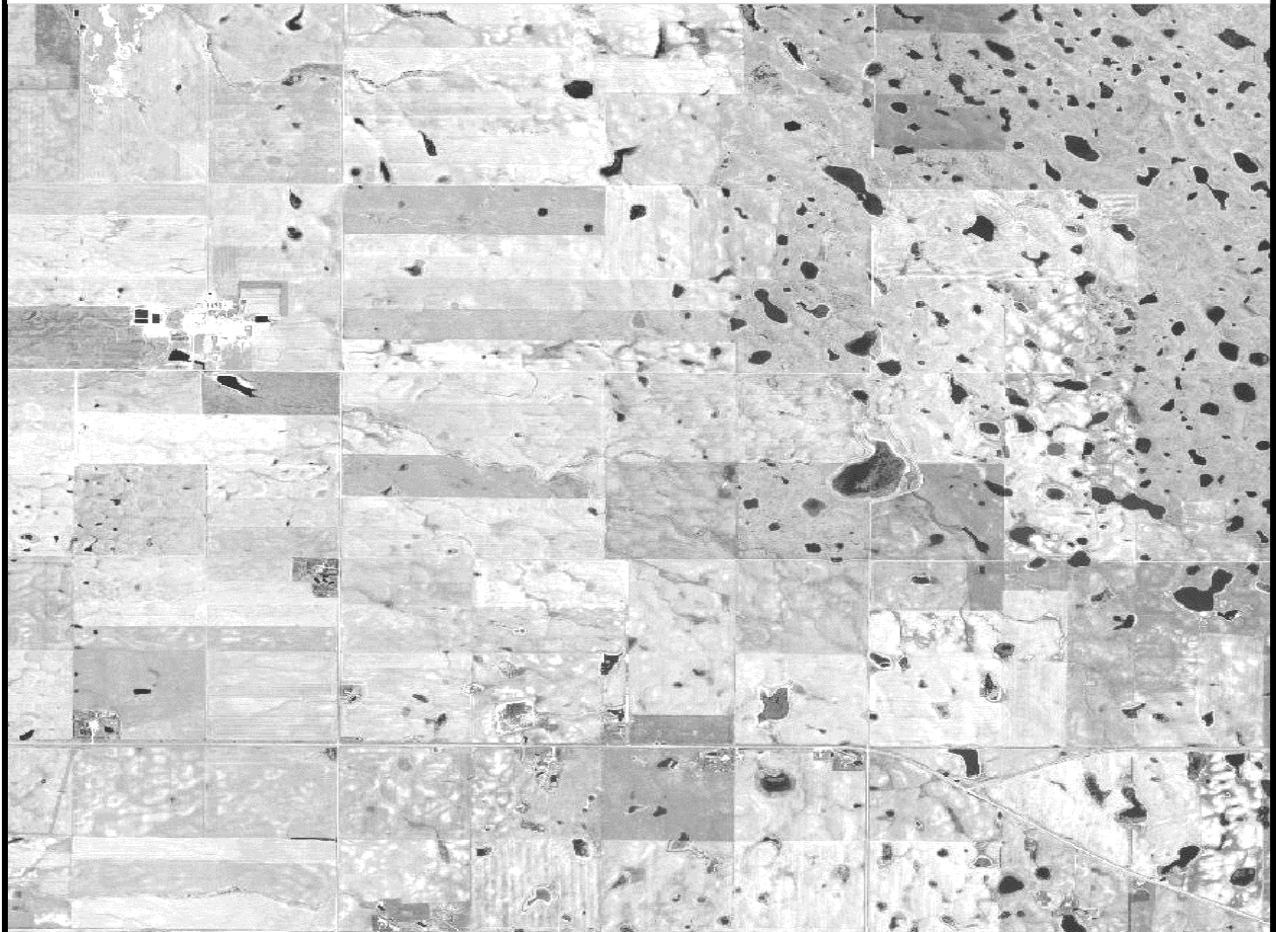


# OFFICIAL COMMUNITY PLAN

RM of BILDON NO. 131





RURAL MUNICIPALITY OF BAILDON NO. 131  
BYLAW NO. \_\_\_\_ - 20

A Bylaw of the Rural Municipality of Baildon No.131 to adopt an Official Community Plan.

**Whereas** the Council of the Rural Municipality of Baildon No. 131 has authorized the preparation of an Official Community Plan for the Municipality in consultation with Dana Schmalz , a registered professional planner, pursuant to Section 29 of *The Planning and Development Act, 2007* Chapter P-13.2 (the "Act"); and

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

**Whereas**, in accordance with Section 207 of the Act, the Council of the Rural Municipality of Baildon No. 131 held a Public Hearing on \_\_\_\_\_ , in regards to the proposed bylaw, which was advertised in a weekly paper on \_\_\_\_\_ and \_\_\_\_\_ , in accordance with the public participation requirements of the Act;

**Therefore**, the Council for the Rural Municipality of Baildon No. 131 in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1. This bylaw may be cited as "The R. M. of Baildon No. 131 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 of Government Relations.

Read a First Time the \_\_\_\_\_ day of \_\_\_\_\_,

Read a Second Time the \_\_\_\_\_ day of \_\_\_\_\_,

Read a Third Time the \_\_\_\_\_ day of \_\_\_\_\_,

Adoption of this Bylaw this \_\_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
(Reeve)

(SEAL)

\_\_\_\_\_  
(Rural Municipality Administrator)



**RURAL MUNICIPALITY OF BAILDON NO. 131**

**Official Community Plan**

**Bylaw No.**

**SCHEDULE "A"**

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**MAPS****Future Land Use**

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## 1 INTRODUCTION

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### 1.1 Mission

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*Through this Official Community Plan the Rural Municipality of Baidon No. 131 will promote and maintain sustainable future growth and development. Our decisions will consider the long term effects on the environmental, economical and recreational dimensions of the community. We will also consider the effects of new developments on the existing uses, infrastructure and services and will make decisions to benefit all residents, property owners and visitors.*

*-R.M. of Baidon No. 131, 2013*

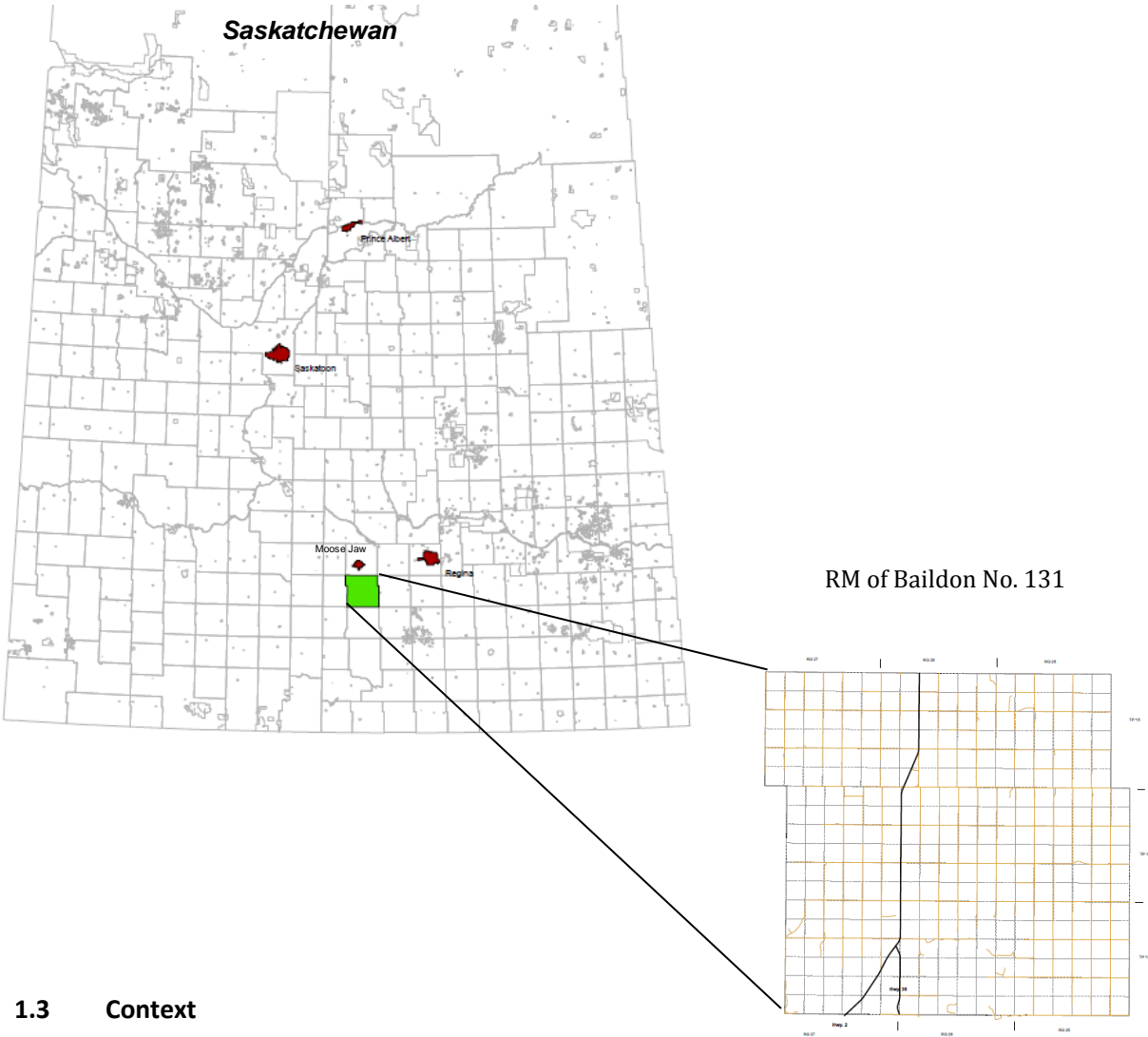
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### 1.2 Our Goals for the future are:

- a. To minimize and avoid land use conflicts.
- b. To acknowledge provincial and federal policies and regulations.
- c. To promote efficient development where services to support that development exist or are proposed to a standard approved by Council.
- d. To encourage and attract new development in areas that will support the existing community and nature of the area.
- e. To work together with other agencies, organizations, neighbouring municipalities and/or communities to pursue opportunities for regional benefit.
- f. To consider the environment and other significant natural and/or historical features in our decision making.



Figure 1: Location Map



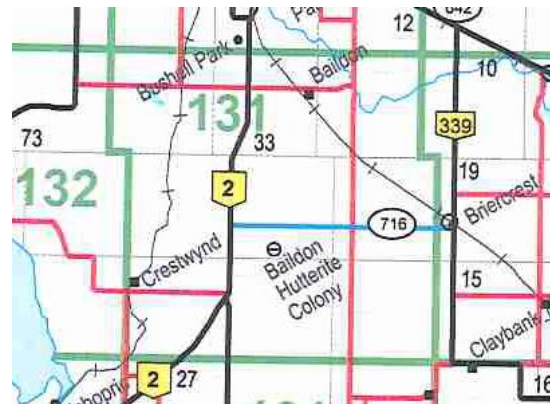
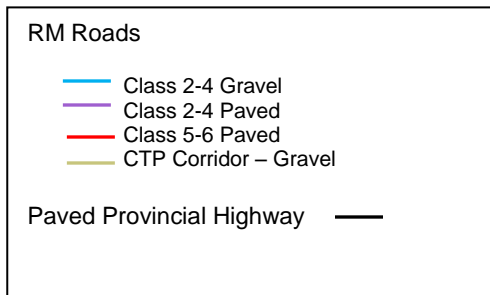
1.3 Context

The Rural Municipality of Baidon No. 131 encompasses approximately 846.21 square kilometers in southern Saskatchewan. The RM is situated approximately 84 km west of the City of Regina and directly south of the City and RM of Moose Jaw. A range of agriculture and resource extraction activities exist in the region with agriculture being the predominant economic activity in the R.M. The growth in the resource and agricultural sector and development in the City of Moose Jaw has created the need for a more comprehensive approach to deal with land use planning for the RM.

### 1.4 Services

Emergency, education and health care services are provided from the City of Moose Jaw, Prairie South School Division No. 210 and Five Hill Health Region. Water and sewage are provided through individual private systems. A waterline connection from the City of Moose Jaw is provided to some of residents of the Hamlet of Baildon. Consultations with the City of Moose Jaw and the Rural Water Pipeline Utility will be required if future connections are needed.

Highway 2 and grid roads 716 and 624 are the primary road networks within the RM. This road network is critical for providing access for agricultural production activities within the RM and greater area.



To assist with the conservation and development of agricultural resources, the Conservation and Development Areas were created. In addition, the Baildon Water Users use effluent from the Moose Jaw lagoon for irrigation purposes in the northern parts of the RM. The purpose is to ensure this region could be easily irrigated and drained for agricultural activities.

### 1.5 Population

From 2006 to 2011, the population of the RM had seen an 8.4% increase from 548 persons in 2006 to 594 persons in 2011<sup>1</sup>. With the expected increase in the provincial economy and growth in and surrounding the City of Moose Jaw, the RM recognizes the importance of having a plan in place to accommodate anticipated growth in a responsible and organized way.

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

## 1.6 Purpose of the OCP

This OCP will serve as the decision making tool for Council, Administration and current and future stakeholders - it will be the long term growth vision for the RM of Baildon.

### **RM of Baildon's Development Standard Objectives:**

Municipal regulations shall be in keeping with, and not duplicate senior government requirements and guidelines and shall be designed to:

- i. Maximize resource management and protection (i.e. agricultural operations, wildlife habitats, etc.)
- ii. Maximize land use compatibility
- iii. Minimize nuisance
- iv. Maximize efficient Municipal services
- v. Maximize public safety (i.e. ensure fire prevention and water supply quality)
- vi. Maximize natural environmental protection, particularly on environmentally sensitive areas ( i.e. from water pollution, soil and vegetation disruption and air pollution)

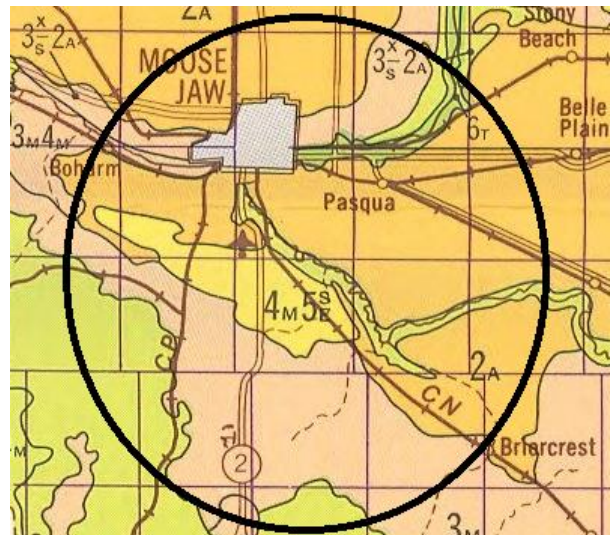
## 2 AGRICULTURE

The Rural Municipality of Baidon No. 131 is an agricultural community. Council would like to ensure that agriculture will continue to play the primary role in the economy. A growing concern throughout the Province is the increase in demand for residential development. Large residential subdivisions have the potential to weaken agricultural resources and create land use and servicing pattern conflicts. While some smaller subdivisions of land are necessary, the RM of Baidon No. 131 finds it important to retain large tracts of land for agricultural production and related uses. Therefore, the main goal is to encourage and protect a wide range of agricultural development.

According to the Canada Land Inventory ratings, the majority of the lands within the RM lie in Class 4. These soil types limit the range and diversity of crops that can produce within the RM. Because of this, mixed farming and livestock production are predominant within the RM. Value-added agribusiness also plays a key role in the growth and expansion of the economy.

### Classes

|         |   |
|---------|---|
| Class 1 | Soils in this class have no significant limitations to use for crops.   |
| Class 2 | Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices.        |
| Class 3 | Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices |
| Class 4 | Soils in this class have severe limitations that restrict the range of crops or require special conservation practices, or both.  |



### 2.1 Goal:

**To continue to support farming as an industry and way of life:** New opportunities that support and enhance the rural lifestyle and economy will be encouraged and incompatible land uses will be discouraged.

### 2.2 Policies

The following policies will be applied to all lands zoned Agriculture in the RM:

- a. A range of agricultural related uses will be included within the zoning bylaw to encourage diversified agriculturally related business development in addition to agricultural production.
- b. Agriculture activities such as field crops, pastures and non-intensive livestock operations will not be restricted.

- c. Intensive agricultural operations, commercial agricultural and intensive livestock operations will be considered discretionary uses in the Agricultural District of the Zoning Bylaw. Any expansion of an operation to provide for a greater number of animal units, or a change in an operation which alters the species of animal, shall require a new discretionary use approval.
- d. The RM may restrict intensive development that will have a detrimental effect on environmentally sensitive areas or areas with demonstrated significance such as, but not limited to, historical, cultural or archaeological.
- e. The RM 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.
- f. The Zoning Bylaw will include regulations to encourage development which is orderly, easily serviced and accessible, responsive to health, safety and environmental objectives and is aesthetically pleasing.
- g. Subdivision
  - i. Two subdivisions will be allowed on agricultural lands (3 separate titles per quarter section).
  - ii. Where a part 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 **two subdivisions provided for in 3.2(g)(i) at Council's discretion**. Site size requirements in the Zoning Bylaw will apply.
  - iii. All new and upgraded accesses and services shall be provided by the developer. All applicable setbacks shall comply.
  - iv. Subdivisions shall be located adjacent to a developed road.
  - v. A buffer of 20 feet from the proposed subdivision line may be required in residential subdivisions where a separation between residential uses and agricultural development is needed to avoid incompatibility. The buffer may be in the form of planted trees, stone fencing, or other landscaped features and will be at Council's discretion.
  - vi. Development on hazard lands will be restricted and may require recommendations through professional reports.
  - vii. 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.

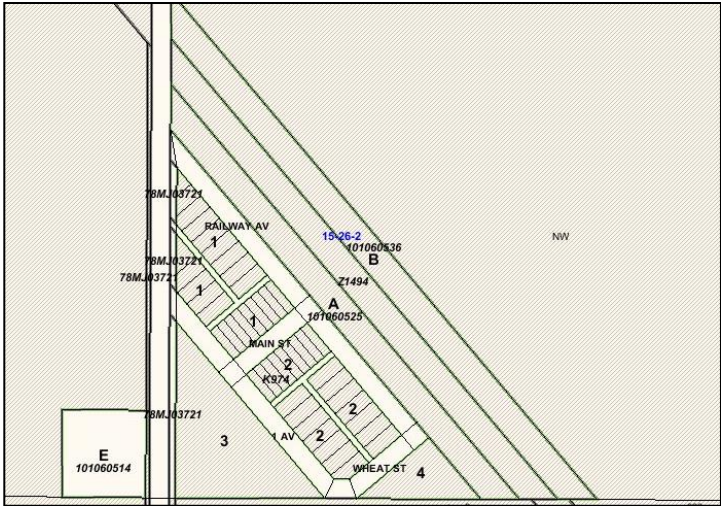
- viii. Subdivisions will be encouraged to locate where services exist; if the construction or upgrade to a specific service is required, the developer shall be responsible for all costs.
  
- h. Resource Extraction
  - i. Mineral resource exploration and development will be accommodated in the Zoning Bylaw as a permitted use.
  - ii. The approval of a development will be based on the results of any required environmental impact assessment, reclamation plan approval, availability of appropriate water and other resource supplies, compatibility of the operation with adjacent residences and other uses, and arrangements proposed for development or upgrading of necessary municipal services including the standard of roads necessary to support the development.
  
- i. Sand and Gravel
  - i. Sand and gravel development will be a discretionary use in the Zoning Bylaw.
  - ii. The approval of a development will be based on the criteria listed in the Zoning Bylaw including but not limited to: compatibility of existing and planned land uses, the disturbance to the environment and aquifers, the impact on municipal services and infrastructure, and the reclamation plan.
  
- j. Agri-Business
  - i. The Zoning Bylaw will make provision for agribusiness developments on farms that support the operation of agriculture in the municipality.
  - ii. The approval of a development will be based on the compatibility of the value added agribusiness with neighbouring land uses and the services and infrastructure available to the site.

### 3 HAMLET

The RM of Baidon includes the Hamlets of Baidon, Tilney and Crestwynd. Service provision within the hamlet areas is varied. In all areas there are existing lots which, by today's standard, are small. Where developments are proposed on sites that do not comply with the district regulations, the consolidation or parcel tie of existing lots may be required.

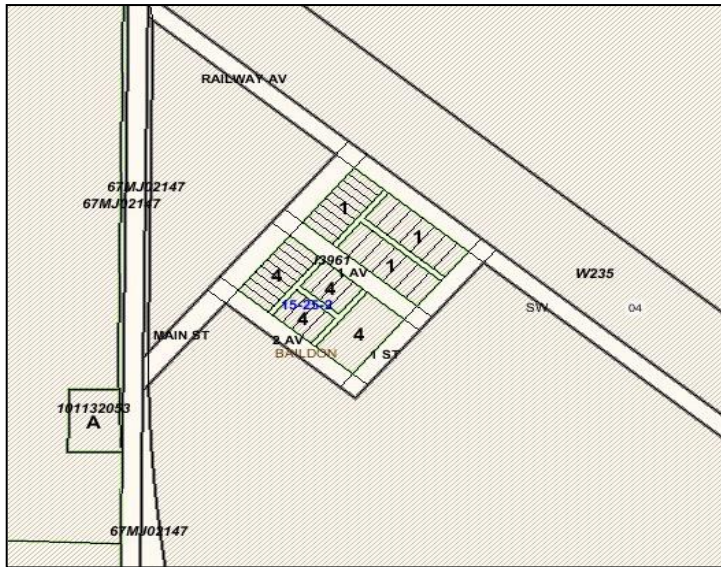
#### Hamlet of Baidon NW1/4 – 24-15-26

The Hamlet of Baidon has power, City of Moose Jaw water as well as sewer and gas services. The services available to the residents make this an area where growth and revitalization will be encouraged.



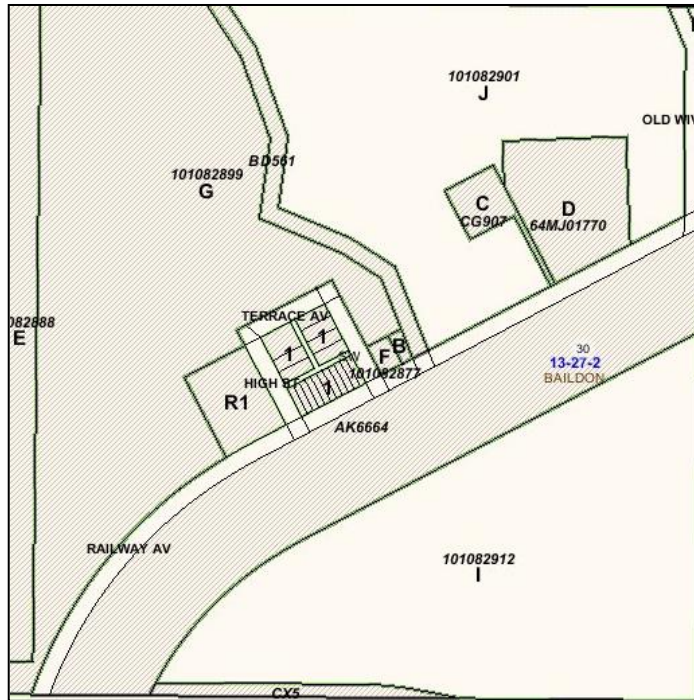
#### Hamlet of Tilney SW ¼ - 4-15-25

The Hamlet of Tilney does not provide services to the residents.



### Hamlet of Crestwynd SW ¼ - 30-13-27

The Hamlet of Crestwynd does not provide services to the residents.



#### 3.1 Goals

- a. To provide direction for growth for hamlet areas within the RM by specifying where and how growth will occur based on the services available in the area.
- b. To minimize the potential for conflict between different types of land uses.
- c. To create more active communities.

#### 3.2 Policies

The following policies will apply to all lands zoned as Hamlet District (H):

- a. Duplication of community services, such as recreational facilities, community facilities or utility services is not financially sustainable and the RM will work with Hamlet areas and adjacent municipalities to provide appropriate sustainable municipal services.
- b. Where allowed, all subdivisions shall be located adjacent to an existing developed road and shall be serviced to meet municipal standards.
- c. Future urban type development is encouraged to locate within the Hamlet of Baidon and prior to development taking place, sites may be required to be consolidated or acquire a parcel tie to comply with the regulations of the Zoning Bylaw.

- d. The RM will endeavour to pursue more water connections within the Hamlet of Baidon to facilitate growth.
- e. The Hamlet of Crestwynd and the Hamlet of Tilney do not have the services needed for growth and therefore the RM will endeavor to transition these areas back to agricultural land within the next 5 to 10 years. Consolidation of lots for the dissolution of the Hamlet area will be encouraged.
- f. Orderly development is encouraged to avoid congestion and unattractive development.

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## 4 COMMERCIAL

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The RM currently has some commercial development within its jurisdiction; mostly related to agriculture. The RM understands the potential for commercial growth due to the proximity of the RM to the City of Moose Jaw. The RM wants to ensure commercial development is located in areas that will reduce the infrastructure costs to the RM; including maintenance costs. The RM will set locational standards based on the type of commercial development proposed.



### 4.1 Goal

**To provide for business development opportunities including commercial and industrial uses in suitable areas of the RM and to ensure that business development occurs in a manner which minimizes negative impacts on surrounding land uses and the environment.**

### 4.2 Policies

- a. The RM supports and encourages commercial development, which is not related to agriculture, to locate along Highway 2, identified on the Future Land Use Map. Due to the easy and existing access for the travelling public, this area has been identified as being suitable for commercial development.
- b. The RM encourages agricultural commercial development to locate on properties adjacent to existing roads that are of a standard to accommodate the business. Typically the road standard minimum will be a paved or heavy haul road, although Council may make exceptions if the developer provides information that the road will withstand the business traffic while not impeding the existing users of the road and adjacent properties.

- c. Council will accommodate uses that provide business development in the Zoning Bylaw in a manner that does not create conflicts with neighboring uses, jeopardize reasonable development potential, create significant environmental concerns or result in excessive costs to the municipality.
- d. All commercial development shall have adequate services, including roads and utilities that meet municipal standards.
- 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.
- f. The Zoning Bylaw will include regulations to encourage development which is orderly, easily serviced and accessible, responsive to health, safety and environmental objectives and is aesthetically pleasing.
- g. The Zoning Bylaw will make provisions for an appropriate mix of commercial and industrial land uses as either permitted or discretionary uses in suitable districts in the Zoning Bylaw.
- h. The applicant will be required to supply supporting information from a qualified engineer where commercial or industrial development is proposed in areas that may be potentially hazardous due to flooding, erosion, soil slumping, or high water table.
- i. The approval of a development will be based on the compatibility of the development with existing or planned neighbouring land uses, the services and infrastructure available to the site (including the requirement for direct access to and from Highway No. 2), the provision of storm-water retention and management, and the design and phasing of development.
- j. A concept plan will be required for the site if a phased development proposal is planned for the site.
- k. Land that is protected for wildlife habitation, protected for cultural or heritage preservation, or land that has high potential for sand, gravel or mineral deposits shall not be used for business development.
- l. The primary location for commercial services for the travelling public shall be able to provide safe access and egress to a highway.
- m. In consultations with the Ministry of Highways, vehicular access should make efficient use of subject lands and ensure that the standards of safety, convenience and speed existing for the subject highway(s) are not jeopardized.
- n. New developments and or subdivisions shall be planned with future service roads in mind to avoid loss of land for future development where service roads may be required.

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## 5 AIR BASE – 15 WING MOOSE JAW

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Through consultations with 15 Wing Moose Jaw, the key issues for future development include building and structure height, developments that create emissions such as dust or smoke and bird hazards. An overlay district will protect the areas that play a key role in the air bases function. Council will consult with the air base for developments that fall outside of the overlay district that may obstruct its function, such as wind energy facilities, solid waste disposal sites and telecommunication towers.

### 5.1 Goal

**To coordinate planning efforts so that future Base development is compatible with adjacent or nearby land uses and that the interests of the surrounding agricultural community be protected** – consultation and communication is important to ensure the interests of all stakeholders can be met.

### 5.2 Policies

- a. The Zoning Bylaw will include an overlay district to protect lands that are necessary for the operational requirements of 15 Wing.
- b. The Zoning Bylaw will include regulations to ensure land use compatibility, to minimize environmental disruption and ensure public safety for future developments.
- c. Council will take into consideration building height, emission of nuisance and bird hazard when reviewing developments within the Overlay District.
- d. Within 21 miles (33 km) of the Overlay District, any development that may create obstacles or limitations in regards to bird hazards, building height, or emissions of nuisance such as smoke/dust, will be referred to the 15 Wing Air Base. Any requirements may be attached as conditions to the development permit.

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## 6 INFRASTRUCTURE and SERVICES

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Council's main concern with future growth is to ensure that development minimizes the financial burden on the existing residents of the RM. Services should be provided in an economical and efficient manner. An efficient and effective road network is important; therefore future development is encouraged where these services exist. The majority of the water and sewer services in the RM are private individual systems.

### 6.1 Goal

**To encourage development and growth in areas that are sustainable and economical for the long term maintenance of infrastructure:** The RM encourages road, utility, parks, and other services at a standard appropriate to the area, and would like to ensure that development will support the cost of those services. Existing public utilities should be utilized to their optimum capacity and benefit.

### 6.2 Policies

- a. All development shall require direct access to a developed road. In consultation with the Ministry of Highways, service roads may be required to ensure functional vehicular access.
- 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 services, Council may enter into a development levy agreement with the developer, pursuant to *The Planning and Development Act, 2007* and the RM's Development Levy Bylaw, 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 may 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. When utilizing a municipal utility or service provided by another municipality, a servicing fee or development levy may be put towards the cost of construction or expansion of that facility.
- f. Where a new subdivision or development requires the installation of services such as roads, sewer and/or waterlines, etc. development permits may not be issued until those services have been completed to the satisfaction of Council.
- g. Access and internal subdivision roads should be designed with the consideration for emergency service access, school bus access and road maintenance and snow clearing.
- h. 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.

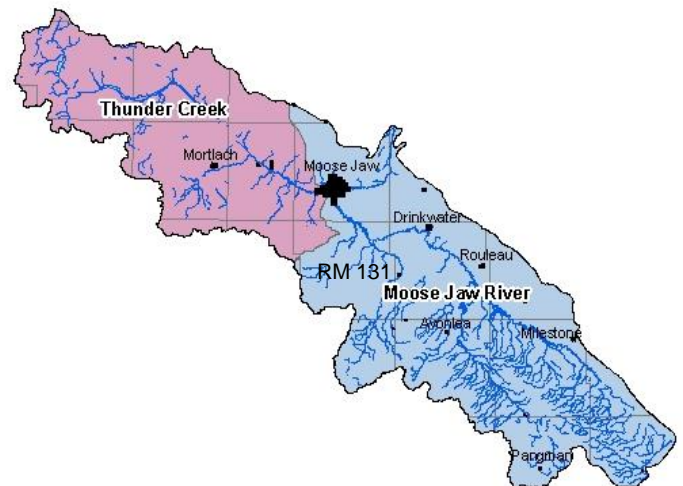
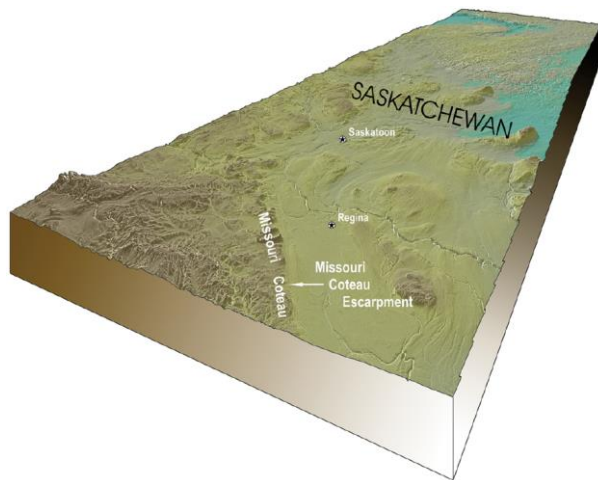
- i. Waste Disposal:
  - i. Solid or liquid waste disposal facilities shall be located in conformity with applicable minimum separation distances established within the zoning bylaw.
  - ii. Waste management shall meet all applicable provincial regulations.
- j. Council will require adequate water supply and sewage disposal systems for proposed developments that meet the requirements of the local health authority. The water supply of neighboring developments shall not be adversely affected by the proposed development. The Municipality may require written evidence that the disposal method has been approved/ an application has been made by/to the Health District before a development permit can be issued.
- k. Public Utilities:
  - i. New public utility facilities and linear utilities shall be located so as to achieve the following: maximum public benefit; minimum municipal construction and maintenance costs; minimal disruption to existing developments, public utilities and natural environment; and conformity with plan policies and zoning development standards.
  - ii. Where developers are required to provide public utilities as a condition of development or subdivision approval, any assurances as to performance that Council may consider necessary, and liability insurance may be required from a developer, as part of a Development Levy Agreement or Servicing Agreement, or as a Development Permit requirement.
- l. Onsite water supplies are encouraged for developments located in the Agricultural District and, where feasible, public central water systems in residential and commercial districts (i.e. Highway Commercial and Hamlet).
- m. Council may require developers to provide professional, certified hydrological and servicing reports, regarding: the availability of a potable and sufficient water supply to service development; how the water is to be made available to service the development; and evidence that the proposed water service will not deplete or pollute existing water supplies and the ground water.

## 7 NATURAL ENVIRONMENT

Environmentally sustainable planning is an important aspect of planning. The conservation and protection of hazard lands needs to be taken into consideration when submitting and reviewing development proposals. Council recognizes that there is a need to protect development from hazardous areas and a need to protect environmentally sensitive areas.

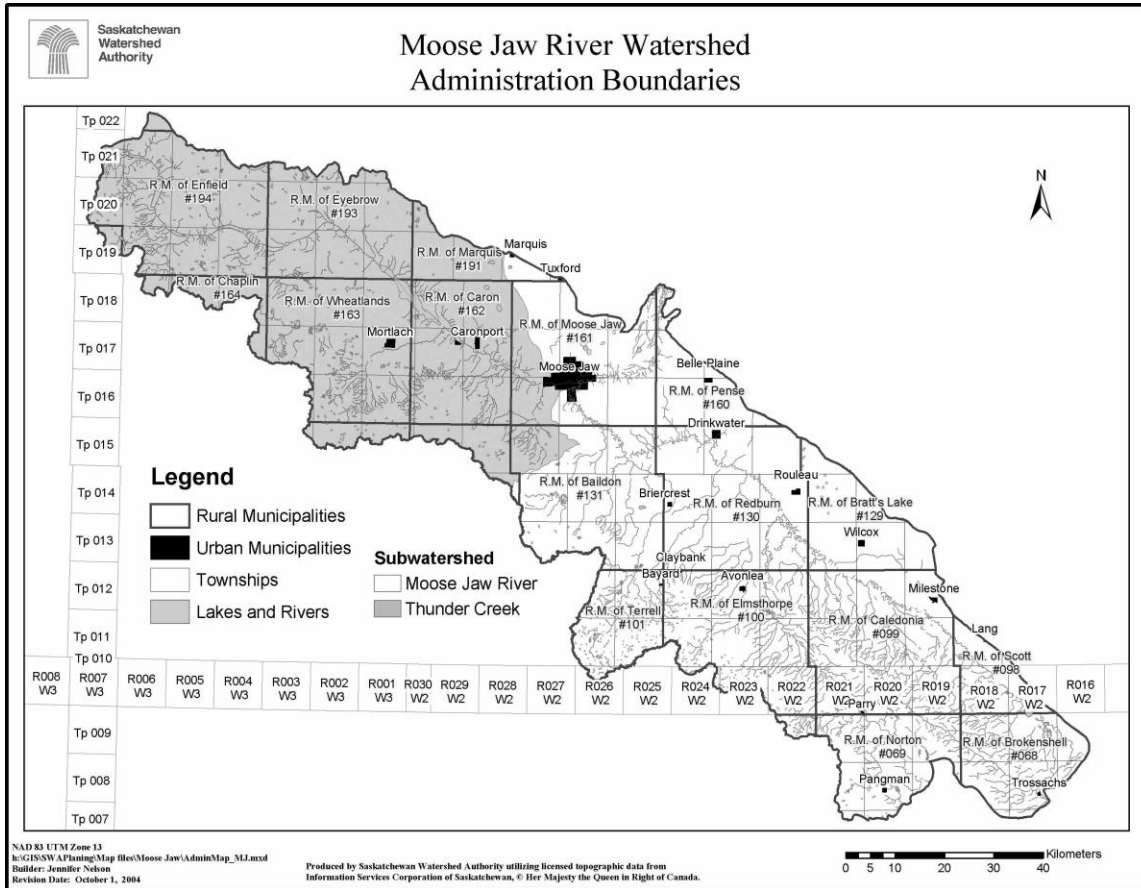
The Moose Jaw River is a known flood prone area. Flooding typically occurs outside the river banks once every five years. Flooding also occurs regularly and after rainfalls, northeast of the hills within the Missouri Coteau. The Missouri Coteau, is a narrow band of prairie upland that stretches from southern Saskatchewan to South Dakota. In Saskatchewan, the Coteau is a hummocky, pothole-dotted grassland underlain by thick glacial sediments. Approximately 15 to 40 km in width, it is bordered on the east by a prominent linear escarpment, and on the west by undulating topography and thinner glacial sediments.

Where development is proposed in these areas, the appropriate agencies will be consulted and mitigation measures will be applied. The RM of Baidon is part of the Moose Jaw River Watershed.



Source: Encyclopedia of Saskatchewan  
[http://esask.uregina.ca/entry/missouri\\_coteau.html](http://esask.uregina.ca/entry/missouri_coteau.html)

Source: Water Security Agency



## 7.1 Goal

**The RM encourages development that doesn't create negative impacts on the environmental and natural resources:** Development may be restricted in areas where hazard and/or environmentally significant lands exist. Critical water supply resources including both ground and surface water resources will be protected.

## 7.2 Policies

### a. Hazard Land:

- i. Where development is proposed in an area that may be prone to flooding, the Developer will be responsible to provide information on the elevation of their proposed development with the assistance of a hydrological engineer or surveyor or through the Water Security Agency.
- ii. The RM will prohibit the development of new buildings and additions to buildings in the flood way of the 1:500 year flood elevation of any watercourse or water body.

- iii. The RM will require flood-proofing of new buildings and additions to building to an elevation of 0.5 metres above the 1:500 year flood elevation of any watercourse or water in the flood fringe.
  - iv. Where development is proposed in an area that may be hazardous or potentially hazardous due to physical or nature features, Council may require the developer to provide professional, certified environmental, geotechnical or hydrological report. Council may refuse to authorize development of structures on such land or may authorize such development only in accordance with specified mitigation measures. Council may defer a decision until suitable professional analysis has been submitted.
  - v. The professional report(s) shall include any of the following requirements:
    - 1. Constraints – identify all on and off-site environmental, development and servicing constraints and hazards.
    - 2. Alternatives – identify the safest and most cost-effective alternatives and methods by which the subject site can be developed, serviced and environmentally protected.
    - 3. Development standards – identify suitable design, development, construction, servicing and other standards, to achieve safe, cost-efficient development.
    - 4. Certification – certify that the proposed development (eg. location, siting, servicing) is designed and constructed to the identified and Council - accepted development standards.
    - 5. Results from the report(s) may be attached as conditions to the development.
  - vi. The RM may refer the reports to professional consultants and provincial agencies for evaluation, prior to permit review.
  - vii. A development may be refused if the proposed actions by the developer are inadequate to address the adverse conditions or will result in excessive municipal costs.
  - viii. Sanitary landfills and lagoons shall not be located on hazard lands.
- b. Significant Resource Management
- i. Council will work with agencies of the provincial government to protect any significant heritage resources, crown lands, conservation district, critical wildlife habitat, or rare or endangered species. Where significant potential has been identified to Council, Council may postpone decisions until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained.
  - ii. Where unique ecological habitats exist, including wildlife and vegetation, they shall be preserved. Protective development standards may be applied.

- iii. Council encourages that future development will not have a detrimental impact on the conservation and development areas (C&D) and the Baidon Water User areas.
- c. Soil, Water and Drainage
- i. Council may deny a permit to any development that may significantly deteriorate the land resources or deplete or pollute ground water sources.
  - ii. Future development and subdivisions within the RM shall not negatively impact drainage pattern(s) and ditches.
  - iii. Council shall encourage throughout the Municipality, and may require for all new development and subdivisions sites, adequate surface water drainage, to avoid flooding, erosion and pollution. Consideration shall be given to the ecological, wildlife habitat and/or drainage effects of development, including upstream and downstream implications.
  - iv. Council promotes development that minimizes soil erosion and soil cover disruption, in an effort to avoid pollution, slope instability, silting and the undesirable alteration of surface drainage and groundwater patterns or systems.
  - v. Development shall not needlessly destroy existing trees, unique flora or other vegetation. The planting of new vegetation or the installation of other protective measures shall be encouraged in conjunction with new development and throughout the RM.
- d. Moose Jaw River
- i. Where development is proposed adjacent to the Moose Jaw River and any adjoining runoff stream, river or coulee, the policies within this Section will apply.
  - ii. The Future Land Use Map attached to and forming part of this bylaw identifies the flood hazard referral areas within the RM.
- e. Safety
- i. Development and environmental modifications shall be designed, constructed and maintained to achieve pedestrian, vehicular, occupant and employee safety.

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## 8 HISTORY, CULTURE and RECREATION

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The RM of Baidon has a historical presence that is recognized within the region. To maintain the historical importance, this plan will aim to protect significant areas.

The following have been designated as Municipal Heritage Properties: (Land Locations)



### **Claybank Brick Silo**

Date of Origin: 1924-1925

Historic/Current Use: Granary or Silo

Associated with: Calvin (H.C.) Mercer

Date of Recognition: January 7, 2008



### **McCabe's Grain Elevator**

Date of Origin: 1913

Historic Use: Grain Elevator

Current Use: Museum

Associate with: McCabe Grain Company

Date of Recognition: January 7, 2008

### **Sukanen Ship Pioneer Village Museum**

Although not entirely recognized as a designated heritage property, the RM is also home to the Sukanen Ship Pioneer Village Museum. The Museum site covers 40 acres and includes: a pioneer village; a farmyard {house and barn}; Tom Sukanen's ship; Diefenbaker Homestead; McCabe's grain elevator {former Mawer Sask}; as well as other buildings containing various antiquities. The museum attracts numerous visitors from the region and province.



Source: <http://www.sukanenmuseum.ca/frames.html>

### 8.1 Goal:

**To protect the existing cultural and historically significant properties, buildings and structures and strengthen recreational opportunities within the RM:** By allowing a variety of uses within the zoning bylaw, Council will consider the development of open space and tourism opportunities.

### 8.2 Policies

- a. Regulations (i.e. site size, setbacks, etc.) may be relaxed within the Zoning Bylaw for cultural and historical developments at Council's discretion.
- b. The Zoning Bylaw will allow for a variety of recreational uses.
- c. Council may require dedicated lands for potential recreational or tourist facilities, services and areas.
- d. Dedicated Lands:
  - i. At the time of subdivision, money in lieu of municipal reserve land will be preferred unless the dedication of land for municipal reserve is required for municipal development opportunities.
  - ii. Environmental reserve dedication may be requested during a subdivision for lands that have environmental constraints.
  - iii. 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.
- e. Tourist developments (such as bed and breakfast operations and vacation farms) will be discretionary uses in the Zoning Bylaw.
- f. Campgrounds and other public or commercial recreational uses will be discretionary uses in the Zoning Bylaw.
- g. Where development is being proposed adjacent to a heritage site, the RM may require the developer to consult with the appropriate provincial agency prior to issuing a development permit.

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## 9 IMPLEMENTATION OF POLICIES

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### 9.1 Zoning Bylaw

The Rural Municipality will implement their Zoning Bylaw which will be the principal method of implementing the objectives and policies contained in this Official Community Plan.

### 9.2 Content and Objectives

The Zoning Bylaw will implement the land use policies contained in this Official Community Plan by prescribing and establishing zoning districts. The Zoning Bylaw will contain the following districts:

(1) AGRICULTURAL DISTRICT

The objective of this district is to provide for the primary use of land in the form of agricultural development and associated agricultural uses. Other uses compatible with agricultural development are also provided for as well as location dependent natural resource development. Fragmentation of agricultural land in this district generally will be avoided. The Hamlets of Tilney and Crestwynd will be zoned as Agricultural District.

(2) HAMLET DISTRICT

The objective of this district is to provide for urban density development of residential and associate commercial or industrial development which do not directly support agriculture. Only the Hamlet of Baidon will be zoned as Hamlet District.

(3) HIGHWAY COMMERCIAL DISTRICT

The objective of this district is to provide for commercial and industrial development uses within the RM on lands along the identified commercial corridor.

(4) 15 WING OVERLAY DISTRICT

The objective of this district is to provide regulations for lands that fall within 15 Wing Moose Jaw. The protection of these lands is necessary for the operation requirements of 15 Wing Moose Jaw.

### 9.3 Amendments

Council may consider adding new zoning districts to their Zoning Bylaw, however the objectives of this Official Community Plan must be complied with. If there is a need to amend the objective contained within this Official Community Plan Council must pass a bylaw to accept the amendment to the plan. Amendments may provide for a greater density of development than initially considered in this plan, changes to objectives if supporting documents are accepted, or other changes as accepted by Council.

## **9.4 Other Implementation Tools**

### **9.4.1 Regional Planning**

- 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 Baildon 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. To coordinate planning and growth, the RM will consult with provincial and federal government agencies and other communities and/or organizations.
- c. Pursuant to Section 32.1(1) of *The Planning and Development Act, 2007*, Council may enter into an inter-municipal development agreement with another municipality to address issues that cross jurisdictional boundaries.

### **9.4.2 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.

### **9.4.3 Administration**

- a. This Official Community Plan is binding Council and all development within the RM of Baildon.
- 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.

### **9.4.4 Definitions**

- a. The definitions contained in the Zoning Bylaw shall apply to the Official Community Plan.