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Rural Municipality of  
**Wheatlands**  
No. 163

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# Official Community Plan

Bylaw No. 04-2025

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**Rural Municipality Of Wheatlands No. 163**

**Official Community Plan Bylaw No. 04-2025**

1. Pursuant to Sections 29 and 32 of *The Planning and Development Act, 2007*, the Council of the Rural Municipality of Wheatlands No. 163 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 20<sup>th</sup> day of FEBRUARY, 2025

Read a Second Time the 9<sup>th</sup> day of JULY, 2025

Read a Third Time and Adopted the 9<sup>th</sup> day of JULY, 2025

[Signature]  
Reeve

[Signature]  
Administrator



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

on the 9<sup>th</sup> day of JULY, 2025



**Schedule A**

Rural Municipality of Wheatlands No. 163

Official Community Plan

Bylaw No. 04-2025

March 2025

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# 1 INTRODUCTION

## 1.1 Authority

In accordance with Sections 29, 32 and 102 of *The Planning and Development Act, 2007 (The Act)*, the Rural Municipality of Wheatlands No. 163 (RM) has prepared this document for adoption as the Official Community Plan (OCP). The OCP will provide Council with goals, objectives and policies relating to the future growth and development within the RM.

## 1.2 Purpose

The OCP is a comprehensive policy document that establishes the RM's vision for the future and a framework for the physical, economic, environmental, social, and cultural development of the municipality. In this sense, it is a tool to guide future decision making and administrative procedures. All other related RM policies, standards, and bylaws should reflect the direction of the OCP. Should there be any direct conflict with another RM policy or bylaw, then the position that aligns best with the OCP shall prevail. The OCP must also be consistent with *The Statements of Provincial Interest Regulations (SPIs)* and all other provincial land use policies.

## 1.3 Scope

This bylaw shall apply to all the lands within the limits of the RM and no development shall be carried out that is contrary to the OCP.



## **2 GENERAL DEVELOPMENT GOALS & POLICIES**

### **2.1 Our Goals for Growth**

The RM will:

- 2.1.1 Diversify its economy by building on strengths within the community which includes our vibrant resource sector, sustainable agricultural practices, tourism and recreation, diverse commercial establishments and our capacity to sustain a healthy environment;
- 2.1.2 Utilize planning processes and stakeholder collaboration to reduce exposure and impacts of natural hazards and build community resiliency;
- 2.1.3 Promote and preserve our heritage and culture;
- 2.1.4 Strengthen the RM by building a healthy and diverse RM by sharing resources, and working cooperatively with adjacent municipalities, government agencies, First Nations and Métis Communities and stakeholders;
- 2.1.5 Enable responsible and environmentally compatible development by preserving and protecting existing natural features and habitat while encouraging development to appropriate areas of the RM;
- 2.1.6 Include opportunities to improve our transportation systems, utilize more sustainable practices, and focus on providing efficient services to our residents in future decisions;
- 2.1.7 Embrace the rural character of the RM by ensuring that agriculture remains the primary land use and way of life in the RM while allowing the expansion of different land uses in the economy.

### **2.2 General Development Policies**

- 2.2.1 Development and new subdivisions shall be encouraged to locate where appropriate services and infrastructure exist or are planned to support the intensity and type of development.
- 2.2.2 The RM will provide for a mix and range of development including agriculture, commercial, residential, and recreation in order to promote economic development opportunities. Rural areas will be differentiated from urban areas by less dense development and larger land parcels where agricultural and resource development activities are the dominant land use within the RM.
- 2.2.3 When reviewing applications for development, consideration shall be given to the proposals conformity with this OCP. Major deviations from this Plan will require an amendment approved by Council.



2.2.4 Development shall complement the natural environment and not cause any undue hardship to environmental resources.

2.2.5 Agreements

- a) Where a proposed development requires the construction or upgrading of municipal 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 recover capital costs for the following services and facilities:
  - 1) Sewage, water or drainage works;
  - 2) Roadways and related infrastructure;
  - 3) Parks;
  - 4) Recreational facilities.
- b) 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 RM pursuant to *The Planning and Development Act, 2007* to cover the installation or improvements directly attributable to the development.
- c) Where a new subdivision or development requires the installation of new or upgrading of existing 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.
- d) Council may enter into Road Maintenance Agreements pursuant to *The Municipalities Act* to ensure that costs for road repair are appropriately recovered.

2.2.6 Large scale development shall be guided by Concept Plans pursuant to Section 44 of *The Planning and Development Act, 2007*.

2.2.7 Council may require the Developer to provide the RM with the necessary information to properly assess the following applications:

- a) OCP and Zoning Bylaw amendments;
- b) Subdivision applications; and
- c) Development permit applications.

2.2.8 The Developer should address the following concerns in their development permit application:

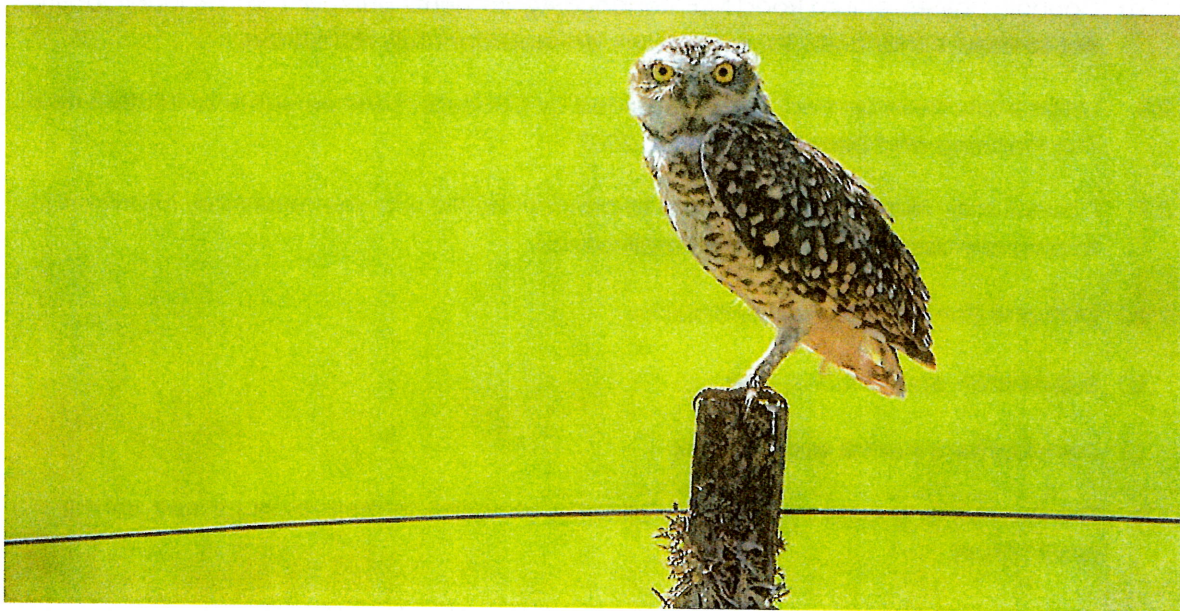


- a) Conformity with the policies of the OCP and the Zoning Bylaw;
- b) Conformity with provincial and federal regulatory jurisdictions;
- c) Site suitability in terms of hazards such as flooding, erosion, slope instability or poor drainage with a geotechnical report from a qualified engineer;
- d) Site suitability in terms of topography, critical wildlife habitat, or other environmental factors;
- e) Site suitability in terms of heritage sensitivity;
- f) Cost-benefit analysis of the proposal;
- g) An outline of appropriate levels of servicing and terms of the servicing agreement; and
- h) Other information as may be required by Council.

2.2.9 The RM will work with adjacent municipalities and First Nations and Métis communities when necessary to ensure complementary and compatible future growth and development.

2.2.10 The RM will develop an asset management plan to better manage change and to ensure growth will not place an undue strain on municipal infrastructure or public services.

2.2.11 Future subdivisions will be evaluated based on the consideration of the number of unsold and undeveloped sites in adjoining developments.



*The burrowing owl (athene cunicularia) makes its home in the Coteau Hills that taper off in the RM*



## **3 MUNICIPAL SERVICES & INFRASTRUCTURE**

### **3.1 Discussion**

Council recognizes that the planning and management of development are required to ensure the provision of cost-effective municipal services that don't create a financial burden on the RM. The primary servicing and administrative concerns of the RM have been to provide and maintain roads; however, it is also recognized that there is an increasing public expectation for other services from the RM.

### **3.2 Objectives**

- 3.2.1 To promote growth and development that uses existing services and infrastructure in a cost effective and efficient manner.
- 3.2.2 To ensure adequate services are provided to future developments through existing, upgraded or new municipal infrastructure.
- 3.2.3 To improve the capacity and efficiency of services and facilities by entering into regional partnerships with neighboring urban and rural municipalities where appropriate.
- 3.2.4 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.
- 3.2.5 To provide a municipal road network that accommodates anticipated traffic movements and provides a safe, effective and efficient link to the Provincial Highway system.

### **3.3 Policies**

- 3.3.1 Where a development or subdivision requires new or improved municipal services and roads, the proponent will be responsible for all costs associated with providing the services. Council may establish standards to which services and roads will be designed and constructed. Council may require a proponent of development to undertake an engineering study that identifies the infrastructure and services required to support the development.
- 3.3.2 Roads and Transportation
  - a) All development shall require direct access to a developed road. A developed road shall mean an existing good-quality road on a registered right of way, or a road for which a signed servicing agreement has been made with Council to provide for the construction of the road on a registered right of way to a standard approved by Council.



- b) Development will be encouraged where roads and services currently exist. The future land use map identifies key transportation corridors that could support future development with the least amount of new road infrastructure.
- c) The RM will ensure, through the subdivision and development process, that the future acquisition for highway right-of-ways are protected from land uses which may affect them.
- d) Access and internal subdivision roads should be designed with the consideration for emergency service, school bus and maintenance equipment access. Safe and efficient access shall be integrated at all stages of the planning process.
- e) Where high volumes of truck traffic exist or is anticipated, the RM may designate certain roads as truck routes in order to limit deterioration of the municipal road system and to minimize safety and nuisance factors with adjacent land uses.
- f) All developments shall ensure safe access and egress from adjacent roadways without disrupting their transportation function; the RM may require certain developments to have consolidated access at major points of intersection of provincial highways and/or municipal roadways.
- g) All proposals within the areas of the Provincial Highways will be subject to review by the Ministry prior to the issuance of a development permit.
- h) Future residential developments shall take into consideration the *Guidelines for New Development in Proximity to Railway Operations* document.
- i) Consultation with the railway may be required prior to issuing a permit for the proposed development or prior to proceeding with a subdivision. Consultation is needed in order to determine:
  - 1) The location of the site in relation to the rail corridor;
  - 2) The nature of the proposed development;
  - 3) The frequency, types, and speeds of trains travelling within the corridor;
  - 4) The potential for expansion of train traffic within the corridor;
  - 5) Any issues the railway may have with the new development or with specific uses proposed for the new development;
  - 6) The capacity for the site to accommodate standard mitigation measures;
  - 7) Any suggestions for alternate mitigation measures that may be appropriate for the site;



- 8) Proposed stormwater management and drainage; and
- 9) The specification to be applied to the project.
- j) Proposed development which may be adversely affected by noise, dust and fumes from roadways and railways should be encouraged to locate where there is adequate separation from these corridors and/or to incorporate sound barriers or landscaped buffers, site grading, fencing, and/or berms to mitigate these impacts.

### 3.3.3 Services

- a) Where pipelines, utility lines or other transportation facilities cross municipal roads the RM may apply special standards for their construction that are necessary to protect the municipal interest.
- b) Solid or liquid waste disposal facilities shall be located in conformity with applicable minimum separation distances established within the Zoning Bylaw.
- c) The RM will require adequate water supply and sewage disposal systems for proposed developments which meet the requirements of the local health authority. The water supply of neighboring developments shall not be adversely affected by the proposed development.
- d) All sewage and waste water disposal methods shall comply with Provincial regulations. The RM will require written evidence that the disposal method has been approved by the health authority either as a condition of development permit approval or before a development permit for the use on the site is issued.
- e) Solid waste management shall meet all applicable provincial regulations.
- f) Cooperation will be encouraged with utility providers to ensure the provision of their services is economical and efficient. Prior to the installation of major utility systems, utility companies are encouraged to consult with the RM.
- g) Separation distances from existing public works facilities shall conform to Provincial regulations.
- h) When planning and locating public works, the RM will take into consideration risks to future and existing public work facilities and infrastructure associated with climate change (i.e. wildfires, flooding, emergency preparedness and disaster response), insofar as is practical based on available climate data and information.
- i) Where possible, the RM will work with other municipalities in the region to pursue comprehensive waste management plan for solid waste management, and plan for future water utility provisioning and wastewater disposal.



- j) Development which requires water shall be adequately serviced with a sufficient water supply either on site or by a central water system depending on the nature and intensity of use.
- k) Development which requires sewage facilities shall be adequately services with an approved-on site or central sewage system in according with Provincial and Municipal requirements.

## **4 LAND MANAGEMENT**

### **4.1 Discussion**

The RM has a diversified economy with strong agricultural land uses that must be managed sustainably to protect existing land owners as well as future developments.

### **4.2 Objectives**

- 4.2.1 To encourage developmental practices that can be sustained by the environment without significant pollution, nuisance, or damage to environmental resources.
- 4.2.2 To restrict development on hazardous lands or where special land considerations exist such as slope instability, erosion, flooding, slumping or other environmental hazards.
- 4.2.3 To protect defined areas of critical habitat.
- 4.2.4 To protect critical water supply resources including both ground and surface water resources.
- 4.2.5 To cooperate with municipal, provincial and federal authorities as well as property owners to promote healthy, safe, and environmentally responsible use of land.

### **4.3 Policies**

#### 4.3.1 Conservation, Wildlife Habitat and the Environment

- a) Council will support farming practices and developments that conserve soil, improve soil quality, conserve moisture, and protect water supplies. Council may deny a permit to any development that may significantly deteriorate the land resources or deplete or pollute ground water sources.
- b) Council will work with agencies of the provincial government to protect any significant critical wildlife habitat, Fish and Wildlife Development Funds Lands, Conservation Easements, Grazing Coop or rare or endangered species. Where significant potential



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.

- c) Service and utility maintenance that is not environmentally sustainable, such as applying used oil to municipal roads, will not be an acceptable practice.
- d) Council may specify uses which will be subject to special regulations or list prohibited discretionary or permitted uses in order to protect environmentally sensitive land.
- e) The Zoning Bylaw shall include an Environmental Conservation Zoning District that may be applied to environmentally sensitive lands to protect them from incompatible development.

#### 4.3.2 Flooding, Slumping and Slope Instability

- a) Where development is proposed on known and/or potential hazard lands a professional report on the proposed development will be required at the developer's expense. The report shall determine if the development is located in the flood way or flood fringe, assess the geotechnical suitability of the site, or other environmental hazards, together with any required mitigation measures. These measures may be attached as a condition for a development permit approval.
- b) 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.
- c) The RM will require flood-proofing 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 in the flood fringe.
- d) The Water Security Agency (WSA) or other appropriate consultants can be utilized as a source of technical advice regarding flood levels and flood proofing techniques. Developments may be referred to the WSA for review prior to approval.
- e) No new development shall be permitted on any potential unstable slope area without the required professional report for the site that identifies risks and appropriate mitigation measures.
- f) Development and activities shall be avoided where risk of erosion or slope failure exists or where there is potential for erosion or slope instability on the site.
- g) Council may prohibit development, where Council is of the opinion that land is unsuitable for development because:



- 1) The cost of providing an all-weather access road would, in the opinion of Council, be prohibitively expensive or difficult to maintain due to poor natural drainage, steep slopes or other features;
- 2) It is subject to unstable soil conditions due to high water tables, wetland soils or poor drainage conditions; and
- 3) Of hazards associated with fluctuating water levels and the associated processes of flooding and erosion or any other instability.

#### 4.3.3 Source and Groundwater Protection

- a) The RM will consider the impacts of development on water bodies, waterways, and shore lands and referrals will be sent to applicable agencies, if necessary.
- b) The RM will work with the Watershed Association to ensure ground water resources (source water) and sensitive aquifer areas are protected from incompatible development.
- c) Development shall not deplete or pollute ground water resources within the RM. Council shall work with the appropriate levels of government and agencies.
- d) Where insufficient information exists regarding the suitability or the capacity of an aquifer for a proposed development, Council may require the developer to provide the necessary report, at their cost. Developers of proposed uses which require large amounts of groundwater or which may impact the current groundwater supply of adjoining uses may also be required by Council to provide a study to prove that the groundwater recourse is adequate.
- e) Water courses shall be managed as follows:
  - 1) Natural vegetation shall be preserved to prevent bank erosion;
  - 2) Unauthorized water course dredging and filling shall be prohibited;
  - 3) Periodic cleaning of man-made drains shall be encouraged;
  - 4) Channel improvements shall be carefully designed and constructed; and
  - 5) Water control structures shall be designed to a 1:500 flood design, or other standards approved by the WSA and Council.
- f) New developments and subdivisions which are adjacent to water courses shall be developed to retain on-site drainage where feasible, minimize erosion and maximize water quality.



#### 4.3.4 Drainage

- a) Adequate surface water drainage will be required throughout the RM and on new development sites to avoid flooding, erosion and pollutions. A professional drainage report may be required where an area has or exhibits potential for poor drainage.
- b) Unauthorized drainage of surface water runoff from any land throughout the RM shall be prohibited. Water courses shall not be altered without the prior approval of the WSA, RM and other provincial/federal stakeholders. All agricultural drainage works require approval from the WSA.
- c) Developments shall not obstruct, increase or otherwise adversely alter water and flood flows and velocities.

#### 4.3.5 Vegetation and Soil Disruption

- a) Development shall not needlessly destroy existing trees, vegetation and unique flora;
- b) The planting of new vegetation and the implementation of protective vegetation measures shall be encouraged in conjunction with new development in the RM;
- c) Developments shall minimize soil erosion and topsoil disruption to avoid slope instability, silting and the alteration of surface drainage and ground water.

4.3.6 Development shall be directed away from any area of natural hazards where there is potential risk to public health or safety.

4.3.7 Development may be authorized only in accordance with recommended preventative mitigation measures which eliminate, or reduce the risk to an acceptable level.

4.3.8 Where a professional report/investigation is required, the RM will require the report as part of an application for development and/or subdivision.

4.3.9 Performance bonds, interests filed on land titles, and liability insurance may be required from a developer, as part of a servicing or development agreement or as a development permit condition, to avoid unnecessary municipal administration, inconvenience and expenditures, to protect the public interest, and to notify future landowners of municipal servicing considerations or environmental limitations.

4.3.10 Public safety and health requirements shall guide all development. Subdivision and development shall be planned and located where fire and emergency services can be provided with reasonable efficiency and without undue cost to the RM.

4.3.11 Development should be undertaken with precautions to minimize the risk of damage to property caused by wildfires. The RM may apply the following fire protection policies during development review:



- a) Subdivision and development permit applications may be referred to the local fire marshal for comment prior to decision taking place on the application;
  - b) Green space may be used to separate building development from trees and vegetation when necessary;
  - c) Municipal roads shall be appropriately designed to enable emergency vehicle access.
- 4.3.12 Council may dedicate lands as Environmental Reserve to protect rare or sensitive flora and fauna or critical wildlife habitat in consultation with appropriate agencies.
- 4.3.13 Development proposals where there may be adverse impacts on treaty rights such as hunting, fishing, trapping and carrying out of traditional uses on unoccupied Crown lands and public waterbodies shall be referred to potentially impacted First Nations and Métis communities.

## **5 AGRICULTURAL LANDS**

### **5.1 Discussion**

Agricultural is the prominent industry in the RM and protection of agricultural activities and resources is the principal concern of the RM. Council wishes to encourage the retention of high-quality agricultural land in larger parcels and avoid the fragmentation of productive land for speculative purposes. Some limited non-farm residential, industrial and commercial development may be allowed in agricultural areas that would not cause land use conflict.

### **5.2 Objectives**

- 5.2.1 To support agricultural activities and ensure the continuation and diversification of agriculture in the RM.
- 5.2.2 Encourage future growth opportunities for agricultural and rural lands within the RM.
- 5.2.3 To support agricultural uses in the RM in a manner that will not create conflicts with neighbouring uses, jeopardize reasonable development potentials, or create significant environmental concerns.
- 5.2.4 To provide on a limited basis, separate sites for the development of residences while avoiding disordered and fragmented land use patterns.
- 5.2.5 To provide for intensive forms of agriculture including intensive livestock and to recognize differing forms of development patterns that intensive agriculture may require.



- 5.2.6 Identify prime agricultural land and provide for areas where non-farm development is compatible and welcomed.
- 5.2.7 To encourage resource development and protect these lands from incompatible developments.

### **5.3 Policies**

- 5.3.1 Agriculture activities on lands of a quarter section or more for field crop, pasture and non-intensive livestock operations will not be restricted.
- 5.3.2 A range of agricultural related uses will be included within the Zoning Bylaw to encourage diversified agricultural related business development in addition to agricultural production.
- 5.3.3 The RM may restrict development that will have a detrimental effect on environmentally sensitive areas or areas with demonstrated heritage significance.
- 5.3.4 Intensification and expansion of agricultural activities shall be planned and sited in manner that requires minimal improvements to municipal servicing.
- 5.3.5 Subdivisions
  - a) The first subdivision within a quarter section (two (2) separate titles) shall be permitted, while the second (three (3) titles) will be discretionary, as allowed for in the Agricultural-Resource Zoning District of the Zoning Bylaw.
  - b) 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.
  - c) All new and upgraded accesses and services shall be provided by the developer.
  - d) Where conflicting land uses are proposed on the same site or adjacent to one another, the RM may require the uses to construct buffers or screening prior to issuing any development permit.
- 5.3.6 Intensive Operations
  - a) Council will support the development of intensive agricultural and livestock operations unless specific land use or environmental locational conflicts would be created or where potential for conflict may arise.
  - b) Intensive agricultural operations and intensive livestock operations will be discretionary uses within the Agricultural-Resource Zoning District of the Zoning Bylaw.



Any expansion of an operation to provide for a greater number of animal units, or any change in an operation which alters the species of animal, shall require a new permit approval.

- c) The RM may require screening or encourage the use of innovative technologies which mitigate odour or other nuisances.
- d) To minimize conflict between proposed intensive livestock operations and surrounding development or vice versa, the separation distances in the zoning bylaw shall be adhered to unless altered by Council.
- e) Council will encourage intensive livestock operators to engage in good land stewardship.
- f) Existing agricultural land uses and developments shall be deemed conforming by Council, and shall be recognized within the Zoning Bylaw.
- g) Any conflict between an agricultural use and another use shall be resolved in favour of the agricultural use, unless in Council's opinion, their decision would threaten the health, safety and general welfare of the inhabitants of the RM, as outlined in *The Act*.

#### 5.3.7 Agricultural Related Commercial and Industrial Uses

- a) Approval for commercial or industrial developments may be granted if:
  - 1) Incompatibility with other land uses are avoided, including consideration of proximity to urban centres, and multiple parcel non-farm rural residential subdivisions;
  - 2) Policies for environmental quality control will not be jeopardized, including water and waste disposal servicing;
  - 3) The design and development of the use will conform to high standards of safety, visual quality and convenience;
  - 4) The development will be situated along an all-weather municipal road;
  - 5) All relevant approvals are obtained from government agencies for uses such as anhydrous ammonia fertilizer facilities;
  - 6) All other requirements set out in the plan and zoning bylaw are met.



## **6 RESIDENTIAL LANDS**

### **6.1 Discussion**

Council recognizes that there are various forms and densities of residential development that may occur in the RM. Council wants to ensure that the needs of the developments are addressed to create suitable residential environments without jeopardising the primary agricultural character of the RM, or increasing servicing costs for the RM.

Some non-farm rural residential development currently exists in the RM. Future residential development will be considered where the effects of such development on RM finances, agricultural activities and environmentally sensitive areas are avoided, minimized or mitigated.

### **6.2 Objectives**

- 6.2.1 To accommodate farm-related residential development in agricultural areas at densities, which will complement but not supersede the agricultural and business function of the RM.
- 6.2.2 To optimize services and long-term maintenance, clustered residential development will be encouraged.
- 6.2.3 To minimize the potential for conflict between non-residential development and residential uses.
- 6.2.4 To ensure that any residential use can be served by a road of a sufficient standard to provide the needed level of access to the site.
- 6.2.5 To support a range of housing options that are appropriate for rural living within the RM.

### **6.3 Policies**

- 6.3.1 Residential subdivisions will be required to be serviced in a manner that meets municipal standards, unless the RM agrees to the construction of new services to accommodate the application at the cost of the developer, or otherwise agreed upon by Council and the developer in a servicing agreement.
- 6.3.2 A maximum of one (1) principal and two (2) accessory dwelling units shall be considered in the Agricultural-Resource Zoning District. The approval of accessory dwelling units shall not be construed, in any way, as consent or approval for future subdivision.
- 6.3.3 A buffer strip or landscaping requirements may be required in a residential



subdivision to separate residential uses and agricultural development.

- 6.3.4 Residential development on hazard lands will be limited. This includes lands that are subject to flooding, sloping, slumping, wetlands, wildlife lands, etc. Geotechnical reports, engineered studies and/or environmental reports will be required to verify the development is appropriate for the lands.
- 6.3.5 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.
- 6.3.6 All residential development is required to have adequate sewer and water services at the cost of the developer, which meets RM standards and is approved by the health authority.
- 6.3.7 Development of residential subdivisions shall be planned with, but not limited to the following considerations: the following considerations:
- a) Maintaining existing water courses and wetlands and activities that integrate storm water management systems with natural water courses;
  - b) Wherever possible, minimizing the removal of productive agricultural land;
  - c) Reducing servicing and infrastructure capital and maintenance costs;
  - d) Integrated or natural, open space and recreational areas as habitat corridors;
  - e) Wherever possible, to preserve existing trees and other natural features;
  - f) Meeting the housing needs of the RM through the provision of varied and appropriate forms of housing insofar as is practical.
- 6.3.8 A Drainage Plan for future subdivisions may be required to ensure adequate drainage and that neighbouring sites and infrastructure will not be adversely affected by potential runoff from the development.
- 6.3.9 Council may require the preparation of a Concept Plan for the entire area of a proposed multi-parcel residential subdivision. Information shall include:
- a) Professional reports which assess the geotechnical suitability of the site, susceptibility to flooding or other environmental hazards including mitigation measures;
  - b) Engineered reports to address water supply, drainage and sewage disposal methods;
  - c) A plan/outline for the services, road layout, access to public roads, phasing of developments including dedicated lands.



6.3.10 Rural Residential

- a) The RM supports the concentration of residential development in the Unorganized Hamlet of Parkbeg or in clustered developments of three (3) or more subdivided sites (4) by encouraging subdivisions to locate adjacent to each other or adjacent to an existing residential area, in order to conserve agricultural land and reduce servicing costs, such as roads and utilities.
- b) Subdivision for residential development at a density greater than permitted within the Agricultural-Resource Zoning District will be considered on its merits by Council through a rezoning to the Rural Residential Zoning District.
- c) Council shall consider the following requirements when reviewing an application for rezoning to a Rural Residential subdivision:
  - 1) The existing inventory of rural residential subdivisions and undeveloped lots and the phasing of the proposed development. Staging of development will be supported in order to provide an orderly and logical sequence of development.
  - 2) New rural residential subdivisions shall front on existing good quality paved or graded all-weather developed road, unless the RM agrees to the construction of new services to accommodate the application at the cost of the developer.
  - 3) To reduce the cost of new or reconstructed roads and encourage clustered subdivisions to supply piped potable water, central garbage stations and central sewage facilities, Council may choose to rezone one cluster subdivision at appropriate locations. The clusters will be limited to locating on a maximum of 4 adjoining quarter sections.



*The welcome sign to the Unorganized Hamlet of Parkbeg*



## **7 COMMERCIAL & BUSINESS DEVELOPMENT**

### **7.1 Discussion**

Council supports the diversification of the agricultural economy through the establishments of agricultural commercial, industrial and home-based businesses.

### **7.2 Objectives**

- 7.2.1 To ensure that business development occurs in a manner which minimizes negative impacts on surrounding land uses and environment.
- 7.2.2 To provide for business development opportunities including commercial, industrial and natural resource land uses.
- 7.2.3 Ensure that any development is serviced to a standard that meets municipal standards.
- 7.2.4 To direct commercial and business development to the most appropriate lands.
- 7.2.5 To encourage and promote the establishment of highway commercial enterprises which cater to the traveling public and local rural population as well as the establishment of light or small-scale processing and manufacturing industries on sites where conflicts with other land uses will be avoided.
- 7.2.6 To encourage agricultural and home-based business in appropriate areas.

### **7.3 Policies**

- 7.3.1 All commercial and business development shall have adequate services, including roads, safe access and utilities that meet municipal standards. Council will encourage new proposals to locate where services exist, and the businesses may be required to be located in close proximity to existing highways or Clearing the Path Corridor roads.
- 7.3.2 The Zoning Bylaw will provide criteria for business development, including industrial and commercial uses, allowed within the RM.
- 7.3.3 The Zoning Bylaw will make provision for on-farm accessory commercial developments that support the operation of agriculture in the RM.
- 7.3.4 Large scale commercial and industrial uses, as specified in the Zoning Bylaw, may be accommodated as discretionary uses provided their function is related to the agricultural economy and conflict with surrounding uses can be avoided or minimized.
- 7.3.5 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.

- 7.3.6 The RM will encourage commercial and business development that services the general public to locate within or adjacent to an urban municipality or along the highways in the RM (not including home-based businesses or bed and breakfast operations). Business developments should be a type and scale which is compatible to adjacent residential uses.
- 7.3.7 Industrial development is encouraged to be directed away from residential development. Lands should be compatible with rural industrial uses rather than being allowed to be scattered throughout the RM.
- 7.3.8 Highway commercial development should maintain the functional integrity of the adjacent highway, through the use of service roads, or controlled highway access points, which are approved by the Ministry of Highways.
- 7.3.9 The Zoning Bylaw will make provisions for an appropriate mix of commercial and industrial land uses as either permitted or discretionary uses in suitable zoning districts.
- 7.3.10 The applicant will be required to supply supporting information from a qualified engineer where commercial development is proposed in areas that may be potentially hazardous due to flooding, erosion, soil slumping or high-water table.
- 7.3.11 Consultation with the appropriate provincial agencies may be required prior to issuing a development permit or providing recommendations on a subdivision.
- 7.3.12 Prior to the consideration of rezoning of land for commercial development, Council will require a Concept Plan be prepared. Were a Concept Plan is considered required, the plan will contain the following:
  - a) The phasing of development;
  - b) The size and number of parcels proposed;
  - c) The installation and construction of roads, services, and utilities;
  - d) The types of businesses to be contained on the site;
  - e) Potential impacts on adjacent land uses, and the impact reduction measures;
  - f) The environmental suitability of the site with particular consideration to the soils, topography, drainage and availability of services, proximity to wildlife management areas and hazard land;



- g) The access, egress and potential impacts on roadway and highway systems, including traffic safety; and
  - h) Any other matters which the RM considers necessary.
- 7.3.13 Council may request that a servicing or development agreement, as outlined under Part VIII of *The Act*, be entered into between the developer and the RM prior to land development for the proposed commercial or industrial development.
- 7.3.14 The RM may request provisions be made for the following items:
- a) Adequate buffer planting and screening;
  - b) An established trucking route;
  - c) Water supply and waste disposal, whether on-site or off-site and adherence to all regulatory requirements, policies and guidelines established by the appropriate provincial and federal agencies; and
  - d) The posting of a suitable bond or letter of credit to ensure the fulfillment of a development agreement or conditions.
- 7.3.15 The approval of any commercial development will be based on:
- a) The compatibility of the development with existing or planned neighbouring land uses; care shall be taken in the siting of industrial uses that create land use conflicts with regards to noise, vibration, smoke, dust, odor or potential environmental contamination. Such uses shall be encouraged to find allocation that maximized separation from residential areas;
  - b) The services and infrastructure available to the site (including direct access to and from the existing Highway or road, if necessary);
  - c) The provision of storm-water retention and management;
  - d) Development standards or design criteria which includes such aspects as parking for large trucks, landscaping, screening, storage, signage, and building design and finish; and
  - e) The design and phasing of development.
- 7.3.16 Commercial and Industrial uses which are likely to be unsightly due to the nature of the operation, exterior storage or type of building or structures should generally be discouraged from locating along the highway approached and entrance roadway to urban areas. If such uses are proposed in these areas, landscape buffers or other mitigation measure should be taken to screen these industrial uses from view.



7.3.17 Sand and Gravel Extraction

- a) The approval of sand and gravel development may be based on the regulations in the zoning bylaw and the 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.
- b) Council may require a performance bond for sand, gravel, and mineral exploration, development and extraction to ensure remediation of the site.
- c) Applications for sand, gravel, and mineral exploration, development and extraction and operation must be accompanied by a reclamation plan.
- d) Sand and Gravel Operations (or new residences proposed near an existing operation) within the Agricultural-Resource Zoning District must be located on sites that are:
  - 1) 125 metres (410 feet) from any residence for a gravel crushing operation;
  - 2) 45 metres (150 feet) from the center of a developed road allowance;
  - 3) Accessible to roadways suited to the operation, and if this is not the case, the development agreement shall address this concern;
  - 4) Not Environmentally Sensitive lands as may be shown on the Zoning Map, or unless in Council's opinion, such lands can be protected by following the development conditions for a new operation as recommended by an engineering or environmental study.

7.3.18 Home Based Business and Home Occupations

- a) Home based businesses and home occupations may be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, are compatible with and do not change the character of the surrounding area. The Zoning Bylaw will specify development standards for home based businesses and home occupations.



## 8 HERITAGE & RECREATION

### 8.1 Discussion

Designated heritage properties in the RM include The Walter Felt Bison Drive and the Tree Farm located at NW ¼ 26-17-01-W3M, where a known archaeological site covers that entire Section. The Mortlach School in the Prairie South School Division No. 210, is located in the Village of Mortlach and serves the surrounding communities. The RM will continue to protect and encourage the retention of heritage significant archaeological sites and areas in the RM.



Dedicated lands are lands that are assigned without compensation at the time of subdivision to the RM which the land is located in. Provision on the establishment, management and use of dedicated lands is contained within the *Planning and Development Act, 2007* and the *Dedicated Lands Regulations, 2009*. Council will use the *Planning and Development Act, 2007* and the *Dedicated Lands Regulations, 2009* to support recreation opportunities for its residents.

### 8.2 Objectives

- 8.2.1 To protect defined areas of heritage sensitivity.
- 8.2.2 To provide recreational opportunities for municipal and regional residents.
- 8.2.3 To encourage the sustainable development of recreational resources as well as assisting in maximizing the benefits and minimizing the costs to the RM.

### 8.3 Policies

- 8.3.1 Council will exercise its discretion based on the suitability of the location and development with respect to physical access and available services, the separation distance to incompatible land uses, the extraction of future resources, and other factors that may make the development unsuitable for the area.
- 8.3.2 The RM will consider the development of regional open space and leisure and tourism opportunities when land is identified as being suited for these types of developments.
- 8.3.3 Tourist developments, such as bed-and-breakfast operations ancillary to a residence or vacation farms ancillary to a farmstead and operating agricultural use, will be discretionary uses in the Zoning Bylaw.



- 8.3.4 Campgrounds and other public or commercial recreation uses will be discretionary uses, where appropriate, in the Zoning Bylaw.
- 8.3.5 Where appropriate, Council will permit the development of public owned or privately-owned recreational facilities.
- 8.3.6 Recreational activities may occur in environmentally sensitive areas, heritage sensitive areas and hazard lands only to the extent that these lands are not detrimentally affected by recreational users and the recreational uses will not be detrimentally impacted by these land features.
- 8.3.7 Council will cooperate with other jurisdictions and operators to provide efficient facilities and a diversity of recreation opportunities within the RM and region.

8.3.8 Dedicated Lands

- a) The RM recognizes the importance of education and the adequate provision of sites for schools and educational purposes. The need for a new school site within the RM boundaries or neighbouring municipalities to accommodate students from the RM was not identified by the Prairie South School Division No. 210 at the time of OCP adoption.
- b) Where the need for a new school site is identified in the RM by the Ministry of Education or the Prairie South School Division No. 210, the dedication of municipal reserve land may be required in size and configuration suitable to accommodate the education needs of the RM and the region.
- c) Where a school site is identified in a neighbouring RM that will accommodate students from the RM, Council will contribute funds from the dedicated lands account for the acquisition of that site.
- d) If the need for a new school site is identified, the RM will work with the Ministry of Education and school division(s) to ensure the creation of a site suitable for the purpose. If necessary, the Council shall endeavour to amend the RM bylaws accordingly.
- e) Money in lieu of municipal reserve land will be preferred unless the dedication of land for municipal reserve is required to meet community recreational needs or school sites.
- f) Environmental reserve dedication may be requested during a subdivision for lands that have environmental constraints.



- g) Funds from the dedication lands account may be used for municipal reserve, environmental reserve, or public reserve development either within the RM or in other municipalities that will serve the residents of the RM in accordance with the *Dedicated Lands Regulations*.
- h) Council will encourage the approving authority to dedicate environmental reserve for lands that have environmental constraints or are potentially hazardous, in accordance with section 185 of the *Planning and Development Act, 2007*.

8.3.9 The RM will continue to cooperate with adjacent municipalities to provide efficient facilities and services, including recreational services, for the community.

8.3.10 Heritage Sensitive Areas

- a) Council will work with agencies of the provincial government to protect any significant heritage site(s) or structure(s). Where significant potential 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.

## 9 INTER-JURISDICTIONAL COOPERATION

### 9.1 Objectives

- 9.1.1 To foster inter-municipal/jurisdictional cooperation and positive communication between municipalities and jurisdictions.
- 9.1.2 Pursue inter-municipal/jurisdictional cooperation in planning and providing for municipal services based on common interests and the interests of the region.

### 9.2 Policies

- 9.2.1 The RM will work together with adjacent municipalities, First Nations, and Métis communities to:
  - a) Provide economies of scale that will benefit the area; and
  - b) Develop joint service programs and agreements such as regional fire protection measures, service agreements, and joint service programs where such arrangements will be of benefit to the RM and community.
- 9.2.2 Pursuant to Section 32.1(1) of *The Act*, Council may enter into an inter-municipal development agreement with another RM to address issues that cross jurisdictional boundaries.



- 9.2.3 Annexation processes shall be consistent with the policies and intent set out in this bylaw and shall be undertaken in a positive, orderly, timely and agreed-upon process.
- 9.2.4 To coordinate planning and growth, the RM will consult with provincial and federal government agencies, First Nations and Métis communities, and other municipalities and/or organizations.
- 9.2.5 RM wants to continue to engage with neighbouring First Nations such as the Pasqua and Standing Buffalo First Nations as well as adjacent municipalities to ensure the community, as a whole, is managed and advances in the most progressive way possible.
- 9.2.6 Where appropriate Council will purchase or lease property or use public investment to achieve the objectives of this OCP.
- 9.2.7 Council shall cooperate with the provincial authorities to enforce fire safety, flood protection, environmental protection and shore land pollution control regulations within the RM.
- 9.2.8 As per the *Statements of Provincial Interest Regulations*, regarding proposed development which may impact or be in proximity to Crown Lands, Reserve Lands and public water bodies:
- a) Development proponents are encouraged to engage with First Nations and Métis communities prior to submitting an application to the RM; and
  - b) Insofar as is practical, development applications shall be referred to potentially impacted First Nations and Métis communities upon submission of application and all required information.
- 9.2.9 Development shall minimize, mitigate or avoid adverse impacts on hunting, fishing, trapping and the carrying out of traditional uses on unoccupied Crown lands and public waterbodies to insofar as is practical.
- 9.2.10 The RM will work with neighbouring municipalities, First Nation and Métis communities to support the regional planning and development of care facilities necessary to provide for the community health and well-being of the region.



## 10 IMPLEMENTATION

### 10.1 Zoning Bylaw

The RM will adopt their Zoning Bylaw which will be the principal method of implementing the goals, objectives and policies contained in this OCP.

### 10.2 Content and Objectives

The Zoning Bylaw will implement the land use policies contained in this OCP by prescribing and establishing zoning districts.

### 10.3 Amendments

The RM may consider adding new zoning districts to their Zoning Bylaw; however, the objectives of this OCP must be complied with. If there is a need to amend the objective contained within this OCP 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.

### 10.4 Other Implementation Tools

#### 10.4.1 Provincial Land Use Policies

- a) This OCP shall be administered and implemented in conformity with applicable provincial land use policies, statutes and regulations such as *the Statements of Provincial Interest Regulations* and in cooperation with provincial agencies.
- b) Council will review this OCP 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.
- d) Council shall cooperate with the provincial authorities to enforce fire safety, flood protection, and environmental protection regulations within the RM.

#### 10.4.2 Administration

- a) This OCP is binding Council and all development within the RM.
- 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 OCP 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.

#### 10.4.3 Definitions

- a) The definitions contained in the Zoning Bylaw shall apply to the OCP.

#### 10.4.4 Maps

- a) All reference maps to this bylaw are meant as a planning guideline only as data changes from time to time. Formal clearance to proceed with a development should always be provided by the appropriate provincial and/or federal agency or qualified professional prior to development taking place.



## **Exhibit A: Land Use Map**

The Land Use Map (Exhibit A) attached to and forming part of this OCP is a general illustration of the RM's existing land use and development patterns. Any proposed development or use that contradicts any objective or policy of the OCP in relation to the Land Use Map will require an OCP amendment in accordance with Section 10.3.



LAND USE MAP  
Exhibit 'A' of Official Community Plan Bylaw No. 04-2025

**LEGEND**

**Transportation & Infrastructure**

- Highway
- Primary Grid Route
- Class 4 Gravel
- Class 5 Gravel
- ⌋ Bridge
- Railway
- Trail
- Pipeline
- ▴ Dam

**Physical Features**

- △ Landmarks
- ⊞ Municipal Heritage Property
- Cemetery
- ⊞ Intensive Livestock Operation – Valid Approval

**Administrative**

- Cadastre
- RM Boundary
- Township Boundary
- Urban Municipality
- Unorganized Hamlet
- Crown Land

**Natural Features & Environmental Designations**

- Waterbody
- Watercourse
- Marsh
- Community Pasture
- Sheep Pasture
- Protected Area
- Conservation Easements
- Wildlife Habitat Protection Area

