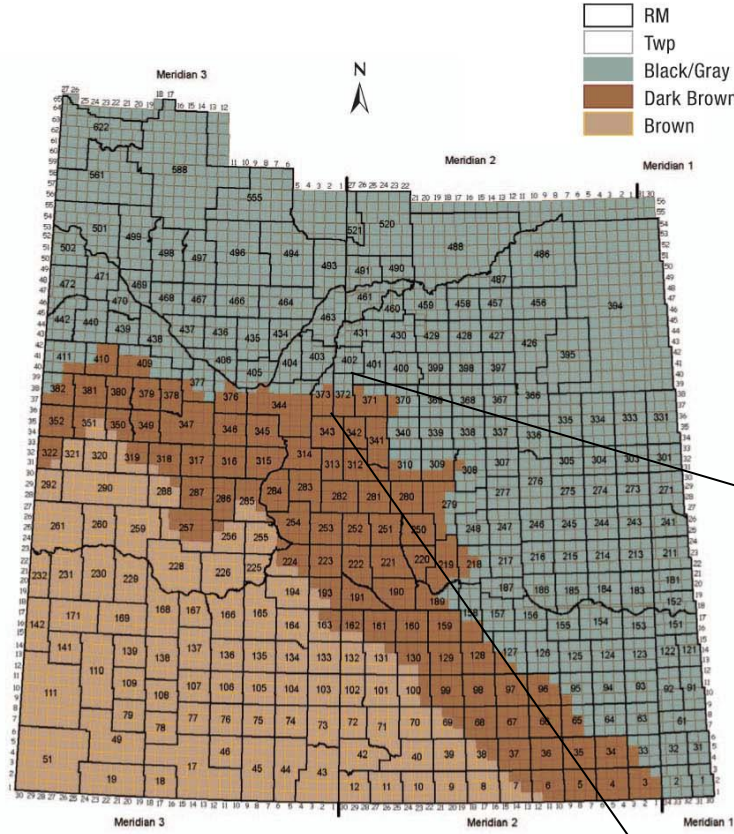
Development

The Rural Municipality of Grant encourages a strong and viable agricultural industry. The majority of the land in the Municipality is suited to dry-land crop farming techniques for crop production and non-intensive mixed farming.

Protection of agricultural activities and resources is the principal concern for the RM of Grant. Council recognizes that a trend towards more diverse forms of farm operations (i.e. berry farms, green houses, small forestry farms, etc.), including intensive livestock operations (ILO's), may occur and wishes to encourage such developments while ensuring that land use conflicts are minimized. There is also a need to consider commercial uses related to agricultural production on agricultural land. Council will encourage such developments while ensuring that land use conflicts are minimized.

The City of Saskatoon and Humboldt provide many of the commercial establishments that are needed to assist agricultural land uses. This includes equipment repair, parts supply, implement dealers, auction marts, etc. The RM recognizes how important these service centers are to their agricultural community and, as such, the development of diverse service centers will be encouraged to ensure the needs of the community are met.

Saskatchewan Soil Zones



Source: Saskatchewan Crop Insurance Corporation:
<http://www.saskcropinsurance.com/Default.aspx?DN=c15f3eaa-9f08-41e5-b76d-346b5032dbd1>

Services

All agricultural development within the Rural Municipality of Grant is provided sewer and water through individual systems. As the population of the area grows, Council will re-evaluate the need for piped municipal systems.

In 2002, the R.M. of Grant and the Town of Vonda established a Waste Management Committee to focus on identifying the most cost effective and environmentally sustainable options for waste management in the region. Garbage is collected in the local landfill which is jointly owned and operated with the Town of Vonda. There is also a Loraas recycling bin that is jointly used by both the R.M. and Town.

Residential Use and Subdivision

Most land within the Rural Municipality remains in un-subdivided ¼ section parcels. Council does not encourage scattered subdivisions that will increase service and maintenance costs at the expense of the municipality. However, Council will recognize, in policy, the potential of subdivisions for other uses such as residential use. Some subdivisions may be necessary or desirable in order to recognize physical barriers, such as ravines, canals and highways, to provide for boundary adjustments between farms, to provide sites for intensive agricultural operations, or to facilitate settlement of an estate. Council wants to facilitate planned and orderly development that will be cost effective.

Transportation

The Municipality will review road networks to provide the most efficient and effective access for the agricultural sector and other emerging development opportunities. Heavy haul routes, secondary and primary highways will be favoured for development and protected from incompatible land uses. Access to individual properties will be encouraged along major corridors and service roads may be required.

1.1 Objectives

- a. To ensure agriculture remains a principal land use in the municipality and encourage the conservation of high quality agricultural land for continuing productive agricultural use.
- b. To ensure mitigating measures are taken to prevent potential land use conflicts between agricultural and non-agricultural uses.
- c. To allow for intensive forms of agriculture and livestock production on appropriate agricultural lands which do not jeopardize reasonable development potentials or create significant environmental concerns.
- d. To encourage natural resource extraction and agricultural commercial land uses on appropriate agricultural lands which do not jeopardize reasonable development potentials or create significant environmental concerns.

- e. To encourage development along major transportation corridors and restrict access points to provide for the safety of the travelling public.
- f. To encourage sustainable agricultural development that is sensitive to the natural resources and environment.
- g. To support planned and orderly residential uses.

1.2 Policies

- a. Agriculture activities on lands of a quarter section or more for field crop, pasture and non-intensive livestock operations will not be restricted. Non residential accessory buildings and structures for agricultural purposes on such properties will not require a development permit.
- b. Intensive agricultural operations, agricultural commercial land and intensive livestock operations will be considered discretionary uses in the Zoning Bylaw and applications for such developments will be reviewed by council in accordance with the policies specific to such uses.
- c. Mineral exploration and development will be permitted uses in the Zoning Bylaw.
- d. Only one subdivision which separates the existing or proposed residence from the remnant of the quarter section will be allowed on agricultural lands.
- e. Where a part of a section of land is physically separated from the remainder of the quarter section by a railway, a registered road plan containing a highway or developed road, or a river, lake or significant stream, the separated land may be subdivided from the quarter-section in addition to the one subdivision provided for under section 3.3.d. The parcel shall meet the minimum and maximum site size requirements and all new and upgraded accesses and services shall be provided by the developer.
- f. Council will not consider any development that will have an irreversible detrimental effect on environmentally sensitive areas or areas with demonstrated historical significance.
- g. All developments shall have an adequate water supply to provide for the needs of the proposed development and the water supply of neighboring developments shall not be adversely affected by the proposed development.

2. Country Residential Lands

The Rural Municipality of Grant encourages an orderly settlement pattern that minimizes the costs of residential development to the municipality as long as it occurs in a way that does not severely impact agricultural operations or create land use conflicts.

The developer will be responsible for the installation and construction of all services required to facilitate the proposed multi-parcel residential subdivision. A Servicing Agreement between the developer and the Rural Municipality will be required to ensure there is an understanding of the type, standard and timing of installation or construction that will be required.

The RM of Grant will work with adjacent municipalities to establish servicing requirements when multi-parcel residential subdivisions affect more than just the RM of Grant in order to ensure the services are coordinated between the municipalities.

2.1 Objectives

- a. To allow for multi-parcel residential development as is necessary and avoid scattered development that would be difficult to provide with necessary services, including roads.
- b. To minimize the economic costs of residential development to the Municipality.
- c. To ensure residential land uses are compatible with agricultural uses and other existing land uses.
- d. To ensure residential land uses are compatible with the natural environment and hazard lands.
- e. To ensure that any residential use can be served by a road of a sufficient standard to provide a reasonable amount of access to the site.

2.2 Policies

- a. Country Residential subdivisions are required to be planned and orderly and as such will be encouraged to be located adjacent to a major transportation corridor and be serviced in a manner that meets municipal standards.
- b. Council will encourage subdivisions to locate adjacent to each other or adjacent to an existing Hamlet, in order to conserve agricultural land and reduce servicing costs, such as roads and utilities.
- c. A buffer strip of 3 meters may be required in all residential subdivisions to separate residential uses and agricultural development.

- d. Country Residential development on hazard lands will be limited. This includes lands that are subject to flooding, sloping, slumping, wetlands, wildlife land, etc. Geotechnical reports, engineered studies and/or environmental reports will be required at the developer's expense to verify if the development is appropriate for the lands.
- e. The required separation distances from residential developments for locating of an intensive livestock operation, an anhydrous ammonia facility, a waste disposal facility, rendering facility, or other form of development, shall also apply to the locating of residential development proposals near those forms of development.
- f. The R.M. of Grant will prefer that the Municipal Reserve (MR) requirement corresponding to a residential subdivision application be met by making a cash-in-lieu payment to the Municipal Reserve Account in accordance with *The Planning and Development Act, 2007*.
- g. Council will consider access for emergency services when reviewing development applications and subdivisions.

3. Hamlet Lands

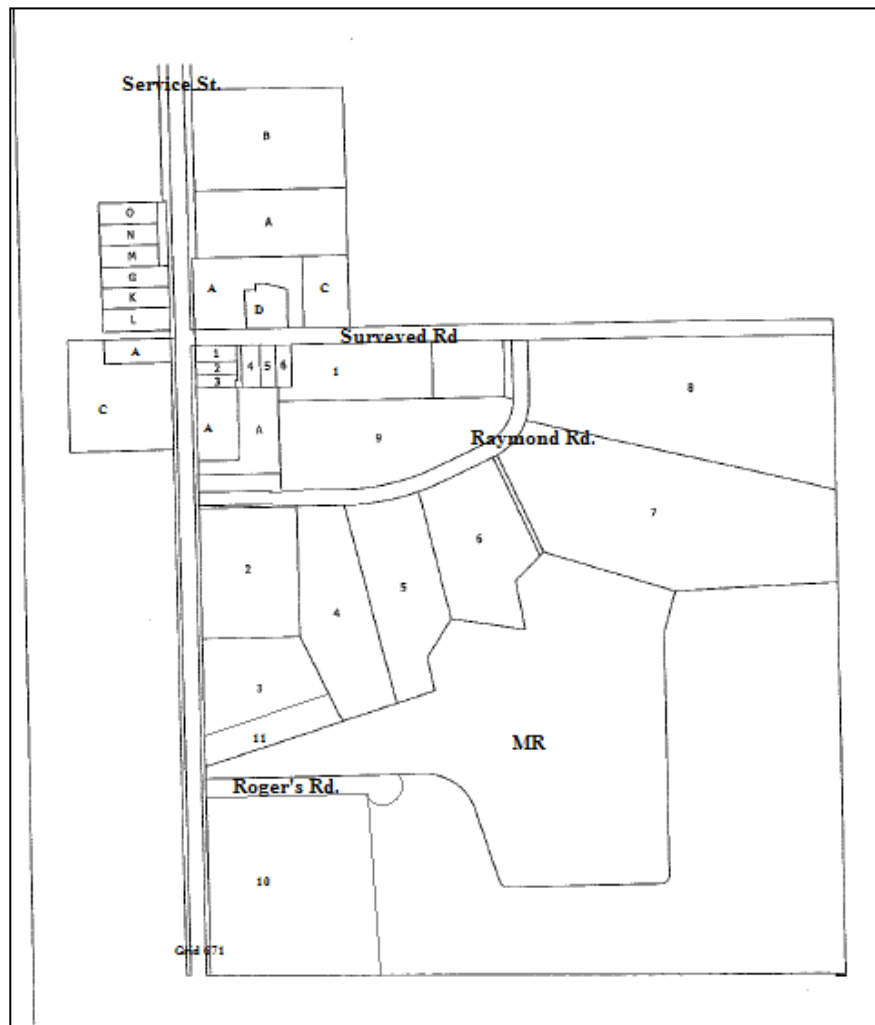
The Rural Municipality of Grant has two Hamlets within their jurisdictions:

Hamlet of St. Denis

The Hamlet of St. Denis is located approximately 41 km East of Saskatoon and 2 km North on Highway 671 off of Highway 5.

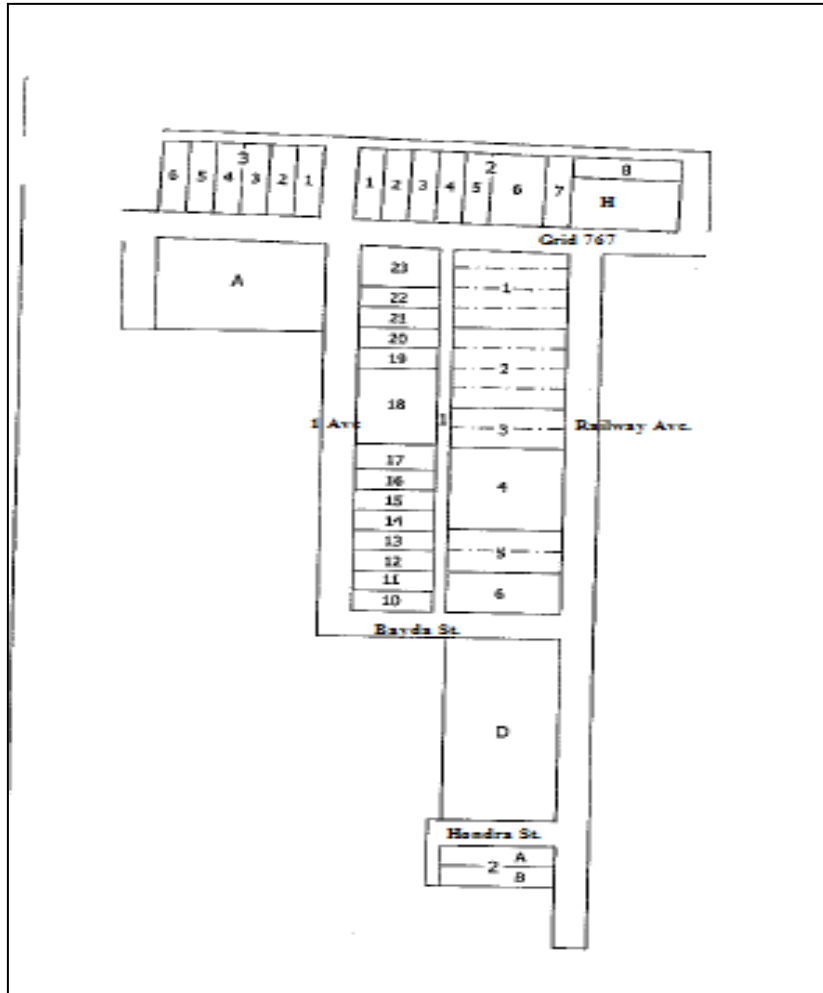
The attractive community has a population of approximately 100 people. The Hamlet has a church and celebrated its 100th anniversary in 2010. The Hamlet once had four general stores, a blacksmith shop, two garages, a hotel and a café. The R.M. would like to see business development increase within the Hamlet over the next few years.

Within the Hamlet, each lot owner has their own septic system and piped water is provided to residents from either a dugout or through the highway 41 residential water line.



Hamlet of Smuts

The Hamlet of Smuts is located approximately 56 km Northeast of Saskatoon and 1 km west off of Highway 41. Currently there are no residents within the Hamlet. There are approximately 20 lots available and water can be provided. Because of its close proximity to Smuts Lake, the RM would like to see some future redevelopment and revitalization take place.



3.1 Objectives

- a. To plan for future development in the Hamlets and ensure adjacent land uses are compatible with the Hamlet development.
- b. To encourage infill development within the Hamlets through the building and developing of existing vacant lands to create a more active community.
- c. Ensure that any development can be served by a road of a sufficient standard to provide a reasonable amount of access to the site.
- d. To support appropriate commercial and business developments within the Hamlets.

3.2 Policies

- a. The Zoning Bylaw will contain a Hamlet District to accommodate the range of existing uses and to regulate the form and density of development.
- b. Hamlet areas will allow for a mixture of housing opportunities, retail, business, and recreational opportunities.
- c. New developments will be encouraged to not take up new land if there is existing vacant land within the Hamlet that can be developed.
- d. Council will consider new and/or innovative infrastructure and utilities services that are economically and environmentally sustainable and that meet provincial standards.
- e. One central street may be reserved in each Hamlet for uses that are not exclusively residential in nature such as a mixture of business and retail development, community uses and attached and multi-unit housing opportunities. Non-residential uses shall be directed to this designated street to avoid conflict between land uses.
- f. Duplication of community services, such as recreational facilities, community facilities or utility services is not financially sustainable and the RM will work with adjacent municipalities to provide appropriate sustainable municipal services.

PART 4: IMPLEMENTATION

4.1 Zoning Bylaw

The Zoning Bylaw will be the principal method of implementing the objectives and policies contained within this Official Community Plan.

The purpose of having a Zoning Bylaw is to control the use of the land for the area within the municipal boundaries to provide for the health, safety and general welfare of the Rural Municipality as a whole. The Zoning Bylaw will implement the land use policies contained in this Official Community Plan by establishing zones for agriculture, residential development, and commercial and industrial development. Regulations within each district will specify which uses are permitted, discretionary or prohibited. The Zoning Bylaw will also establish regulations for site sizes, setbacks, building locations, parking, and landscaping as well as special use regulations.

The zoning bylaw will contain the following districts:

(1) AGRICULTURAL DISTRICT

The Agricultural District will primarily provide for those uses related to agricultural development such as agricultural residences, farm based businesses, resource sector development and other compatible uses. Prior to development proposal, lands will generally be zoned agricultural as this Official Community Plan and accompanying Zoning Bylaw do not pre-designate zoning.

(2) COUNTRY RESIDENTIAL DISTRICT

The objective of this district is to provide for the subdivision and development of Residential development. It will be used to accommodate residential development where there are more sites proposed than are allowed in the Agricultural District. The Residential District will be used for residential purposes with limited agricultural uses allowed on the sites.

(3) HAMLET DISTRICT

The objective of this district is to provide for urban density development of residential and associated business development which does not directly support agriculture. Hamlets with existing and potential commercial and residential opportunities will be zoned as Hamlet District.

4.1.2. Amendments

When considering amendment applications, for either the Official Community Plan or the Zoning Bylaw, Council shall consider:

- The nature of the proposal and the purpose of the amendment.
- If the amendment will create irrational land use patterns or incompatible uses.
- The necessity of the amendment
- The capacity of the existing infrastructure and services

4.2 Other Implementation Tools

4.2.1. Inter-Municipal Co-operation

- a. Council will work together with adjacent municipalities to provide economies of scale and to provide regional policies that will benefit the ratepayers. The RM of Grant will also work with other neighboring rural and urban municipalities to develop joint service programs where such arrangements will be of benefit to the municipality and community.
- b. Pursuant to Section 32.1(1) of *The Planning and Development Act, 2007*, Council may enter into an intermunicipal development agreement with another municipality to address issues that cross jurisdictional boundaries.

4.2.2. Provincial Land Use Policies

- a. This Official Community Plan shall be administered and implemented in conformity with applicable provincial land use policies, statutes and regulations and in cooperation with provincial agencies.
- b. Council will review this Official Community Plan and the accompanying zoning bylaw for consistency with provincial land use policies.
- c. Wherever feasible and in the municipal interest Council will avoid duplication of regulation of activity and development governed by appropriate provincial agency controls.

4.2.3. Administration

- a. This Official Community Plan is binding Council and all development within the RM of Grant.
- b. The interpretation of words as contained in the accompanying Zoning Bylaw shall apply to the words in this statement.

- c. If any part of this Official Community Plan is declared to be invalid for any reason, by an authority of competent jurisdiction, that decision shall not affect the validity of the Plan as a whole, or any other part, section or provision of this Plan.

4.2.4 Considerations for Reviewing Applications

- a. Zoning Agreements

Section 69 of The Planning and Development Act, 2007 allows a municipality to enter into an agreement for the purpose of accommodating request for the rezoning of land.

The Agreement will:

- Describe the proposal for the lands;
- Identify the uses of the land and buildings or other forms of development that are proposed;
- Identify the site layout and design of external design (yard or lot);
- Time limits; and
- Other development standards considered necessary to implement the proposal, in accordance with the Zoning Bylaw.

The Agreement runs with the land, regardless of who the landowner is. The municipality will register an interest on the title of the land when the Zoning Bylaw amendment is approved.

- b. Subdivision Application Review

Support will be given to those subdivision applications where Council has:

- Ensured the development meets the criteria established in the Official Community Plan and Zoning Bylaw.
- Ensured that the lands are appropriate for subdivision.
- Indicated to community planning that all unstable or flood prone areas are to be set aside as environmental reserve and/or municipal reserve and have advised of any slopes, flood risk, wildlife habitat, and incompatible land uses, etc.
- Ensured the services and infrastructure are adequate to service the subdivision
- Negotiated the terms of a Servicing Agreement with the applicant. The Servicing Agreement can include provisions for roads, surface drainage, walkways and trails, street lighting, signage, water supply, sewage disposal, solid waste disposal, and utility services to be installed at the expense of the applicant. The municipality can also require the applicant to security and servicing fees.

- Determined what they will do for the requirements of dedicated lands. Council can request community planning to require the owner to provide part of the land as municipal reserve, money in lieu of municipal reserve or a combination of land and money.

c. Development Permit Review

The development permit review process is outlined in the Zoning Bylaw. The regulations and requirements for uses and zones are also established in the Zoning Bylaw.

d. Building Bylaw

The Rural Municipality of Grant No. 372 does not currently have a Building Bylaw. Council will consider introducing a Building Bylaw when deemed necessary by Council. Council will use the building bylaw to provide construction standards for new buildings as well as for repair and maintenance of existing buildings in the community. The building bylaw will provide provisions for acceptable physical conditions, occupancy permits and inspections.