

**The Rural Municipality of Grayson No. 184
Basic Planning Statement
Bylaw No. 2004-01**

As approved by the Minister of Government Relations and Aboriginal Affairs under date of June 30, 2004

With Amendments up to and including Bylaw No. 2004-03 passed on November 16, 2004

With Amendments up to and including Bylaw 2011-06 passed on December 16, 2011

With Amendments up to and including Bylaw 2012:11 passed on December 11, 2012

Rural Municipality of Grayson No. 184 Basic Planning Statement Bylaw 2004-01

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SECTION 1 – INTRODUCTION

1.1 Title

This document shall be known as the Basic Planning Statement or the “Plan” for the Rural Municipality of Grayson, No. 184, Saskatchewan, hereinafter referred to as the “the RM of Grayson.”

1.2 Scope

The Basic Planning Statement is intended to guide and facilitate development and land use decisions in the municipality for a period of five to ten years. The objectives and policies contained in this plan apply to the entire area within the corporate boundaries of the RM of Grayson.

1.3 Purpose of the Plan

The Council of the R.M. of Grayson has authorized the preparation of a Basic Planning Statement pursuant to Section 39 of *The Planning and Development Act, 1983*. The purpose of this Basic Planning Statement is to provide guidance to Council, residents, developers, and all public and private agencies in making development, land use, municipal servicing, and related decisions. The Plan provides a set of objectives to guide the use of land and its future development within the limits of the municipality. No development or subdivision of land within the municipality shall be approved which does not conform to the Basic Planning Statement.

1.4 Rural and Valley Planning Areas

The Rural Municipality of Grayson is bordered on the south by the Qu’Appelle River Valley. Resulting from this unique geographical feature are forms of development and land use along lakeshores and valley slopes that are different from the agricultural land uses prevalent on the land above the valley and the cultivated land within the valley.

To facilitate and ensure effective, long-term development and land use management, lands within the municipality shall be divided into two areas: a Rural Planning Area, which is primarily agricultural, and a Valley Planning Area which is primarily resort development with mixed residential densities. The boundaries of the planning areas are shown on Map 1 entitled, “Planning Areas” Appendix “A” and forms a part of this Planning Statement,

Council recognizes that the Valley Planning Area is premised on historical records and experience with The Pheasant Hills Planning District. Therefore, changes that have occurred in this area have resulted in policies which are very similar for both the Valley and Rural Planning Area.

SECTION 2 – THE RURAL MUNICIPALITY OF GRAYSON NO. 184

The Basic Planning Statement for the RM of Grayson is based upon the results of studies and surveys undertaken throughout 2003. These studies included a community questionnaire, an open house barbeque, public informational meetings, consultation with provincial agencies and residential hamlets, site inspections, meeting with Cowessess First Nation, and numerous meetings with Council.

This municipal community has people living on farms, ranches, and in resort areas. The rural population has seen a decline, although the valley is seeing a transition from seasonal to year round residential especially for retirees who are attracted to the scenery and amenities of the region.

The RM of Grayson is experiencing a new dynamic due to the Treaty Land Entitlement Process. To date, this has changed the ownership of land in the municipality, but not the land use as most of the land is leased out to local residents and continues to be farmed or grazed. As more of these lands change to Reserve status, there will be development opportunities for Cowessess First Nation, so an attempt has been made to create a plan for development in the municipality that would be compatible with development on Cowessess First Nation.

This Basic Planning Statement is an attempt to stay current with the challenges of development and the diversification of land use in the RM of Grayson. Agriculture remains the dominant land use; however, there is pressure from the residential development. There is a need for economic development including tourism, home-based and agricultural commercial businesses with an overriding concern for the integrity of the valley and all its tributaries and the need for environmental management.

The following goals recognize these development concerns and have been established to keep pace with the changes facing the RM of Grayson.

SECTION 3 – MUNICIPAL GOALS OF THE PLAN

3.1 To minimize land use conflicts through efficient and responsible land use planning and development in the Rural Municipality.

The purpose of this plan is to preserve agricultural land uses and environmentally sensitive areas from conflicting developments while allowing recreational, residential and commercial development in suitable areas. Agriculture has been and will continue to be the basis of the areas' social and economic life, however agriculture can accommodate a variety of other uses and activities. The use of the Valley's resources can be encouraged while taking care to preserve the integrity of the valley for the future.

3.2 To maintain the agricultural character of the municipality while recognizing the need to provide for other land uses in the municipality.

As is occurring in most southern Saskatchewan, there has been a gradual decrease in the number of farm units and corresponding increase in the size of farming operations. There also is a demand for other land uses such as recreation and residential due to the attractiveness of the area. Future development shall balance these competing needs and be respectful of the historical agricultural character and the activities associated with agriculture. Good developments should locate to minimize land use conflicts and meet local needs and objectives as defined in this policy document.

3.3 To develop land use policies which will enhance the diversified lifestyle of the residents of the municipality.

The Qu'Appelle Valley is recognized as a valuable resource to the municipality due to the attractive natural features of the valley and lakes. As more residents choose to reside in the municipality year round, there shall be policy that allows for a variety of economic and recreational activities for the needs and enjoyment of local residents. This may change the existing patterns in order to accommodate a greater variety of residential forms, commercial uses as well as increased demands on servicing and infrastructure management.

3.4 To conserve the natural features of the municipality for the use and enjoyment of present and future generations through responsible environmental management.

Environmental policies will strive to protect the existing features of the valley and lakes by encouraging all residents to take responsibility for the management of the municipality's natural features and heritage resources. It must be recognized that there are natural hazards in the valley where developments and activities must minimize risk, accept limitations, protect water quality, preserve natural habitats and retain vegetation that enhances the aesthetic appeal of the area. The intention of this plan is to ensure that development within this area allows for the protection and preservation of the natural elements of the valley and lakes.

3.5 To minimize land use conflicts within the rural municipality and along its borders with adjoining urban and rural municipalities and First Nations.

Located within the RM of Grayson are the Villages of Killaly, Grayson, Dubuc and Waldron as well as the resort villages of Melville Beach and Indian Point. The municipality shares boundaries with Sakimay, Shesheep and Cowessess First Nation Reserves. The opportunity exists for the rural municipality to provide leadership in its management of land uses and development in order to avoid unnecessary land use conflicts or fiscal impacts across municipal boundaries. There is also potential for the RM of Grayson to have a working relationship with the First Nations Reserves, the villages and towns located within and adjoining rural municipalities for the benefit of the region when presented with opportunities for development or joint service programs.

SECTION 4 – AGRICULTURE AND NATURAL RESOURCES

4.1 Objectives

To promote continued agricultural activity and to ensure that agriculture retains its importance in the municipality.

To protect agricultural land from the negative impacts of non-agricultural land use and development.

To support intensive forms of agriculture including intensive livestock operations in locations that minimize conflicts with other land uses.

To support the development of farm and agricultural commercial businesses.

To recognize and encourage the contribution of mineral resources to the overall municipal economic and land use base.

4.2 Agricultural Policies

4.2.1 Farm Operations

1) The development and operations of farms and farmsteads for field crop, pasture, and non-intensive livestock operations shall be accommodated.

2) The subdivision of agricultural land for other than farm operations will be limited within the municipality.

3) Livestock operations shall practice good herd management and assume responsibility for the control and containment of livestock to minimize land use conflict in all areas of the municipality.

4) The development of agricultural commercial business shall be accommodated.

4.2.2 Farm Dwellings

1) There will be no maximum number of dwelling units for use by agricultural operators and their families on farmsteads.

2) Where Council approves a subdivision specifically for intensive agricultural purposes an accessory residence may be permitted.

4.2.3 Intensive Agriculture

1) Intensive agricultural operations and intensive livestock operations (ILOs) shall be encouraged in areas of the municipality where land conditions exist that support intense agricultural activity.

2) Intensive livestock operations (ILOs) shall be a discretionary use.

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- 3) Existing livestock operators shall be encouraged to expand their operations in compliance with the separation distances in Table 1. Any existing livestock operation that expands or alters its operation above 300 animal units shall require Council's approval in accordance with this Basic Planning Statement.
- 4) The zoning bylaw may provide for the temporary confinement of cattle on a farmstead during winter months as part of a permitted use general mixed farm operation. The Bylaw may also provide for other temporary holding and loading facilities as discretionary uses subject to discretionary conditions for approval including maximum number and time of confinement.
- 5) New Intensive Livestock Operations shall be considered based on their proximity and impact on other land uses. Proponents shall be required to meet provincial standards with respect to manure storage, manure management and mortalities management. Operations that implement modern technology shall be encouraged to locate in the RM of Grayson.
- 6) In order to minimize conflict between ILOs and surrounding development, Council will consider applications for development of an ILO and apply criteria that relate to the following considerations:
- a) type of operations;
 - b) size of operation and plans for future expansion;
 - c) kind of animal and disease risk;
 - d) method of operation;
 - e) all approvals, as required by the Province of Saskatchewan;
 - f) impact on adjacent neighbours; and
 - g) servicing requirements.
- 7) Public Consultation
- a) Council will advertise any proposal for an intensive livestock operation, as defined in this Bylaw, and will provide opportunity for public comments for 21 days from the date of the proposal's advertisement to the date Council will render its decision.
(Revised: Bylaw No. 2004-03, November 16, 2004.)
 - b) Council may hold a public meeting to provide information and to ensure community interests are considered before a decision is issued by Council.
 - c) Council will make a decision on a proposed livestock operation within 45 days. If an extension is required, Council will notify the developer in writing, including reasons for the extension, and the length of the extension.
- 8) No new ILO will be considered if the operation will be less than 300 metres from a dwelling not located on the site or associated with the proposed ILO or a neighbouring municipality.
- 9) Council may require the proponent to obtain recommendations from appropriate referral agencies, or private consultants, regarding water supply quality and quantity considerations, manure management plans and other issues that Council may require the proponent to address, for the purpose of ensuring and public health and safety.

10) Intensive Livestock Operations shall observe the following separation distances from the uses listed in Table 1 and the uses listed in Table 1 shall maintain the following separation distances from Intensive Livestock Operations.

Table 1: Locational Separation Criteria for ILOs to Specific Uses

Type of Use	100-299 Animal Units	300-899 Animal Units	>900 Animal Units
Residential (Not ILO operator), Recreational, or Commercial	300 meters	1.6 km (1 mile)	3.2 km (2 Miles)
Resort Hamlet, Village or First Nations Reserve	300 meters	1.6 km (1 mile)	3.2 km (2 miles)

(Distances are measured between livestock facilities and building development)(Revised: Bylaw No. 2004-03, November 16, 2004)

11) The application of manure on agricultural land shall be accommodated as an accessory use. A greater separation may be needed from any liquid manure storage lagoon involved in the operation to residential and other developments. The criterion of a separation distance to the lagoon from a residence of 1.5 times the distance in Table 1 will be considered adequate. All liquid manure storage facilities for livestock operations will be required to meet the development standards specified in the Zoning Bylaw.

12) Council may consider lesser separation distances than give in Table 1 where a development will not negatively impact the specific use or surrounding development.

- a) Analysis of the conditions that would allow for a reduction must be proven and justified through consultation with the appropriate government agencies.
- b) The developer shall provide written notice, that has been approved by Council, to the owner of a residence within the distance provided in Table 1, to the hamlet board of a hamlet, Council of a village, or Band Council of a First Nations Reserve within the specified distance; and
- c) Where the separation distance is reduced, Council will require the developer of a proposed ILO to enter into an agreement with the owner of the adjacent residences and other surrounding land uses consenting to the proposed development up to a specified size. Council will require that a caveat be registered against all affected land uses and the ILO itself, in accordance with Section 215.1 of *The Planning and Development Act, 1983*.

13) As a condition of approval, Council shall specify the maximum number of animal units for which the approval is made, and may impose standards to reduce the potential for conflict with neighbouring uses which relates to the location of holding areas, buildings or manure storage facilities on the site. Council may enter into a discussion with the developer to reduce the potential for conflict.

14) As a condition of approval, Council may specify requirements based on development standards in the Zoning Bylaw regarding the application of manure produced by the ILO or other measures intended to reduce odor, environmental problems or conflict with neighbouring land uses.

4.2.3 Development standards and requirements for Intensive livestock operations will be specified in the Zoning Bylaw.

4.3 Natural Resource Policies

4.3.1 Mineral Resource Extraction

1) Lands identified as having commercial mineral resource extraction potential shall be protected from development that would constrain future utilization of that resource.

2) Any development involving the establishment of a mineral resource extraction industry, including a sand and gravel operation, shall be reviewed by Council to ensure that the proposed development will meet the requirements of the Basic Planning Statement and Zoning Bylaw. (Amendment December 16, 2011)

3) Mineral resource extraction industries shall be encouraged to locate on sites that:

- a) are of low agricultural capability;
- b) do not have unique historical, archaeological, or ecological significance;
- c) are of low quality recreational value; and
- d) do not lead to land use conflicts with adjacent land uses.

4.3.2 Development standards and requirements will be addressed in The Zoning Bylaw to ensure compatibility with adjacent uses, safe operation and suitable reclamation.

SECTION 5 – RESIDENTIAL DEVELOPMENT

5.1 Objectives

To ensure that residential development does not conflict with agricultural uses or other land uses.

To provide for a variety of residential forms where they can be economically and efficiently serviced.

To provide for higher density residential development through appropriate subdivision design, density and location.

To encourage home based business.

5.2 Residential Policies

5.2.1 Farm Residential

1) Single detached dwellings and multiple unit dwellings located on the same farmstead site shall be encouraged for family members and for workers involved in the farm operation.

2) The Municipality shall encourage a comprehensive planned form of development through cluster or contiguous rural residential development for greater efficiency and service delivery.

3) To accommodate low-density residential use, the subdivision of four lots per quarter section may be permitted for residential purposes on the basis that:

a) there is existing road access which meets the RM of Grayson's approved standards or the applicant enters into an agreement with the Municipality that deals with the provisions for road access;

b) compliance with the density requirement; and

c) all requisite Province of Saskatchewan department requirements are met.

4) Agri-businesses shall be accommodated.

5) Home-based businesses will be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit.

5.2.2 Density of Residential Development in the Rural Planning Area

1) Higher density residential subdivisions:

a) shall be restricted to lands of low agricultural capabilities.

- b) Shall be considered where it will not conflict with agricultural community;
 - c) Sites shall not have unique historical, ecological or archaeological significance.
 - d) shall not occur within the distance of an intensive livestock operation as outlined in Section 4.2.3 and shall observe the minimum separation distances to utility facilities, hazardous goods storage facilities and solid waste or sewage lagoon sites.
- 2) Council shall consider the demand for, and current availability of higher density residential lots in reviewing subdivision proposals. Higher density residential proposals shall not be approved until the majority of existing subdivided and surveyed lots are developed.

5.2.3 Valley Residential

- 1) Single detached dwellings shall be accommodated for residents of the valley planning area.
- 2) Garden Suites shall be accommodated
- 3) Home-based businesses shall be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit and do not detract from the residential character of the area.

5.2.4 Density of Residential Development in the Valley Planning Area

- 1) Subdivision for residential development at a density greater than four residential subdivisions per quarter section will be considered on its merits through a rezoning to a medium density residential district.
- 2) Medium density residential developments:
 - a) shall not conflict with agricultural community and conservation areas.
 - b) shall not occur within the distance of an intensive livestock operation as outlined in Section 4.2.3 and shall observe the minimum separation distances to utility facilities, hazardous goods storage facilities and solid waste or sewage lagoon sites.,
 - c) shall not result in excessive demands on municipal services, utilities or public roadway access,
 - d) shall not unduly interfere with the amenities or change the character of the neighbourhood,
 - e) shall not materially interfere with or affect the use and enjoyment of adjacent properties.

5.2.5 Servicing Agreements for Residential Subdivisions

When required by Council, the applicant for a subdivision of land for residential development shall enter into a servicing agreement with the Municipality which may cover the following items:

- a) legal survey;
- b) drainage;
- c) sewage treatment;
- d) water supply;
- e) hydrants;
- f) sidewalks;
- g) boulevards;
- h) curbs and gutters;
- i) street lights;
- j) graded, graveled or paved streets and lanes;
- k) connections to existing services;
- l) landscaping of parks and boulevards;
- m) public recreation facilities
- n) electrical, natural gas and telephone services;
- o) restoration of unstable areas;
- p) water treatment and distribution facilities;
- q) off site levies (roads, water, drainage and other utilities)

any other consideration council deems necessary in accordance with Section 143 of *The Planning and Development act, 1983*.

5.2.6 Provisions shall be made in The Zoning Bylaw for residential development standards.

SECTION 6 – COMMERCIAL DEVELOPMENT

6.1 Objectives

To encourage farm based agricultural development and agricultural commercial business.

To ensure that commercial development takes place in a manner that minimizes conflicts with other land uses.

To promote economic development and employment opportunities for the benefit of the residents of the municipality.

To encourage the development of tourism for residents and the traveling public.

6.2 Commercial Policies

6.2.1 Agricultural Commercial Business

Ancillary commercial developments on farms shall be accommodated to support and diversify agricultural operations in the municipality.

6.2.2 Non-Agricultural Commercial Development

1) May be considered where it will not conflict with the agricultural community, historical, archaeological and ecological areas.

2) Shall not occur within the distance of an intensive livestock operation as outlined in Section 4.2.3.

3) Commercial services, where possible, shall be encouraged to locate at existing developed locations. Strip development shall be limited.

4) Council will exercise its discretion based on the suitability of the location and development with respects to physical access, municipal servicing, and other land uses that may be incompatible with commercial developments.

5) Proponents of a commercial development shall be required to provide the necessary onsite services deemed necessary by Council and the requirements of other government agencies.

6) Proponents of commercial developments may be required to enter into servicing agreements, when a subdivision is involved, or a development agreement by applying the following criteria:

a) vehicle access points;

b) municipal and service road upgrading or construction

c) the provision of sewer and water;

d) any other consideration Council deems necessary in accordance with Section 143 of *The Planning and Development Act, 1983*.

e) any specific conditions whereby the municipality determines to levy development fees in accordance with Section 55.1 of *The Planning and Development Act, 1983*.

6.2.3 Tourism

- 1) Tourism developments such as bed and breakfast operations ancillary to a residence or vacation farms ancillary to an operating agricultural use will be encouraged.
- 2) Campgrounds and other public or commercial recreational uses will be encouraged.
- 3) Shall not occur within the distance of an intensive livestock operation as outlined in Section 4.2.3.
- 4) Commercial services for the traveling public will be encouraged to locate where there is safe access to a highway, or co-location with another recreational use.
- 5) Council will exercise its discretion based on the suitability of the location and development with respects to physical access, municipal servicing, and other land uses which may incompatible with commercial developments.
- 6) Proponents of a tourism-related development shall be required to provide the necessary onsite services deemed necessary by Council and all Province of Saskatchewan department requirements.
- 7) Proponents of tourism developments may be required to enter into servicing agreements, when a subdivision is involved, or a development agreement by applying the following criteria:
 - a) vehicle access points;
 - b) municipal and service road upgrading or construction
 - c) the provision of sewer and water;
 - d) any other consideration Council deems necessary in accordance with Section 143 of *The Planning and Development Act, 1983*.

6.2.4 Home Based Businesses

Home Based Businesses shall be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit.

6.2.5 Provisions shall be made in The Zoning Bylaw for the type of non-agricultural commercial development allowed and associated development standards.

SECTION 7 – RECREATIONAL DEVELOPMENT

7.1 Objectives

To accommodate recreational land uses and to ensure that this development does not conflict with adjacent land uses.

To encourage various types of recreational activities in the municipality for the benefit of the residents and traveling public.

To ensure that environmental, historic features and wildlife habitat are accessible for passive recreational use and are protected from unauthorized recreational use.

7.2 Recreational Policies

7.2.1 Recreational Development

1) May be considered where it will not conflict with the agricultural community and conservation areas.

2) Shall be developed in a manner that can be adequately supervised and policed.

3) Shall not occur within the distance of an intensive livestock operation as outlined in Section 4.2.3.

4) Proponents of recreational developments shall be required to provide the onsite services deemed necessary by Council and display a high visual quality.

5) Proponents of recreational developments may be required to enter into servicing agreements, when a subdivision is involved, applying the following criteria:

- a) access points;
- b) municipal and service road upgrading or construction
- c) the provision of sewer and water;
- d) visually buffered landscaping;
- e) any other consideration Council deems necessary in accordance with Section 143 of *The Planning and Development Act, 1983*.

6) Industrial and industrial-like structures will not be permitted where they would visually detract from the area and surrounding land uses.

7) Off road vehicles, except for owner operated terrain vehicles on agricultural land, shall be an unauthorized use. Off road vehicles shall be restricted to designated trails and roadways.

7.2.3 Provisions shall be made in The Zoning Bylaw for the type of recreational activity allowed and associated development standards.

SECTION 8 – ENVIRONMENTAL MANAGEMENT

8.1 Objectives

To acknowledge and protect natural, environmental features, and systems within the municipality.

To allow for land uses that complement the natural character of the Qu'Appelle Valley.

To protect significant archaeological, historical, and other cultural sites from incompatible development.

To restrict development in areas that are considered hazardous for development for reasons of ground instability, erosion, flooding, or other environmental hazards.

To extend the responsibility for sound environmental management to property owners and developers.

8.2 Environmental Management Policies

8.2.1 Development on Potential Hazard Lands

1) Where natural hazards are suspected, Council shall require developers to provide professional, certified environmental, geotechnical, hydrological reports to address development hazards. Council may refuse to authorize development of structures on such land or may authorize such developments only in accordance with recommended mitigation measures.

2) Council may require a preliminary analysis by a professional engineer or environmental scientist to identify which hazards may exist in the area of a proposed development.

8.2.2 Flood Hazard Lands

1) No new development shall be permitted in any flood prone area unless the development is above the elevation representing the 1:500 year return frequency flood event and necessary freeboard.

2) Council will not recommend approval of a proposed subdivision unless each proposed lot has been shown to have a building site above the 1:500 flood frequency level.

3) No alteration or additions shall be permitted on existing buildings or structures in any flood prone area unless the appropriate flood proofing measures are incorporated.

4) Preventative measures such as flood proofing below the 1:500 flood frequency level or erosion protection will be encouraged. The Saskatchewan Watershed Authority, Sask Water or other appropriate government or private sector consultants will be utilized as a source or technical advice regarding flood levels and flood proofing techniques.

5) The development standards and permitted uses for the Flood Hazard Overlay Area will be provided in The Zoning Bylaw.

8.2.3 Erosion and Slope Stability

- 1) No new development shall be permitted in any unstable slope or erosion prone area without undertaking erosion and/or slope stability investigations to address the interests of the municipality and to ensure that the developer and/or property owner reasonably assess the hazards relative to the proposed development.
- 2) Erosion and slope stability investigations will be undertaken by qualified engineering disciplines to indicate whether the site is suitable for the proposed development and outlines suitable mitigating measures and documents residual hazard.
- 3) The development standards and permitted uses for the Erosion and Unstable Sloes Overlay Area will be provided in The Zoning Bylaw.
- 4) A Professional Engineer, licensed to practice in the Province of Saskatchewan and competent in the design of foundations may provide a sealed letter indicating that a detailed site analysis is not required, providing the Engineer or engineering firm, in their site investigations deems it so. The Professional Engineer must evaluate the site conditions to determine that the conditions do not require a complete geotechnical investigation, due to location, topography, or other conditions observed during the site review.

8.2.4 Heritage Resources

- 1) The Rural Municipality shall consult with the Resources Unit of Culture, Youth and Recreation, to ensure the protection of significant heritage resources located on land proposed for development.
- 2) Where a proposed land development is located in a heritage sensitive area, Council will refer the proposal to the Resources Unit to determine if a heritage resource impact assessment (HRIA) is required pursuant to Section 63 of *The Heritage Property Act*.
- 3) Council shall encourage private land owners and crown agencies to voluntarily conserve and to initiate formal procedures to designate and report heritage property under *The Heritage Property Act*.
- 4) **The development standards and permitted uses for the Heritage Resource Overlay Area will be provided in The Zoning Bylaw.**

8.2.5 Wildlife Habitat and Natural Vegetation Conservation

- 1) Council may consult Saskatchewan Environment or require assessment by a qualified environmental scientist, regarding the appropriate development standards for reclamation and reforestation. The planting of native species occurring in the immediate area and the installation of protective measures shall be encouraged.
- 2) In approving a development Council shall attempt to provide for minimum loss of habitat by:
 - a) retaining natural vegetation and watercourses;
 - b) providing continuous wildlife corridors;
 - c) conserving habitat for rare and endangered species; and
 - d) providing landscaping, naturalization, or otherwise mitigating the loss of natural habitat where such habitat loss is necessary in the context of a desirable development.

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3) Council will work with provincial government agencies to protect any significant heritage resources critical wildlife habitat, wetlands, and rare or endangered species located on land proposed for development. Where significant potential for such has been found, Council may defer issuing a permit for any development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained.

4) The development standards and permitted uses for the Sensitive Environment Overlay Area will be provided in The Zoning Bylaw.

8.2.6 Shoreline Protection Measures

1) Shoreline protection measures shall only be permitted where erosion or other instability threatens the shoreline. Structures shall be constructed at, or above the bank.

2) Protective structure shall be designed so that they will remain in place and remain functional after being subjected to wave or ice action.

3) Shoreline protection measures shall not:

- a) activate shoreline soil movements away from or towards adjacent properties;
- b) lower the quality of adjacent water bodies;
- c) increase the risk of flooding;
- d) interfere with other individual's water rights;
- e) block access along the shoreline or across public lands; or
- f) cause a hazard to the safety of the general public.

8.2.7 Groundwater

Development shall not deplete or pollute groundwater resources within the RM of Grayson. Council will require investigation to assess the impact of development on groundwater resources and may incorporate development standards in the Zoning Bylaw to protect aquifers and their supply. Saskatchewan Watershed Authority shall be utilized as a source for technical advice regarding groundwater resources.

SECTION 9 – MUNICIPAL SERVICES

9.1 Objectives

To ensure that developments are serviced to a standard relative to density and use without excessive cost.

To ensure that all developments have a safe and effective water source and sewage management facility.

To ensure municipal interests in the planning of access, utility infrastructure is addressed through the use of service agreements.

9.2 Municipal Service Policies

9.2.1 Road Access

1) All land uses shall be required to have access to a developed road which meets the approved standards of the Municipality.

2) The municipality may apply standards to protect the municipal interest when transportation, utility and pipeline facilities cross municipal roads.

3) The Municipality shall require that new developments exhibit high quality roads with standards for cooperative accessibility and which respect drainage.

9.2.2 Municipal Services

1) Council shall require servicing agreements at the time of subdivision approval to ensure that new subdivisions are developed to the standard of the municipality and to address other concerns specific to the proposed subdivision.

2) Council will consider participation in the costs of installation or improvement of a facility where it will benefit a wider area than the proposed development.

3) Services will be operated and maintained in order to provide equitably for the needs of residences. Council will monitor the adequacy of municipal services and may upgrade or expand these systems to equitably meet the need of residents.

9.2.3 Public Utilities

1) All municipal public utilities will be accommodated in the municipality and no minimum site requirements shall apply.

2) Municipal and commercial solid or liquid waste disposal facilities shall be discretionary and will be considered by Council under the following criteria:

- a) proximity to source of water;
- b) separation distance from any residential or recreational facility;
- c) demands on municipal services public roadway access; and
- d) implementation of modern technology and the quality of waste disposal operations.

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9.2.4 Municipal Reserve

- 1) When dedication of municipal reserve is required for subdivision, the municipality may accept cash-in-lieu of dedication unless there is an identified need for recreational land in the vicinity of the development.
- 2) Municipal reserves may be used for recreational activities or for natural drainage and similar uses.

9.2.5 Development standards for municipal and public service lands shall be addressed in The Zoning Bylaw.

SECTION 10 – ADMINISTRATION

10.1 Implementation

The Basic Planning Statement expresses the goals, objectives and policies for the future development of the Rural Municipality of Grayson No. 184. The Basic Planning Statement will provide guidance to Council and the Development Officer in making land use, zoning, subdivision, and development decisions in general. These decisions must be made in conformity with the stated policies and objectives to ensure that the goals for the future development of the Municipality will be achieved.

The Basic Planning Statement will be implemented primarily through the Zoning Bylaw and the subdivision approval process.

10.2 Zoning Bylaw

The Planning and Development Act, 1983, requires Council to adopt a Zoning Bylaw in conjunction with the Basic Planning Statement. The Zoning Bylaw implements policies set out in the Basic Planning Statement. The Zoning Bylaw will provide for zoning districts, the permitted and discretionary uses for each district, and the development standards for all land uses and sub-uses in conformity with the goals, objectives, and policies laid out in this plan.

10.3 Subdivision Process

Subdivision, the breaking up of land into smaller legal units, is normally an integral part of the development process. Although the Director of Community Planning Branch, Municipal Relations Division, Saskatchewan Government Relations and Aboriginal Affairs, is the approving authority for subdivisions in the Municipality, the Council has input into the subdivision procedure at two points. First, Council provides comments to the Director on all applications for subdivision within the municipality. In reviewing all subdivisions, Council should consult this Basic Planning Statement to see whether the proposed development is consistent with the long-term goals of the municipality and the desired future pattern of development. Secondly, Council has an impact on the subdivision process through the Zoning Bylaw. Since no subdivision can be approved that does not conform to the Zoning Bylaw, Council has the power to directly influence subdivision and development in the municipality. Also, in the Zoning Bylaw, Council can establish minimum areas, frontages, or depths, and other standards that affect land subdivision.

10.4 Review and Amendment

A basic planning statement is not a static document and should not commit the Municipality to an inflexible development policy. As new issues and concerns arise, or old ones change, the Basic Planning Statement should be

revised to meet these changes. The “Plan” shall be reviewed after five years and before ten years from the date of its adoption by Council to evaluate the stated objectives and policies as to their relevancies. The concerns, objectives and policies of the Basic Planning Statement must be kept up to date to ensure that the document will deal with the real development issues facing the community.

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On occasion, land uses or developments may be proposed which do not conform to the Basic Planning Statement. The Plan can be amended to allow the new developments to proceed; however, before any amendment is made, the impact of the proposed change on the rest of the planning statement and the future development of the Municipality must be considered. Any changes to the Basic Planning Statement or the Zoning Bylaw should be in the interest of the future development of the community as a whole. Through periodic review and amendment, the Basic Planning Statement should serve as an effective guide for Council in making decisions on the future development of the Rural Municipality of Grayson No. 184. Council is bound by the policies and regulations set out in The Basic Planning Statement and The Zoning Bylaw.