

**THE RURAL MUNICIPALITY OF BRITANNIA NO. 502**

**BYLAW NO. 17-2014**

**A BYLAW TO ADOPT THE LLOYDMINSTER PLANNING DISTRICT OFFICIAL COMMUNITY PLAN**

The Council of the Rural Municipality of Britannia No. 502 (*the Municipality*), in the Province of Saskatchewan enacts as follows:

- 1) Pursuant to Sections 29 and 102 of *The Planning and Development Act 2007*, the Council of the Rural Municipality of Britannia No. 502 hereby adopts the Lloydminster Planning District 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 hereto and forms part of this bylaw.
- 3) Bylaw No. 05-2001, also known as the Lloydminster Planning District Development Plan, and all amendments thereto, are hereby repealed.
- 4) This bylaw shall come into force on the date of final approval by the Minister of Government Relations.



*[Signature]*  
 \_\_\_\_\_  
 Reeve

*[Signature]*  
 \_\_\_\_\_  
 Administrator

Introduced and read a first time September 24, 2014.  
 Read a second time November 12, 2014.  
 Read a third time and adopted November 12, 2014.



\*\*\*Certified to be a true & correct copy of Bylaw #17-2014 adopted by Resolution of Council on November 12, 2014.

*[Signature]*  
 \_\_\_\_\_  
 ADMINISTRATOR





SCHEDULE 'A'

THE LLOYDMINSTER PLANNING DISTRICT  
OFFICIAL COMMUNITY PLAN

Being Schedule 'A' to Bylaw No. 17-2014  
of the Lloydminster Planning District



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Reeve

A large, stylized handwritten signature in black ink, written over a horizontal line.

Administrator







# LLOYDMINSTER PLANNING DISTRICT OFFICIAL COMMUNITY PLAN

Prepared for:

THE LLOYDMINSTER PLANNING DISTRICT COMMISSION

Prepared by:

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

SEPTEMBER 2014

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# 1 INTRODUCTION

On the basis of the findings set out in the Lloydminster Planning District Planning Program - Background Report (The Background Report) for the Rural Municipality of Wilton No. 472, the Rural Municipality of Britannia No. 502 and the City of Lloydminster and of the issues and concerns highlighted in the report, the following planning goals, objectives and policies are proposed for the Lloydminster Planning District (the Planning District).

## 1.1 Authority

In accordance with Sections 29, 32 and 102 of *The Planning and Development Act, 2007 (The Act)*, the Lloydminster Planning District Commission (LPDC) has prepared this document for the R.M. of Wilton No. 472, the R.M. of Britannia No. 502 and the City of Lloydminster for adoption as the Lloydminster Planning District Official Community Plan (OCP). The Official Community Plan will provide the member municipalities with goals, objectives and policies relating to approximately 20 years of future growth and development within the Planning District.

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

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

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

## 1.2 Scope and Purpose

The policies in this Official Community Plan address the need for future land use planning in the Planning District as well as other matters related to its physical, social and economic development. The policies are intended to provide the LPDC and the member municipalities with direction and guidelines for establishing bylaws, programs and decision making on future land use and development proposals in the Planning District. All development within the Planning District shall conform to the objectives and policies contained in this Official Community Plan.



### **1.3 Context**

#### **1.3.1 Inter-Municipal Cooperation**

The three participating municipalities have prepared this Official Community Plan in a spirit of cooperation. The member municipalities understand that the best chance of achieving future development opportunities for the community at large will be through the development of a planning strategy that strives to provide enhanced benefits to everyone. The Official Community Plan articulates the needs of each member municipality in a shared vision for the community - one which recognizes the interests of each member in the Planning District within the context of the overall growth and needs of the community and the Lloydminster region. The municipalities recognize the benefits of moving into the future on the basis of a well considered plan which provides a fair and consistent development process as compared to proceeding on an ad hoc basis.

#### **1.3.2 Municipal Growth Strategies**

The underlying premise of this Official Community Plan is that the member municipalities all have legitimate aspirations for growth that must be recognized and addressed in OCP policy. The City of Lloydminster has approved a Growth Study 2013 which projects a population of 51,307 persons by 2041 with attendant land needs for projected urban development. Projected land needs for future City expansion is a major factor in the determination of an appropriate Planning District boundary and the formulation of an appropriate land use policy framework. The City needs land on its periphery for future expansion that is unencumbered, to as great an extent as possible, by sporadic and inappropriate land use, subdivision, servicing and development. The future growth aspirations of the R.M.'s of Britannia and Wilton are based on the anticipated expansion of the province's oil and gas, mining and other resource sectors in the region which will facilitate continued commercial and industrial development. Potential exists for rural residential development in the Planning District.

#### **1.3.3 Rationale for the Planning District Area**

The determination of the Lloydminster Planning District area has involved consideration of the following factors:

- (1) The projected growth and annexation requirements of the City of Lloydminster.
- (2) The area projected for the Highway #16 bypass route south of the City.
- (3) An area surrounding the City's current and future projected boundary extending 1 to 1.5 miles to ensure that future development on the City periphery does not prejudice existing rural industrial development and future annexation or potential for urban expansion. The City and R.M.'s have mutual and long term interests in how this area is developed.

#### **1.3.4 Inter-Municipal Planning and Regional Initiatives**

Planning and development in the Lloydminster area has occurred against the backdrop of interprovincial influences. The City of Lloydminster has had a longstanding relationship with the R.M.'s of Britannia and Wilton and the County of Vermilion River. Recently it established an Inter-municipal Development Plan (IDP) in partnership with the County of Vermilion River. The IDP speaks to the need for the pursuit of regional scale planning initiatives by municipalities including a regional growth strategy, regional servicing strategy, joint master transportation plan and joint master storm water/wetland management plan.



### 1.3.5 Inter-Municipal Cooperation and Implementation Measures

The member municipalities wish for this OCP to be as clear and user-friendly as possible. Understandable, "development ready" policies and efficient development review processes are required to ensure timely project reviews and to avoid lost development opportunities.

Innovative approaches, mechanisms and processes are incorporated in this OCP to give the inter-municipal planning process every chance of success. New implementation measures are recommended including:

- (1) Provision for joint servicing agreements between municipalities to provide support, where appropriate, for development projects.
- (2) Better communication and referral processes between municipalities concerning development proposals and issues to assist collaboration.
- (3) The OCP should establish a local level dispute resolution process as a precursor to the dispute resolution process provided by *The Act* to resolve issues locally and at an early stage.
- (4) Initially, it is recommended that the administration of the Lloydminster Planning District Commission, be located at the R.M. of Wilton municipal office. The location and administration of the Planning District should be reviewed on an annual basis.

### 1.3.6 Conformance to the Statements of Provincial Interest Regulations

This OCP incorporates, insofar as it is practical, The Statements of Provincial Interest Regulations.

## 2 GOALS

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This OCP is intended to achieve the following goals:

- (1) To ensure a high quality of life for residents.
  - (2) To strengthen the economic base of the member municipalities by creating a positive environment for growth and sustainable business development.
  - (3) To identify lands which are suitable for future urban and rural industrial, commercial, residential and other land use categories.
  - (4) To identify and protect future growth areas of the City of Lloydminster, the R.M. of Britannia and the R.M. of Wilton.
  - (5) To provide land use policy which allows for flexibility of choice in land use planning options, directions and standards.
  - (6) To utilize the natural resources in the Planning District in a manner that is economically, socially and environmentally sustainable.
  - (7) To develop an administrative structure which supports co-operation and communication between the member municipalities.
  - (8) To develop a dispute resolution process.
  - (9) To support and complement The Statements of Provincial Interest Regulations in land use planning and development.
  - (10) To obtain the support and assistance of senior governments in the realization of the goals and objectives of this plan.
  - (11) To collaborate in regional land use matters such as transportation, storm water and watershed management, utilities, recreation and economic development.
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### 3 OBJECTIVES AND POLICIES

#### 3.1 Natural and Heritage Resources

##### 3.1.1 Preamble

- The most significant natural feature in the Planning District is Neale Lake and its associated drainage course. This feature requires shoreline protection and preservation of prime waterfowl habitat. Its potential use includes storm water retention and drainage, recreational open space and facility development.
- The vast majority of natural features in the Planning District are local wetland areas or sloughs. 90% of natural habitat is lost or depleted which is understandable in part given that all farm land has Class 1 or 2 rating for dry land agricultural production.
- There are currently no identified heritage or archaeological features in the Planning District; however, 14 quarter sections have been identified as potentially heritage sensitive.
- Wind speed patterns for the Lloydminster region lend limited potential for the development of wind energy conversion facilities.
- A watershed plan for the North Saskatchewan River has been prepared and approved by the province and area municipalities relevant to lands in the Planning District concerning water conservation, climate change, ground water protection, surface water quality and protection of natural habitat.
- The member municipalities have reported that there are no evident sand and gravel deposits in the Planning District.
- There are numerous active oil and gas wells which present a constraint to future urban and rural development in the Planning District. Provincial legislation constrains the R.M.'s in their ability to regulate these wells therefore industry cooperation concerning their location and operation in relation to adjacent use is seen as critical.
- The Statements of Provincial Interest Regulations provide the following statements concerning natural and heritage resources:
  - Section 6.7 states that "The province has an interest in ensuring the safety and security of individuals, communities and property from natural and human induced threats."
  - Section 6.2 states that "The province has an interest in conserving Saskatchewan's biodiversity, unique landscapes and ecosystems for present and future generations."
  - Section 6.4 states that "The province has an interest in ensuring that the province's culture and heritage resources are protected, conserved and responsibly used."
  - Section 6.6 states that "The province has an interest in maintaining and encouraging the exploration for and development of mineral resource development."
  - Section 6.11 states that "The province has an interest in ensuring that sand and gravel resources are accessible for development."

##### 3.1.2 Objectives and Policies

###### Objective 3.1.2.1: Natural Features

To promote and encourage the protection and preservation of animal and plant communities, wildlife habitat areas and ecosystems in the Planning District.

###### Policy (a):

To prevent the destruction by development of sensitive natural features, whenever possible. The approval of development that may have the effect of destroying a natural feature should be on the basis that "no net loss" is incurred by provision of an equivalent replacement area



or feature.

**Policy (b):** To promote the establishment of effective buffer areas adjacent to sensitive natural features to reduce the potential for their degradation.

**Objective 3.1.2.2: Groundwater (source water) Protection**

To protect groundwater resources from contamination to ensure a safe supply of drinking water for residents and businesses in the Planning District.

**Policy (a):** Development shall avoid depleting or polluting ground water.

**Policy (b):** The member municipalities will commit to protection of ground and surface water through the use of water management programs that:

- (i) maintain healthy ecosystems,
- (ii) provide safe and reliable drinking water; and
- (iii) provide advanced waste water treatment and storm water management to the greatest extent possible within the constraints of their resources.

**Policy (c):** Agricultural practices, particularly with regard to manure management and chemical application, shall be encouraged which minimize risks to groundwater and avoid impacts on surface water.

**Policy (d):** Chemicals and other products shall be stored, handled, manufactured, managed and used with methods that prevent and avoid contamination with aquifers and well heads.

**Objective 3.1.2.3: Impacts of Mineral Extraction**

To minimize the impact of mineral resource extraction, processing and storage operations on adjoining land use and ensure the rehabilitation of gravel extraction sites following the cessation of operations to a state compatible with the surrounding countryside.

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

- (i) The R.M.'s shall encourage the extraction of significant commercial mineral resources prior to development that would preclude or constrain future extraction of the resource.
- (ii) Mineral resource industries, excluding oil and gas extraction facilities, shall be listed as discretionary uses in the Zoning Bylaw.
- (iii) Council shall consider discretionary use applications for mineral resource industries subject to:
  - (a) reclamation and restoration of the land for an approved end use;
  - (b) the manner in which the pit or quarry is to be operated;
  - (c) limiting or avoiding land use conflict due to noise, vibration, smoke, dust, odour or potential environmental contamination; and
  - (d) minimizing the effect of the operation on infrastructure and services including but not always limited to roadways.
- (iv) Mineral resource industries shall meet all municipal bylaws and provincial regulations respecting access to and from provincial highways and municipal roads and shall ensure that road access to the operation is located, as far as possible, from existing residential dwelling units.

- (v) Mineral resource extraction, processing and storage industries shall adhere to the separation distances provided in Table 8-1 (page 41).
- (vi) Mineral resource extraction, processing and storage industries shall establish a buffer area between the operation and surrounding land uses.
- (vii) Mineral resource extraction, processing and storage industries shall ensure that operations within the Planning District are screened, bermed or landscaped.

**Objective 3.1.2.4: Heritage Resources**

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

**Policy (a): Protection of Heritage Resources**

Development shall not damage or destroy any building or site deemed to be of cultural or heritage significance. The member municipalities will work with agencies of the provincial government to protect any significant heritage resources, critical wildlife habitat, fish habitat and/or rare or endangered species as well as any wetland areas along a lake, slough or creek. These resources will be protected and, where appropriate, integrated with recreational use and development (by the addition of appropriate structures such as: walkways, pedestrian bridges, boardwalks and interpretive media).

**Policy (b): Potential Heritage Resources**

Land identified in the Background Report as having potential to contain intact archaeological or paleontological sites shall be reviewed for potential impacts to heritage resources when a subdivision or development is proposed for that land. Where potential for the occurrence of such features or resources has been identified to the Councils, the Councils may delay development until such time as the requirements of the relevant provincial agencies to protect such resources (such as the undertaking of mitigative measures) has been obtained. The developer may be required to contract a professional to assess potential impact(s) to the development area. Any costs associated with meeting such requirements will be the responsibility of the applicant.

**Objective 3.1.2.5: Watershed Management and Planning**

To support the implementation and evolution of the North Saskatchewan Watershed Source Water Protection Plan (NSWSWPP) consistent with the principles, objectives and land use policies of this OCP.

**Policy (a):**

The member municipalities and Planning Commission shall work in partnership with the Water Security Agency to maintain and conserve the North Saskatchewan Watershed and its source water resources. The member municipalities and the Planning Commission will support the implementation of the recommendations and key actions of the NSWSWPP as may be relevant to the Planning District, notably with respect to recommendations regarding:

- (i) promotion of rural and urban land management practices that conserve ground water supplies;
- (ii) flooding and flood risk management including the establishment through mapping of estimated peak water levels to ensure protection of building structures and property;
- (iii) development of watershed wide approaches to flood mitigation measures for new development; and



- (iv) identification of wetlands classified as being important to surface and ground water protection.

The member municipalities and the Planning Commission will undertake amendments to this OCP where appropriate to incorporate improved land management practices for environmental management and protection of natural resources as they are realized.

**Objective 3.1.2.6: Renewable Wind Energy Sources**

To accommodate the limited potential for conversion of wind to electric energy in the Planning District.

- Policy (a):** Wind energy conversion facilities and wind farm projects will be allowed in accordance with development standards to be contained in the zoning bylaw, as development proposals come forward in the future.

**Objective 3.1.2.7: Sustainable Development**

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

- Policy (a):** To encourage development which ensures that water bodies, waterways, shore lands, groundwater and riparian systems are protected.

- Policy (b):** To minimize the impact of mineral resource extraction, processing and storage operations on adjoining land use and ensure the rehabilitation of gravel extraction sites following the cessation of operations to a state compatible with the surrounding countryside.

**Objective 3.1.2.8: Oil and Gas Development**

To support Oil and Gas exploration, extraction and development in the Municipality.

- Policy (a):** Petroleum pipelines, oil and gas wells and related facilities shall be encouraged in the District.

**3.2 Biophysical Constraints to Development**

**3.2.1 Preamble**

- Land in proximity to Neale Lake and its associated drainage course represents the greatest natural hazard for development in the Planning District.
- There is no known natural hazard land in the R.M. of Wilton portion of the Planning District.
- Citizen concern exists regarding air quality in proximity to the Husky Upgrader.
- The Statements of Provincial Interest Regulations provide the following statement concerning biophysical constraints on development.
  - Section 6.7 states that "The province has an interest in ensuring the safety and security of individuals, communities and property from natural and human-induced threats."

**3.2.2 Objectives and Policies**

**Objective 3.2.2.1: Avoidance of Hazard Land**

To avoid unnecessary development on land deemed to be hazardous as a result of flooding, erosion, soil subsidence, slumping, slope instability or contamination by hazardous material.

**Policy (a):**

Where possible, development shall avoid land that is hazardous due to flooding, erosion, soil subsidence, slumping, slope instability or contamination by hazardous materials.

**Objective 3.2.2.2: Mitigative Measures for Development on Hazard Land**

To ensure that any future development that occurs on or near potentially hazardous land adheres to appropriate mitigative standards in areas potentially affected by flooding, erosion, soil subsidence, slumping, slope instability or contamination by hazardous materials.

**Policy (a):**

Council may require subdivision and development permit applicants to consult with the Water Security Agency and / or Professional Engineers or Hydrologists to assess the potential hazard due to flooding. The flood hazard area shall be defined at the 1:100 year flood elevation plus wave and wind run with a 1:5 year wind or the 1:500 year flood elevation, whichever is greater.

**Policy (b):**

Where a development is proposed for land that is identified as being potentially hazardous, the applicant shall submit a report prepared by a professional that assesses the risk associated with the proposed development and any necessary mitigation measures for development. The affected R.M. may refuse to authorize the development of structures on land determined to be hazardous or may permit development only in accordance with specified mitigation measures. The costs associated with identifying the risk of proceeding with a proposed development on potentially hazardous land or recommending specified measures to mitigate the risk of development of potentially hazardous land will be the responsibility of the proponent of the proposed development.



### **3.3 Agricultural Land Use and Development**

#### **3.3.1 Preamble**

- The Planning District contains highly productive agricultural land. Market forces will continue to be the principal determinant for its retention and continued use as farm land. The R.M.'s can use their influence in the development review and approval process to shift the location of proposed development to poorer class land and thereby slow the conversion of good farm land to non-agricultural uses.
- A focus for past Planning District planning policy has been to support agricultural dry land crop production and associated forms of development and land use.
- The potential for intensive livestock development exists in the Lloydminster region, however new intensive livestock development is not possible or desirable due to the confined area of the Planning District coupled with accepted industry setbacks.
- The Statements of Provincial Interest Regulations provide the following statement concerning agriculture and value-added agricultural business:
  - Section 6.1 states that "The province has an interest in supporting and promoting a sustainable and dynamic agricultural sector that optimizes the use of agricultural land for growth opportunities and diversification in primary agricultural production and value-added business."

#### **3.3.2 Objectives and Policies**

##### **Objective 3.3.2.1: Protection of Farm Land**

To protect high quality agricultural land for continuing productive agricultural use.

- Policy (a):** The R.M.'s may encourage non-agricultural forms of development to locate on poorer class soils to the greatest extent possible.
- Policy (b):** The R.M.'s will promote and encourage agricultural land use practices and development that enhances soil conservation.

##### **Objective 3.3.2.2: Dry Land Farming**

To accommodate traditional forms of dry land crop production activity, land use, subdivision and development.

- Policy (a):** Principal agricultural uses to be accommodated include grain farming, mixed grain/livestock operations, farm residences and farm or home-based businesses. The Zoning Bylaw will contain an Agriculture District to provide for these uses and compatible development. The quarter section is recognized as the primary land unit for general agriculture. However, reduced areas and specific development standards will be provided to accommodate the development of intensive forms of agriculture. Development of other non-conforming land units created under past planning bylaws will not be restricted due to the nonconformity of these sites with minimum site area and frontage requirements of the Zoning Bylaw in keeping with provisions for non-conforming sites under *The Act*.
- Policy (b):** One farm dwelling will be permitted for farm operations. Additional dwelling units may be permitted if accessory to an agricultural operation and if it is intended to accommodate farm workers. The granting of a dwelling development permit for such additional dwelling(s) shall not be construed, in any way, as consent or approval for future subdivision.

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

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

**Policy (d):** Farm based businesses and on-farm employment opportunities, such as but not limited to bed and breakfast establishments and vacation farms, can provide a valuable contribution to the diversified economic base of the affected R.M.

- (i) Farm based businesses shall be listed as discretionary uses in the Zoning Bylaw. Approvals will be based on the evaluation of individual operations relative to specific Zoning Bylaw criteria to ensure that the agricultural character or value of the land is not diminished.
- (ii) Home based businesses shall be listed as discretionary uses in the Zoning Bylaw.
- (iii) Farm based businesses that include the provision of commercial accommodation, including but not limited to bed and breakfast establishments and vacation farms, shall maintain minimum separation distances from existing industrial and hazardous industrial uses as shown in Table 8-1.
- (iv) Farm based businesses shall be restricted to a maximum of five (5) on-site, non-seasonal employees or other workers (including contractors) visiting the site regularly or on a daily basis. Any farm-based business with more than five (5) on-site, non-seasonal regular workers shall be required to apply for a commercial or industrial zoning designation.

**Objective 3.3.2.3: Intensive Agricultural Development**  
To accommodate intensive agricultural uses (excluding intensive livestock operations) in the Planning District provided they observe development standards and do not override environmental concerns.

**Policy (a):** Intensive agricultural uses, such as nurseries, market gardens and forms of agribusiness including agricultural product processing, energy production, agro-forestry and agro-tourism aimed at diversification of the farm economy, will be encouraged and will be included as discretionary uses in the Zoning Bylaw.

- (i) The proponents of such developments will be required to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.
- (ii) The Zoning Bylaw will contain minimum site size standards for intensive agricultural uses. Smaller sites will be permitted for intensive agricultural uses, excluding intensive livestock operations, to facilitate their development.



- (iii) New intensive agriculture development in the form of market gardens shall maintain minimum separation distances from existing industrial and hazardous industrial uses as shown in Table 8-1.

**Objective 3.3.2.4: Agriculture and Economic Diversification**

To encourage, and to provide opportunity for, further agricultural development and land use that will result in increased economic diversification, agricultural innovation and agriculture-related value-added activity.

**Policy (a):** The Zoning Bylaw will list principal agricultural related commercial and industrial uses which will be accommodated in the Zoning Bylaw as discretionary uses. Approval for such commercial or industrial developments may be granted if their function is related to agriculture and only after a review by the affected R.M., to ensure that:

- (i) incompatibility with other land uses will be avoided, including consideration of proximity to urban centres, hamlets and multiple-parcel country residential subdivisions;
- (ii) policies for environmental quality control will not be jeopardized, including water and waste disposal servicing;
- (iii) the design and development of the use will conform to high standards of safety, visual quality and convenience;
- (iv) the development will be situated along an all-weather municipal road; and
- (v) all relevant approvals are obtained from government agencies for uses such as anhydrous ammonia fertilizer facilities.



**3.4 Residential Land Use and Development**

**3.4.1 Preamble**

- Low density single parcel residential development exists in both R.M.'s. The R.M. of Britannia has accommodated intensive multiple parcel development due in part to the nature of its geographic setting and amenities that are found desirable for this form of development. The R.M. of Britannia wishes to continue to accommodate intensive multiple lot country residential development in the Planning District. The R.M. of Wilton does not wish to accommodate this form of residential development.
- Intensive country residential development typically demands a higher level of municipal services. Addressing phasing and servicing requirements and identifying appropriate development standards, in order to ensure that future multiple lot development proceeds in an orderly planned fashion, is needed.
- It is recognized that home based businesses can provide a valuable contribution to the diversified economic base of the R.M.'s.
- The formation of new hamlets resulting from intensive country residential development in the Planning District is not seen as desirable.
- The Statements of Provincial Interest Regulations provide the following statement concerning residential development:
  - Section 6.10 states that "The province has an interest in citizens having access to a range of housing options to meet their needs and promote independence, security, health and dignity for individuals, enhancing the economic and social well-being of communities."

**3.4.2 Objectives and Policies**

**Objective 3.4.2.1: Intensive Multiple Lot Country Residential Development Option**

To accommodate a full range of intensive multiple lot country residential development options, in the R.M. of Britannia portion of the Planning District that provides a wide choice of lifestyles for residents.

**Policy (a): Development Options**

The Zoning Bylaw will contain a series of country residential zoning districts to accommodate multiple-lot country residential subdivisions.

- (i) Medium Density Country Residential District (CR1) with site sizes ranging from 4.0 ha (10 acres) to 16.2 ha (40 acres). The intent of this district will be to accommodate low density multiple lot country residential development together with compatible uses. This density of development is sufficiently low to be approved subject to the provision of on-site source water and sewage disposal systems.
- (ii) High Density Country Residential District (CR2) with site sizes ranging from 2.0 ha (5 acres) to 16.2 ha (40 acres). The intent of this district will be to accommodate high density country residential development together with compatible uses. Development at this density may be approved subject to provision of either on site source water and sewage disposal systems or communal water and sewage disposal systems.

**Policy (b): Location**

The following location requirements shall apply to ensure that intensive multiple lot country residential development does not jeopardize essential agricultural or other natural resource activities or surrounding land uses and to minimize any negative impacts of such development on the environment.

- (i) In order to minimize conflict between multiple lot country residential subdivisions and other development, the R.M. of Britannia Council shall observe the separation distances as set out in Table 8-1 of this Plan.
- (ii) At Council's discretion, and subject to input from the Planning Commission, a lesser separation than set out in Table 8-1 may apply where the proposed development will not conflict with the future long term development of an adjoining municipality as demonstrated by the urban Council or where the applicant submits a copy of an agreement between the applicant and the owner(s) of the affected development agreeing to such lesser separation. Such agreements between an applicant and an owner(s) of the other development(s) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, the Councils shall be a party to the agreement and may use *Section 235 of The Planning and Development Act, 2007* to register an interest to the title(s) of the affected lands.
- (iii) Council will utilize Map 1 – Future Land Use Map to assess the development constraints, benefits and acceptability of a proposed multiple lot country residential subdivision. Multiple lot country residential subdivisions shall not be located:
  - (a) Where direct all-weather public road access has not been developed, except where arrangements have been made, to the satisfaction of the affected R.M., for the development of such access.
  - (b) On land subject to flooding or land where there is a high water table or potential for soil slumping or subsidence unless it can be demonstrated that the land is safe for development or that recommended mitigation measures will assure the necessary level of safety.
  - (c) In a linear fashion stretched along municipal roads.

**Objective 3.4.2.2: Development and Design**

To accommodate orderly, planned and cost effective intensive country residential development that provides optimum residential settings, minimizes the costs of associated municipal servicing costs and avoids land use conflicts.

**Policy (a): Scale & Density**

Each multiple lot country residential subdivision development shall be limited to a maximum area of 64.8 hectares (160 acres). To ensure that new country residential development is created at a scale and density to discourage the formation of new organized hamlets within the Planning District.

**Policy (b): Comprehensive Development Application**

In the interests of ensuring a comprehensive and planned approach to development, the Municipality may require a developer to prepare a Comprehensive Development Application (CDA) for proposed multiple lot country residential development and



subdivisions. A CDA shall include the following information:

- (i) Plans showing an integrated layout for all lands intended for industrial or commercial development, including internal roadways, access to external public roads, municipal and environmental reserve parcels, utility parcels, and phasing of the development.
  - (ii) Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other hazards together with any required mitigation measures.
  - (iii) Engineering reports to address water supply, surface water drainage, sewage treatment and disposal, and fire suppression.
  - (iv) Maps and illustrating surrounding land uses and a description of how future land use conflict between the proposed use and existing uses will be suitably avoided or mitigated. For smaller-scale, proposals (e.g. less than 5 lots per quarter in the Residential Policy Area), the Municipality may only require the information described in this subsection, in lieu of a full-scale CDA.
  - (v) Any other information Council deems necessary in order to appropriately evaluate an application.
- Policy (c) Evaluation of Comprehensive Development Application**
- (i) Based on the evaluation of a CDA, Council may ensure compliance with any municipal requirement, standard or policy through: servicing agreements, conditions of approval, or through contract zoning agreements, as appropriate.
  - (ii) Once a CDA has been approved by Council, no subsequent subdivision or development that is inconsistent with the approved CDA will be permitted without the approval of a revised CDA, as appropriate.

**Policy (d): Services**

Infrastructure needs shall be based on the recommendations of required engineering reports.

- (i) Water
  - (a) Each site in the proposed development area shall have its own independent water system; or
  - (b) Each site in the proposed development area will be connected to a Regional Water Distribution system; or
  - (c) Each site in the proposed development area will be serviced with an independent communal water supply system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.

- (ii) Sewer
  - (a) Each site in the proposed development area shall have its own independent sewage disposal system approved by the Regional Health Authority; or
  - (b) Each site in the proposed development area will be serviced with an independent communal sewage collection, treatment and disposal system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.
- (iii) Solid Waste
  - (a) New development will be approved subject to the availability of facilities for the disposal of solid waste by future residents in a licensed solid waste management facility.

**Objective 3.4.2.3: Services to Existing Development**

The R.M.'s will accommodate proposals for enhancements to utility systems for existing residential developments on a "user pay" basis.

**Policy (a): Communal Water Systems**

The R.M.'s will consider any proposals by residents of a multiple lot country residential area for the development of a communal water distribution system. Proposals must be based on a preliminary engineering report outlining design requirements and cost estimates for the proposed system and be accompanied by evidence of resident support for the proposal. Financing for any approved system will be derived pursuant to *The Local Improvements Act, 1993*. In its approval of a system, The R.M. will require that residents assume responsibility for ongoing operation and maintenance of the system through the auspices of a public utility or a private utility in the form of a cooperative or nonprofit corporation (similar to the Prince Albert Rural Water Utility).

**Policy (b): Garbage Disposal**

Each R.M. may establish, by separate bylaw, policies respecting garbage pickup and solid waste disposal in country residential subdivisions and other designated areas of the Planning District.

**Policy (c): Dust Control**

The R.M.'s may, subject to a request by the majority of residents of a multi-parcel country residential subdivision (or other designated area of the Planning District), agree to the provision of an extended service such as dust control or greater than normal snow clearing service. The financing of such service will be arranged through enactment of a special tax bylaw pursuant to the provisions of Section 312 of *The Municipalities Act*.

**Objective 3.4.2.4: Other Associated Development**

To accommodate recreational uses, home based business, community facilities and other forms of development normally associated with intensive country residential development that is consistent with and

complementary to the overall residential character of the development.

**Policy (a):** Recreation and community facilities shall be incorporated as the need arises in intensive country residential developments.

**Policy (b):** Approval of home based businesses will be based on the evaluation of individual operations relative to specific zoning bylaw criteria to ensure that the residential character or land value is not diminished.



### **3.5 Commercial / Industrial Land Use and Development**

#### **3.5.1 Preamble**

- Commercial and industrial land use and activity in the Planning District is associated primarily with agricultural and oil and gas development and is located largely along existing highways.
- In order to facilitate future commercial and industrial development in the Planning District policy needs to:
  - provide "development ready" policies and development review processes to facilitate the approval of new projects;
  - provide for enhanced landscaping, signing and screening of development particularly along highway entrances to the City;
  - provide better direction for the future location of commercial and industrial land use;
  - influence the location of oil and gas recovery projects in relation to adjoining land use, to the greatest extent possible; and
  - ensure that future commercial and industrial development does not conflict with the proposed provincial Highway #16 bypass.

#### **3.5.2 Objectives and Policies**

##### **Objective 3.5.2.1**

To accommodate new commercial and industrial development in existing nodes and new locations in a manner that avoids land use conflicts.

##### **Policy (a): Location and Setbacks**

Industrial uses shall maintain a minimum separation distance from existing development as shown in Table 8-1.

- (i) A separation distance twenty per cent (20%) greater than that shown in Table 8-1 may be required, based on the specific nature of the proposed development and the potential for conflict with other uses.
- (ii) At Council's discretion, and subject to input from the Planning Commission, a lesser separation than set out in Table 8-1 may apply where the applicant submits a copy of an agreement between the applicant and the owner(s) of the other affected development or Council (as appropriate), agreeing to such lesser separation. Such agreements between an applicant and an owner(s) of other development(s) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, the affected R.M. shall be a party to the agreement and may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands.

##### **Policy (b): Avoidance of Land Use Conflict**

Future commercial or industrial subdivisions or re-zoning for commercial or industrial development shall avoid conflict with existing land uses and development. Conflict with existing land uses and development will be demonstrated by, but such demonstration will not necessarily be limited to, the following:

- (i) anticipated levels of noise, odour, smoke, fumes, dust, night lighting, glare,

vibration or other emissions emanating from the operation will be sufficient to affect the residential character of existing residential areas; or  
 anticipated increased levels or types of vehicle traffic may create unsafe conditions or situations for vehicles, cyclists or pedestrians within or adjacent to existing residential areas.

**Policy (c):**

**Development Application Information**

An application for commercial or industrial development involving the subdivision or rezoning of land shall include information regarding:

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

**Policy (d):**

**Comprehensive Development Application**

In the interests of ensuring a comprehensive and planned approach to development, the Municipality may require a developer to prepare a Comprehensive Development Application (CDA) for proposed commercial and industrial developments and subdivisions. A CDA shall include the following information:

- (i) Plans showing an integrated layout for all lands intended for industrial or commercial development, including internal roadways, access to external public roads, municipal and environmental reserve parcels, utility parcels, and phasing of the development.
- (ii) Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other hazards together with any required mitigation measures.
- (iii) Engineering reports to address water supply, surface water drainage, sewage treatment and disposal, and fire suppression.
- (iv) Maps and illustrating surrounding land uses and a description of how future land use conflict between the proposed use and existing uses will be suitably avoided or mitigated. For smaller-scale proposals (e.g. single parcel), the Municipality may only require the information described in this subsection, in lieu of a full-scale CDA.



- (v) Any other information Council deems necessary in order to appropriately evaluate an application.

**Policy (e) Evaluation of Comprehensive Development Application**

- (i) Based on the evaluation of a CDA, Council may ensure compliance with any municipal requirement, standard or policy through: servicing agreements, conditions of approval, or through contract zoning agreements, as appropriate.
- (ii) Once a CDA has been approved by Council, no subsequent subdivision or development that is inconsistent with the approved CDA will be permitted without the approval of a revised CDA, as appropriate.

**Objective 3.5.2.2 Hazardous Industry**

To accommodate hazardous industry in compliance with comprehensive development requirements and high level due diligence.

**Policy (a):** Industrial uses involving hazardous materials or chemicals will be included as a discretionary use in the Zoning Bylaw, subject to approval required by any government regulatory agency, and subject to the following locational policies:

- (i) Hazardous industries have the potential to negatively affect the general welfare of nearby residents and farm operations, relating to such factors as decreased land values and perceived hazards. Therefore, in order to minimize conflict between hazardous industrial uses and other development, policies for minimum separation distances between hazardous industrial uses and other principal land uses are listed in Table 8-1. These minimum separation distance policies shall apply both to development, alteration or expansion of hazardous industries and to other development proposed in the vicinity of existing hazardous industries;
  - (ii) At Council's discretion, and subject to input from the Planning Commission, a lesser separation than set out in Table 8-1 above may apply where the applicant submits a copy of an agreement between the operator of the hazardous industry and the owner(s) of the other affected development or Council (as appropriate), agreeing to such lesser separation. Such agreements between an operator and an owner(s) of other development(s) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, the affected R.M. shall be a party to the agreement and may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands;
  - (iii) A separation distance twenty percent (20%) greater than set out in Table 8-1 may apply where an unacceptable land use conflict would result with existing developments (e.g. in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels);
  - (iv) Separation from permanent surface water bodies or water courses of at least 1.6 km (1 mile);
  - (v) Buildings or yards used for the storage, handling or processing of hazardous materials shall be located at least 75 m (250 feet) from any road or railway right-of-way; and
-



(VI) Using the discretionary use procedure outlined in the Zoning Bylaw, the R.M.'s shall require public notice of a proposal that will result in development, expansion or alteration of a hazardous industrial use and shall hold a public hearing on the proposal.

**Objective 3.5.2.3 Oil and Gas Development**

To minimize conflict between oil and gas extraction, processing and/or distribution activities and other land use.

**Policy (a):** Land use and development in proximity to existing extraction and processing operations for petroleum resources that have the potential for increasing the density of human settlement and activity such as food services, hotels and other forms of accommodation and congregation shall be discouraged in order to protect resource development from restrictions on its continued use and potential future expansion as well as ensure for residents an acceptable level of public health and environmental protection.

**Policy (b):** Disturbance, as a result of petroleum resource operations, shall be minimized by using the best available techniques and practices to reduce the overall footprint of activity during all phases of construction, operation, reclamation and abandonment. Where municipal approval is required for a proposed development, consideration shall be given to identify conditions, to address mitigation of impacts and to assess the ability of natural landscapes to support reclamation efforts on a sustainable basis.

### **3.6 Recreation, Tourism and Aesthetics**

#### ***3.6.1 Preamble***

- Neale Lake and shore land constitutes a valuable natural habitat area for wildlife and a recreation resource for use by residents. The potential exists for tourism development associated with this natural amenity.
- A need is perceived in the community for the development of a trail system in the Planning District to accommodate bike and hiker traffic traveling between the City and the Husky Upgrader and other major employers to the east.
- The visual appeal of commercial and industrial development in the Planning District, particularly on highway entrances to Lloydminster, needs to be enhanced.
- The Statements of Provincial Interest Regulations provide the following statements concerning recreation:
  - Section 6.9 states that "The province has an interest in supporting a high quality of life for Saskatchewan's citizens and visitors by providing and actively promoting recreation and tourism opportunities."

#### ***3.6.2 Objectives and Policies***

##### **Objective 3.6.2.1**

To recognize the natural and scenic significance of natural areas and to promote their conservation and preservation in order that these resources may be preserved and managed for natural habitat and for the use and enjoyment of future generations of residents.

##### **Policy (a): Protection of Natural Areas**

The member municipalities shall give due consideration to the impacts of development on natural areas and shall cooperate to achieve preservation of natural areas to the greatest extent possible.

##### **Objective 3.6.2.2**

To realize opportunities for tourism and recreation development in the Planning District that is complementary to the natural environment.

##### **Policy (a): Neale Lake/Trail System**

The member municipalities will assess support within the community for the development of additional recreational amenities, including Neale Lake environs, and the establishment of a system of cycling and walking trails to encourage healthy and sustainable lifestyles for residents.

##### **Objective 3.6.2.3**

To facilitate visually appealing commercial and industrial development in the Planning District.

##### **Policy (a): Aesthetics**

The Zoning Bylaw will contain provisions for landscaping, signage, screening and outdoor storage for commercial and industrial development in the Planning District, particularly along highway entrances to the City.



**3.7** Municipal Infrastructure and Services

**3.7.1** *Preamble*

- The R.M.'s do not hold themselves responsible for costs associated with the provision of municipal services to new subdivision development. Developers are required to enter into servicing agreements and/or pay development levies in accordance with *The Act* to provide required services to an acceptable level and standard.
- The R.M.'s recognize the need to fulfill road maintenance obligations created by future development, including petroleum development. Enforcement of load restrictions for agricultural and oil field traffic is critical to maintaining the quality of the municipal road system.
- The municipalities have agreed to cooperate in protecting the identified right of way corridor for the proposed Highway #16 bypass.
- Public works in the form of solid and liquid waste management or disposal facilities have the potential to negatively affect the general welfare of nearby residents and the quality of recreational opportunities, relating to such factors as odours, decreased land values and perceived hazards.
- The municipalities agree that the potential expansion of the Lloydminster airport is an important consideration for regional economic development. Airport protection measures respecting future subdivision and development of land in the vicinity of the airport is currently provided under the planning bylaws of the County of Vermillion River. These measures are sufficient given the current size and operation of the airport.
- The Statements of Provincial Interest Regulations provide the following statement concerning public works and transportation:
  - Section 6.8 states that "The province has an interest in safe, healthy, reliable and cost effective public works to facilitate economic growth and community development."
  - Section 6.14 states that "The province has an interest in safe, cost effective transportation systems that meet existing and future needs for economic growth, community development and diversification."

**3.7.2** *Objectives and Policies*

**Objective 3.7.2.1: Servicing Thresholds**

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

**Policy (a):**

**General Servicing and Infrastructure Capacity**

The member municipalities will consider partnering with each other and with other communities in the region to construct and manage infrastructure that will support future development including but not limited to roads and transportation systems and solid waste management facilities.

The R.M.'s will not approve new development applications or related rezoning applications unless infrastructure and utility systems have adequate capacity.

**Policy (b):**

**Servicing Agreements for New Subdivision Development**

Where a subdivision of land will require the installation or improvement of municipal services such as roads or streets, utilities, water supply systems, sewage disposal facilities, and/or fire protection facilities, the developer will be required to enter into a servicing agreement with the affected R.M. to cover the installation or improvements including,



where necessary, charges to cover the costs of improvement or upgrading of services that directly or indirectly serve the proposed subdivision. These charges may differ from one proposed subdivision to another based on the particular needs of each development. The R.M.'s will work together towards establishing consistent standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

**Policy (c): Water and Sewage Services and Systems**

All developments shall provide for:

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

The R.M.'s will consider all new developments containing communal water and sewer systems on the basis that the users of these systems will be responsible for the costs of their construction, management and operation through the auspices of a public utility or a private utility arrangement in the form of a cooperative or non-profit corporation.

**Policy (d): Solid and Liquid Waste Disposal**

The R.M.'s will consider proposed developments in the Planning District on the basis that licensed solid waste management and sewage disposal facilities are available for use by the new development.

**Policy (e): Joint Service Agreements**

Where appropriate, the municipalities will enter into joint service agreements to facilitate new developments in the Planning District.

**Objective 3.7.2.2: Transportation**

To ensure that development in the Planning District does not create traffic safety issues and that the impacts of both urban and rural development on the respective transportation systems is minimized.

**Policy (a): Coordination of provincial/municipal transportation systems**

The municipalities will cooperate with the provinces and adjacent municipalities in long-term planning that addresses their transportation needs. Where feasible, the municipalities will identify future transportation corridors and implementation measures to realize development.

The R.M.'s will endeavor to upgrade their major access roads, within their ability to pay for such upgrades, and with the support of senior government funding wherever possible.

**Policy (b): Transportation Development Standards**

New development along highways in the Planning District shall be required to:

- (i) observe appropriate road designs, speed limits and traffic control devices are used to help ensure traffic and road safety;
- (ii) be consistent with the safety standards and access policies established by the Ministry of Highways and Infrastructure; and
- (iii) ensure that development does not conflict with the future Highway #16 bypass.

**Policy (c): Airport Protection**

The municipalities will review the need for extended airport protection measures to apply to the subdivision and development of land in the Planning District, subject to future airport modifications, upgrades and expansion.

**Objective 3.7.2.3: Sewage Lagoon and Landfill**

To safeguard the continued operation of public works in the Planning District.

**Policy (a): Development Setbacks**

Public works in the form of solid and liquid waste management or disposal facilities will be subject to development standards as specified in the Zoning Bylaw and to the following location criteria:

- (i) In order to minimize conflict between such public works and other development, policies for separation between public works in the form of solid and liquid waste management or disposal facilities and other principal land uses are listed in Table 8-1.
- (ii) At Council's discretion, and subject to input from the Planning Commission, a lesser separation than set out in Table 8-1 may apply where the applicant submits a copy of an agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an applicant and an owner(s) of other development(s) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, the affected R.M. shall be a party to the agreement and may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands.
- (iii) A separation distance 20% greater than set out in Table 8-1 may apply where an unacceptable land use conflict would result with existing developments (e.g. in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).

## 4 FUTURE LAND USE CONCEPT

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The Future Land Use Concept for the Planning District reflects the present land use patterns as well as identified opportunities for, and constraints on, future land use and development within the Planning District. The concept identifies five "Policy Areas," as follows:

- (1) Agricultural Policy Area
- (2) Residential Policy Area
- (3) Highway Corridor Policy Area
- (4) Rural Commercial Policy Area
- (5) Industrial Policy Area

The purpose of these Policy Areas is to help apply the general goals, objectives and policies of the Official Community Plan, as well as objectives and policies relating more specifically to the spatial distribution of land use and development opportunities and constraints.

The designation of these Policy Areas in the Official Community Plan is shown on the map entitled "Map 1 Future Land Use Concept", which forms part of the policies set out in this Plan.



**4.1 Agricultural Policy Area**

**4.1.1 Intent**

The intent of the Agricultural Policy Area is to encourage agriculture, agricultural related commercial and other natural resource-oriented developments and uses.

**4.1.2 Separate Residential Sites**

Within the Agricultural Policy Area, single parcel residential development may occur in a limited fashion on separate sites, subject to the general and residential development policies in the Official Community Plan and to the development standards set out in the Zoning Bylaw.

**4.1.3 Implementation**

(1) Agricultural Policy Area development requirements, limitations and standards shall be further specified in the Zoning Bylaw. Generally, land within the Agricultural Policy Area will be zoned as Agriculture District for agricultural development, farm-based businesses, single parcel country residential development and other compatible uses.

(2) Lands within the Agricultural Development Policy Area occupied by existing commercial, industrial or multiple parcel residential development will be zoned for such purposes in the Zoning Bylaw.

(3) Where applications for commercial, industrial or multiple parcel residential development or subdivisions are made in the Agricultural Policy Area, the member municipalities may consider amending the Future Land Use Concept and Zoning Bylaw to accommodate such development where it is demonstrated that:

- (i) site conditions are suitable for the type of development;
- (ii) negative environmental impacts of such development are avoided or suitably mitigated;
- (iii) the proposed development will not conflict with surrounding land uses and development; and
- (iv) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw, including Section 3.4 for residential subdivision and development and Section 3.5 for commercial and industrial subdivision and development, and the general subdivision policies contained in Section 6.2.

## **4.2 Residential Policy Area**

### ***4.2.1 Intent***

The intent of the Residential Policy Area is to accommodate single parcel and multiple parcel residential development and associated use and development.

### ***4.2.2 Implementation***

- (1) Lands within the Residential Policy Area occupied by existing country residential development will be zoned for such purposes in the Zoning Bylaw.
  - (2) Elsewhere within the Residential Policy Area, until and unless applications for country residential development are approved, land will be zoned generally as Agriculture District.
  - (3) Where applications for single parcel and multiple lot country residential subdivisions and development are made in the Residential Policy Area, Council will consider such applications favourably and make required amendments to the Zoning Bylaw to accommodate such developments where it is demonstrated that:
    - (i) site conditions are suitable for multiple parcel country or development;
    - (ii) negative environmental impacts of such development are avoided or suitably mitigated;
    - (iii) the development is compatible with adjacent land uses; and
    - (iv) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw, including Section 3.4 and Section 6.2, which contain policies for residential subdivision and development.
  - (4) Where applications for highway commercial development or subdivisions are made in the Residential Policy Area, Council will only consider amending the Zoning Bylaw to accommodate such development where it is demonstrated that:
    - (i) site conditions are suitable for the type of development;
    - (ii) negative environmental impacts of such development are avoided or suitably mitigated;
    - (iii) the proposed development would not conflict with surrounding land uses and development; and
    - (iv) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw, including Section 3.5 and Section 6.2, which contain policies for commercial and industrial development.
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**4.3 Highway Corridor Policy Area**

**4.3.1 Intent**

The intent of the Highway Corridor Policy Area is to accommodate a range of commercial and industrial development in select locations. Three areas are designated along highways in the Planning District to the north, east and south including the area proposed for the future alignment of the Highway #16 bypass. Service commercial and industrial uses that require large land areas and minimal services will be encouraged to locate in industrial park settings. Highway commercial development intended to serve the needs of the traveling public will also be considered appropriate within these areas.

**4.3.2 Implementation**

- (1) Lands within the Highway Corridor Policy Area occupied by existing residential, commercial or industrial development will be zoned for such purposes in the Zoning Bylaw.
- (2) Elsewhere within Highway Corridor Policy Areas, until and unless applications for commercial or industrial development are approved, land will be zoned generally as Agriculture District.
- (3) Where applications for commercial or industrial development or subdivisions are made in the Highway Corridor Policy Area, Council will consider such applications favourably and make required amendments to the Zoning Bylaw to accommodate such development where it is demonstrated that:

- (i) site conditions are suitable for commercial or industrial development;
- (ii) negative environmental impacts of such development are avoided or suitably mitigated;
- (iii) the development will include landscaping; and
- (iv) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw, including Section 3.5 and Section 6.2, which contain policies for commercial and industrial subdivision and development.

- (4) Where applications for single parcel or multiple lot country residential subdivision and development are made in the Highway Corridor Policy Area, the affected R.M. will only consider amending the Zoning Bylaw (if required) to accommodate such development where it is demonstrated that:

- (i) site conditions are suitable for the type of development;
- (ii) negative environmental impacts of such development are avoided or suitably mitigated;
- (iii) the proposed development would not conflict with surrounding land uses and development;
- (iv) the proposed development would not compromise or restrict future long-term commercial and industrial development in the broader Highway Corridor Policy Area; and
- (v) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw, including Section 3.4 and Section 6.2, which contain policies for residential subdivision and development.

- (5) All development proposals within the South Highway Corridor Policy Area (south of Lloydminster) will be evaluated and approved subject to demonstrating that conflict will be avoided with the future Highway #16 bypass.



## **4.4 Rural Commercial Policy Area**

### ***4.4.1 Intent***

The intent of the Rural Commercial Policy Area is to accommodate a selective range of commercial and light industrial development in designated areas adjacent to the City based on the availability of services. Service commercial and industrial use that requires large land areas and minimal services will be accommodated. However, the potential exists for achieving a higher density and quality of development and a greater range of land use in this area, subject to the provision of higher level urban services via the negotiation of joint inter-municipal servicing agreements.

### ***4.4.2 Implementation***

- (1) Lands within the Rural Commercial Policy Area occupied by existing commercial or industrial development will be zoned for such purposes in the Zoning Bylaw.
- (2) Elsewhere in the Rural Commercial Policy Area, until and unless applications for commercial or industrial development are approved, land will be zoned generally as Agriculture District.
- (3) Where applications for commercial or industrial development or subdivisions are made, Council will consider such applications favourably and make required amendments to the Zoning Bylaw to accommodate such development where it can be demonstrated that:
  - (i) site conditions are suitable for the proposed development;
  - (ii) negative environmental impacts of such development are avoided or suitably mitigated; and,
  - (iii) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw, including Section 3.5 and Section 6.2, which contain policies for commercial and industrial subdivision and development.
- (4) New residential development in the Rural Commercial Policy Area is prohibited, except for residential use that is accessory to an approved commercial or industrial use (e.g. owners, caretakers, etc.).

## **4.5 Industrial Policy Area**

### **4.5.1 Intent**

The intent of the Industrial Policy Area is to accommodate a diverse range of industrial development. A broad range of industrial uses that require large land areas and minimal services will be encouraged to locate in the Industrial Policy Area.

### **4.5.2 Implementation**

(1) Lands within the Industrial Policy Area occupied by existing industrial development will be zoned for such purposes in the Zoning Bylaw.

(2) Elsewhere in the Industrial Policy Area, until and unless applications for industrial development are approved, land will be zoned generally as Agriculture District.

(3) Where applications for industrial development or subdivisions are made in the Industrial Policy Area, Council will consider such applications favourably and make required amendments to the Zoning Bylaw to accommodate such development where it can be demonstrated that:

(i) site conditions are suitable for industrial development;

(ii) negative environmental impacts of such development are avoided or suitably mitigated;

(iii) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw, including Section 3.5 and Section 6.2, which contain policies for industrial subdivision and development;

(iv) New residential development in the Industrial Policy Area is prohibited, except for residential use that is accessory to an approved industrial use (e.g. owners, caretakers, etc.).

## 5 IMPLEMENTATION

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### **5.1 Intermunicipal and Jurisdictional Cooperation**

#### *5.1.1 Preamble*

- The 2013 Lloydminster Comprehensive Growth Study projects future community growth and development sufficient for thirty (30) years. Areas to be further studied for future urban growth in the Planning District are identified on Map 1 – Future Land Use Concept.
- Inter-municipal agreements for joint service delivery can provide a useful mechanism to facilitate development projects with economic benefits for the entire community.
- The policies of this plan are general and municipalities have considerable discretion and authority within their separate jurisdictions which may give rise to disagreements from time to time in its implementation. Section 233 of *The Act* provides a voluntary dispute resolution process with the Saskatchewan Municipal Board. The establishment of an enhanced communication and a local dispute resolution process would help to avoid disputes in the first instance and reduce the need for the municipalities to take disputes to the provincial level.
- There are no First Nations reserves within the Planning District area or immediate vicinity however the municipalities recognize that opportunities exist for future collaboration with First Nations on joint ventures.
- The Statements of Provincial Interest Regulations provides the following statements concerning inter-municipal co-operation and First Nations and Métis engagement.
  - Section 6.5 states that "The province has an interest in promoting inter-municipal cooperation that facilitates strong partnerships, joint infrastructure and coordinated local development."
  - Section 6.3 states that " The province has an interest in enhancing the participation of First Nations and Métis communities in land use planning and development processes."

#### *5.1.2 Objectives and Policies*

##### **Objective 5.1.2.1: Future Growth in the Planning District**

To accommodate future growth and expansion of the City of Lloydminster and allow future rural development which does not conflict with future urban growth.

- Policy (a):** The member municipalities intend to ensure that future land use and development in the Planning District will be compatible with future City growth aspirations and that development of land adjacent to urban areas will not hinder future City growth. Lands in proximity to the City of Lloydminster that have been identified as having potential for future urban development are designated on Map 1 - Future Land Use Concept as: "Areas to be studied for future urban growth."
- Policy (b):** Lands in the Planning District that have not been identified to be studied for future urban growth are designated on Map 1 – Future Land Use Concept for future: Residential, Highway Corridor, Industrial, Rural Commercial and Agricultural development and use.
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**Policy (c):** To ensure that future land use and development in the Planning District will be compatible with future long-term City growth aspirations and to ensure that development and land use adjacent to urban areas will not hinder future City growth, developers will be required to provide a Comprehensive Development Application (CDA) to the affected R.M. for review. The affected R.M. shall refer the application to the City for review. The City will provide administrative support to review the CDA to evaluate it for compatibility in regards to connections, adjacent land use compatibility, and the potential for future servicing, should the subject land be identified for City growth at a future date. The District may also adopt concept plans, subject to Section 44 *The Act* in order to ensure development in the Planning District is consistent with future long-term City growth aspirations.

**Objective 5.1.2.2: Joint Service Delivery**  
 To facilitate inter-municipal/jurisdictional cooperation in development through joint provision of municipal services that is cost-effective and delivered efficiently on a community wide basis.

**Policy (a):** The member municipalities intend to pursue joint agreements to address service delivery for future growth based on the planning needs and resources of the overall community.

**Objective 5.1.2.3: Annexation**  
 To provide for the fair and expeditious annexation of land in the Planning District for projected City growth.

**Policy (a):** The R.M.'s will consider boundary alteration proposals that have been reviewed by the LPDC.

**Policy (b):** The R.M.'s will evaluate annexation proposals by the City of Lloydminster in terms of financial and infrastructure implications to the affected R.M. as well as their effect on the residents inside and adjacent to the proposed annexation area.

**Objective 5.1.2.4: Communication and Referral Process**  
 To facilitate the effective exchange of information amongst the member municipalities.

**Policy (a):** The member municipalities will implement full consultation in Planning District Commission meetings to ensure that their counterparts are informed of all *major* planning and development approvals and issues within select areas in their jurisdictions. The urban referral area shall be contained to an area ½ mile inside the corporate boundary and the rural referral areas shall be contained to an area 1.5 miles outside of the Planning District, for major development projects. Map 2 - Referral Areas, outlines the urban and rural referral areas.

**Policy (b):** Any municipality that commissions a study (drainage, land use, etc.) or future development plan that includes or materially affects any portion of another member municipality shall make the relevant results of the study or plan available to the affected municipality and the LPDC.

**Policy (c):** Any municipality purchasing land in another member municipality for the purpose of future development shall make that purchase and plans known to the municipality where the purchase was made.

**Policy (d):** Council, with input from the Planning Commission, may reduce the prescribed separation distances contained in Table 8-1 where:

- (i) the land use being separated is located in another Municipality;
- (ii) The Council of the other affected Municipality is consulted prior to the approval of the proposed development; and
- (iii) appropriate fencing, screening, landscaping, berming, building and site orientation, road upgrading or other similar measures are provided to mitigate potential land use conflicts.

**Objective 5.1.2.5: Dispute Resolution Process**

To provide a mechanism for avoiding and resolving Planning District disputes locally.

**Policy (a):** To establish a local process for dispute resolution with the following steps:

- (i) A municipality identifying an issue in dispute may notify the Secretary of the District Planning Commission to have the matter placed on the next regular meeting of the Commission.
- (ii) Prior to the Commission meeting municipal staff of the parties in dispute shall meet to clarify the issues in dispute and to discuss potential solutions. Based on this meeting the staff shall prepare a report to the Commission.
- (iii) The Commission shall hear representation from the parties in dispute and attempt to resolve the matter by consensus.
- (iv) Should the Commission fail to resolve the dispute, the respective Councils shall meet to arrive at a solution.
- (v) Should the Councils fail to achieve agreement all parties may initiate a request for mediation and/or a binding decision by the Saskatchewan Municipal Board under Section 233 of *The Act*.

**Objective 5.1.2.6: Collaboration with First Nations**

To accommodate the interests of First Nation jurisdictions respecting Planning District programs and initiatives that are regional in scope and have a particular significance to First Nations.

**Policy (a):** The Planning District Commission will engage in consultations with First Nations communities in instances considered appropriate and relevant.



## 6 PLANNING TOOLS

### 6.1 Zoning Bylaw

The Zoning Bylaw will be the principle method of implementing the objectives and policies contained in this Official Community Plan, and will be adopted in conjunction herewith by the R.M. of Britannia and the R.M. of Wilton.

#### 6.1.1 Purpose

The purpose of the Zoning Bylaw adopted by the member municipalities for the Planning District is to control the use of land providing for the amenity of area within the jurisdiction of the R.M.'s for the health, safety and general welfare of their inhabitants.

#### 6.1.2 Content and Objectives

The Zoning Bylaw will regulate the distances of buildings or structures from the property line, the minimum space to be allowed between buildings, the maximum height of buildings or structures and the maximum coverage of a site by buildings or structures.

The Zoning Bylaw will prescribe maximum and minimum lot sizes and other appropriate development standards for multiple lot country residential development, with the aim of ensuring that such development does not result in increased road hazards related to obstruction of sight lines, etc.

The R.M.'s shall use the discretionary use procedure outlined in the Zoning Bylaw to require public notice of a proposal for the development, expansion or alteration of a solid or liquid waste management or disposal facility and shall hold a public hearing on the proposal.

When reviewing development proposals, the R.M. Councils may request that the developer provide information from the utility companies indicating their existing and future services in and around the area of the development proposal. The availability of such services will be a consideration by an affected R.M. in its position with respect to development proposals.

#### 6.1.3 Amending the Zoning Bylaw

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

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



- (5) the capability of existing community infrastructure to service the proposal, including water and sewer services, parks, schools and other utilities and community services.

#### **6.1.4 Zoning By Agreement**

- (1) Where an application is made to rezone land to permit the carrying out of a specified proposal, the affected R.M. may, for the purpose of accommodating the request, enter into an agreement with the Applicant pursuant to Section 69 of *The Act*.
- (2) Section 6.1.4 of this Official Community Plan shall apply in the review of applications for rezoning by agreement.
- (3) The affected R.M. may enter into an agreement with the applicant setting out a description of the proposal and reasonable terms and conditions with respect to:
  - (a) the uses of the land and buildings and the forms of development;
  - (b) the site layout and external design, including parking areas, landscaping and entry and exit ways; and
  - (c) any other development standards considered necessary to implement the proposal, provided that the development standards shall be no less stringent than those set out in the requested underlying zoning district.
- (4) The affected Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.
- (5) The affected Council may consider rezoning by agreement to accommodate development or subdivision proposal when:
  - (a) limiting the uses within a zoning district or establishing project-specific development standards will mitigate land use conflict; or
  - (b) it is necessary to ensure that appropriate municipal services and infrastructure is provided.

#### **6.2 Subdivision**

- (1) Within the Agricultural Policy Area described in Section 4 and outlined on Map No. 1 - Future Land Use Concept in Section 7, a maximum of one (1) non-farm residential sites will be allowed to be subdivided per quarter section subject to policies contained in Section 4.1 Agricultural Policy Area and subject to the following:
  - (i) Additional residential subdivision(s) may be allowed to be subdivided in a quarter section for any site fragmented from the balance of a quarter section by either natural (river, creek, coulee, etc.) or man-made (road, railway, etc.) barriers or to accommodate the subdivision of a residence on a site that is identified as a registered lease in the Land Titles Registry;

- (ii) The Zoning Bylaw will prescribe maximum and minimum site sizes and other appropriate development standards for single parcel country residential development. The R.M. Councils, at their discretion may permit a larger or smaller site size than what is outlined in the Zoning Bylaw to:
- (a) Minimize the amount of prime agricultural land to be taken out of production;
  - (b) Accommodate existing, developed farm yard sites; or
  - (c) Accommodate sites fragmented from the balance of the quarter section by either natural (e.g. river, creek, coulee, etc.) or man-made (e.g. developed road, railway, etc.) barriers.
- (iii) Single parcel country residential subdivision and development will be permitted only where direct all-weather public road access has been provided to the satisfaction of the R.M.
- (2) Within the Residential Policy Area described in Section 4 and outlined on Map No. 1 - Future Land Use Concept in Section 7, a maximum of four (4) non-farm residential sites will be allowed to be subdivided per quarter section subject to policies contained in Section 4.2 Residential Policy Area and subject to the following:
- (i) Additional residential subdivision(s) may be allowed to be subdivided in a quarter section for any site fragmented from the balance of a quarter section by either natural (river, creek, coulee, etc.) or man-made (road, railway, etc.) barriers or to accommodate the subdivision of a residence on a site that is identified as a registered lease in the Land Titles Registry;
  - (ii) The Zoning Bylaw will prescribe maximum and minimum site sizes and other appropriate development standards for single parcel country residential development. The R.M. Councils, at their discretion may permit a larger or smaller site size than what is outlined in the Zoning Bylaw to:
  - (a) Minimize the amount of prime agricultural land to be taken out of production;
  - (b) Accommodate existing, developed farm yard sites; or
  - (c) Accommodate sites fragmented from the balance of the quarter section by either natural (e.g. river, creek, coulee, etc.) or man-made (e.g. developed road, railway, etc.) barriers.
- (iii) Single parcel country residential subdivision and development will be permitted only where direct all-weather public road access has been provided to the satisfaction of the R.M.
- (iv) Additional subdivisions, or subdivisions creating more than four (4) parcels per quarter section must meet the requirements of Section 3.4.2 of this bylaw.
- (3) Within the Rural Commercial Policy Area and Industrial Policy Area described in Section 4 and outlined on Map No. 1 - Future Land Use Concept in Section 7, a maximum of one (1) subdivision will be allowed to be subdivided per quarter section subject to policies contained in Section 4.3 Highway Corridor Policy Area, Section 4.4 Rural Commercial Policy Area, and Section 4.5 Industrial Policy Area and subject to the following:
- (i) Additional subdivision(s) may be allowed to be subdivided in a quarter section for any site fragmented from the balance of a quarter section by either natural (river, creek, coulee, etc.)



etc.) or man-made (road, railway, etc.) barriers or to accommodate the subdivision of a residence on a site that is identified as a registered lease in the Land Titles Registry;

- (ii) The Zoning Bylaw will prescribe maximum and minimum site sizes and other appropriate development standards for single parcel development. The R.M. Councils, at their discretion may permit a larger or smaller site size than what is outlined in the Zoning Bylaw to:
  - (a) Minimize the amount of prime agricultural land to be taken out of production;
  - (b) Accommodate existing, developed farm yard sites; or
  - (c) Accommodate sites fragmented from the balance of the quarter section by either natural (e.g. river, creek, coulee, etc.) or man-made (e.g. developed road, railway, etc.) barriers.
- (iii) Single parcel subdivision and development will be permitted only where direct all-weather public road access has been provided to the satisfaction of the R.M.
- (iv) Additional subdivisions or subdivisions creating more than one (1) parcel per quarter section must meet the requirements of Section 3.5.2 of this bylaw.

### **6.3 Dedicated Lands**

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

### **6.4 Building Bylaw**

- (1) Residential, commercial and industrial building construction shall be regulated by R.M. Building Bylaws.
- (2) The member municipalities will use their building bylaws to provide standards for the construction, maintenance of buildings in the community as well as ensuring acceptable physical conditions. Provisions for occupancy permits and inspections can be included in the bylaw.

### **6.5 Development Levies and Servicing Fees**

- (1) In accordance with Section 169 of *The Act*, the Councils may establish, by separate bylaw, development levies for the purpose of recovering all or a part of the capital cost of providing, altering, expanding or upgrading services and facilities associated with a proposed development within existing subdivided areas. A bylaw as such, must be based on studies to establish the cost of municipal servicing and recreational needs and on a consideration of future land use and development and the phasing of associated public works.
- (2) In accordance with Section 172 of *The Act*, the Councils may establish, by resolution, a schedule of servicing specifications and servicing fees to be used by the municipality as the basis for the



negotiation of servicing agreements with proponents of new subdivision developments. Servicing specifications will provide a consistent set of standards for provision of direct services by developers in new subdivision developments. Servicing fees will be based on the identification of overall services and public works that the municipality anticipates will be needed as a result of new subdivision development for a specified term. Offsite service fees for individual subdivision developments will be established based on a calculation of the servicing needs being created by that individual subdivision development, as a part of the municipality's overall servicing needs and servicing plans.

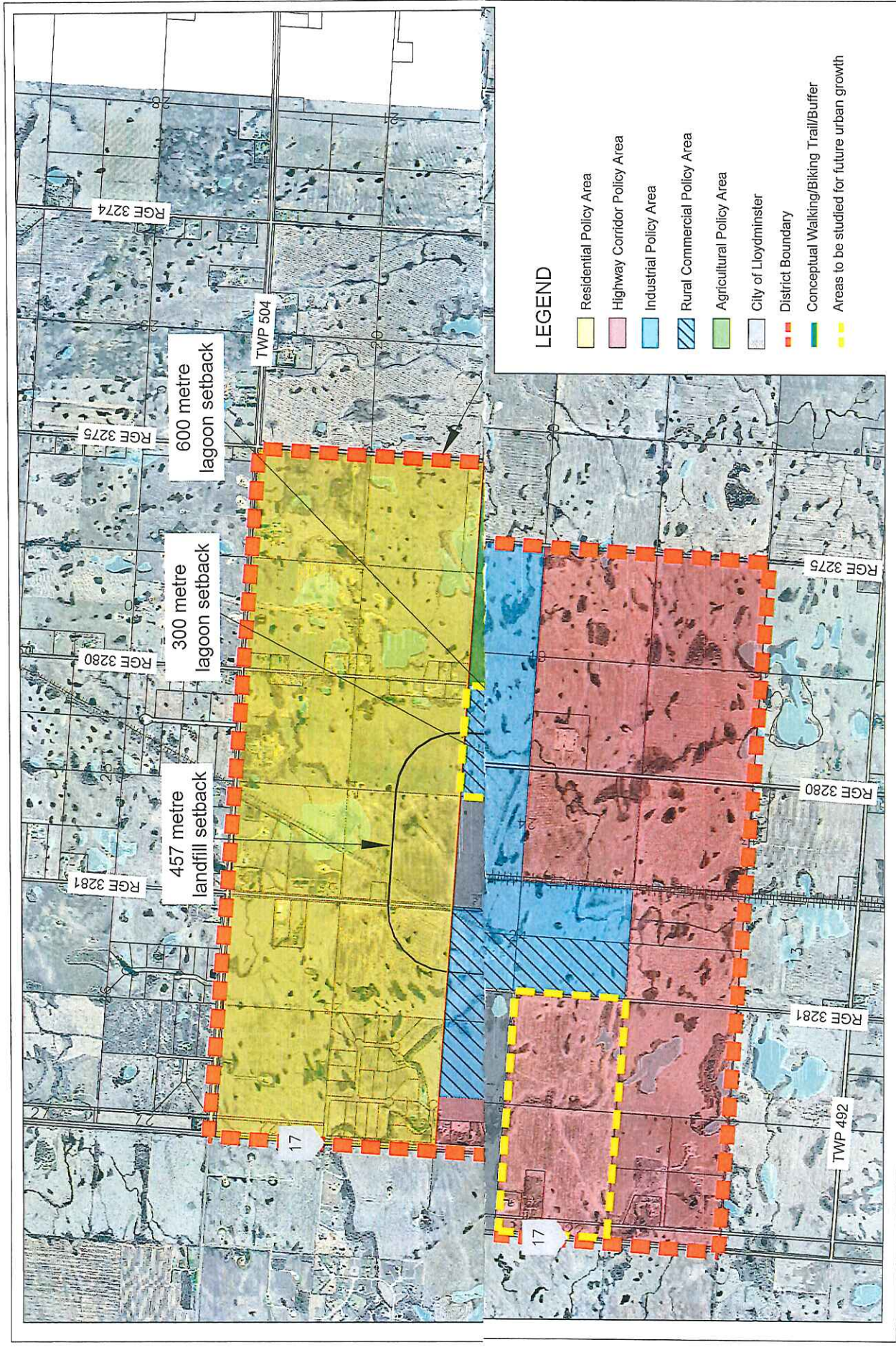
## 7 MAPS

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# Lloydminster Planning District Official Community Plan

## Map 1 - Future Land Use Concept

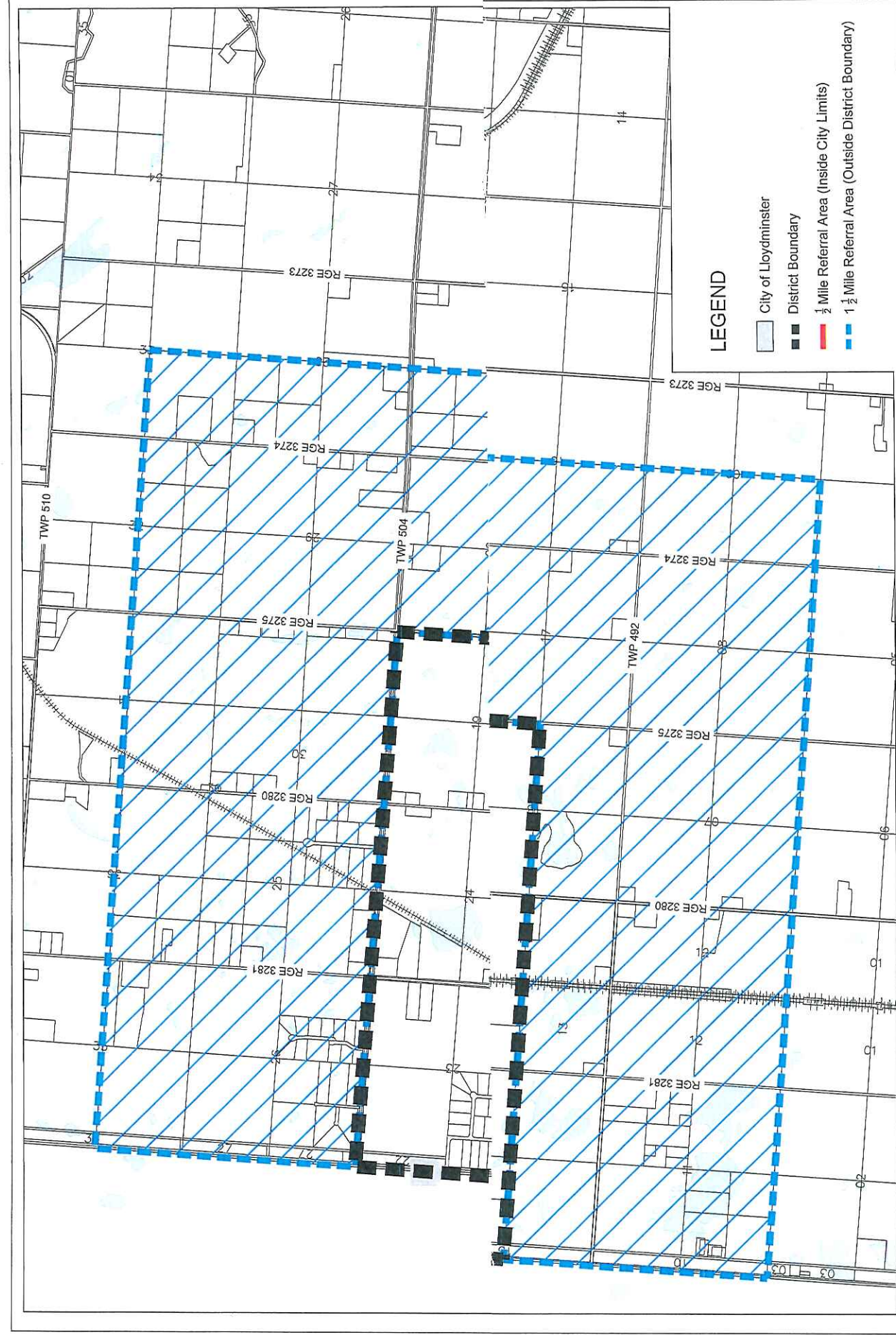
CROSBY HANNA & ASSOCIATES - LANDSCAPE ARCHITECTURE AND COMMUNITY PLANNING -



Sept-2014







# Lloydminster Planning District Official Community Plan

## Map 2 - Referral Areas

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Sept-2014





## 8 MINIMUM SEPARATION DISTANCES

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<b>Table 8-1</b> <b>Lloydminster Planning District</b> <b>Required Separation Distance Between Uses</b> <b>(in Metres)</b>		Anhydrous		Industrial	Hazard Industrial
			Refrigerated		
Residential	Single <sup>(1)</sup>		600	300	1,600
	Multi-lot Country Residential <sup>(2)</sup>		600	800	2,400
	Tourist Accommodation <sup>(3)</sup>		600	800	1,600
Intensive Agriculture <sup>(4)</sup>			--	800	1,600
Airport / Airstrip <sup>(5)</sup>			--	--	--
Commercial (Agriculture) <sup>(6)</sup>			--	--	--
Waste Management <sup>(7)</sup>	Solid	1,	--	457	--
	Liquid	1	--	300	--
Anhydrous <sup>(8)</sup>	Non-Refrigerated		--	--	--
	Refrigerated		--	--	--
Industrial <sup>(9)</sup>		{	--	--	--
Hazardous Industrial <sup>(10)</sup>		1	--	--	--

Distances are measured as follows - Between closest point of

- (1) Single Residential Building...
- (2) Multilot Residential Building Site...
- (3) Tourist Accommodation Facility...
- (4) Intensive Agricultural Site... site lines for other uses.
- (5) Airport / Airstrip Facility...
- (6) Commercial Site...
- (7) Waste Management Facility or Lagoon...
- (8) Anhydrous Ammonia Storage Facility...
- (9) Industrial Site...
- (10) Hazardous Industrial Site...

- (11) The location of Industrial and Hazardous In
- (12) Refer to Section 5.1.2.4 for separation dista

