

RURAL MUNICIPALITY OF
BRITANNIA No. 502

OFFICIAL COMMUNITY PLAN

Prepared for:

THE RURAL MUNICIPALITY OF BRITANNIA No. 502

Prepared by:

CROSBY HANNA & ASSOCIATES
LANDSCAPE ARCHITECTURE & COMMUNITY PLANNING
SASKATOON, SK

JANUARY 2022

The Rural Municipality of Britannia No. 502

Bylaw No. 16-2021

A Bylaw of the Rural Municipality of Britannia No. 502 to adopt the Official Community Plan.

The Council of the Rural Municipality of Britannia No. 502, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

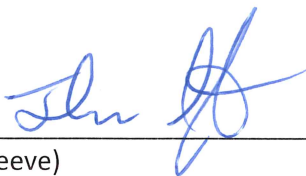
- (1) Pursuant to Section 29 and 32 of *The Planning and Development Act, 2007* the Council of the Rural Municipality of Britannia No. 502 hereby adopts the Official Community Plan, identified as Schedule "A" to this bylaw.
- (2) The Reeve and the Chief Administrative Officer of the Rural Municipality of Britannia No. 502 are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this Bylaw.
- (3) Bylaw No. 03-1989 the Basic Planning Statement, and all amendments there to, are hereby repealed.
- (4) This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time the 9th day of June , 2021.

Read a second time the 12th day of January, 2022.

Read a third time the 12th day of January, 2022.

Adoption of Bylaw this 12th day of January, 2022.



(Reeve)



(Chief Administrative Officer)



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

On the 26th day of January, 2022.



THE RURAL MUNICIPALITY OF BRITANNIA NO. 502

OFFICIAL COMMUNITY PLAN

Being Schedule "A" to Bylaw No. 16-2021
of the Rural Municipality of Britannia No. 502



A handwritten signature in blue ink, consisting of stylized initials and a surname.

(Reeve)

A handwritten signature in blue ink, consisting of a stylized first name and a surname.

(Chief Administrative Officer)



TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	Scope and Purpose	1
1.2	Authority	1
2	GUIDING PRINCIPLES, VISION & GOALS	3
2.1	Guiding Principals	3
2.2	Vision	3
2.3	Goals	3
2.4	Regional Context	4
3	OBJECTIVES & POLICIES	6
3.1	Natural and Heritage Resources	6
3.2	Biophysical Constraints and Hazards	12
3.3	Transportation and Infrastructure	14
3.4	Intermunicipal and Jurisdictional Cooperation	21
3.5	Agricultural Land Use and Development	24
3.6	Residential Land Use and Development	29
3.7	Commercial / Industrial Land Use and Development	37
3.8	Recreation and Tourism	41
4	FUTURE LAND USE CONCEPT	44
4.1	Agricultural Policy Area	44
4.2	Residential Policy Area	45
4.3	Mixed Use Policy Area	45
4.4	Municipal Works Policy Area	46
5	IMPLEMENTATION	48
5.1	Zoning Bylaw	48
5.2	Other Implementation Tools	49
5.3	Other	51
6	Maps	53
	Map 1 - Location and access	54
	Map 2 - Soil Capabilities	55
	Map 3 - Development Considerations	56
	Map 4 - Development Constraints	57
	Map 5 - Future Land Use	58

7 MULTI-PARCEL COUNTRY RESIDENTIAL AND COMMERCIAL /
INDUSTRIAL DEVELOPMENT PROPOSAL WORKBOOK..... 59

1 INTRODUCTION

1.1 SCOPE AND PURPOSE

The policies in this Official Community Plan address the need for future land use planning in the RM of Britannia No. 502 as well as other matters related to its physical, social and economic development.

The policies are intended to provide the RM of Britannia with direction and guidelines for establishing bylaws, programs and decision making on future land use and development proposals in the Rural Municipality.

All development within the incorporated area of the RM shall conform to the objectives and policies contained in this Official Community Plan. Crown lands that lie within the RM of Britannia No. 502 are governed by separate and / or additional provincial legislation to *The Planning and Development Act, 2007*.

1.2 AUTHORITY

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007 (The Act)*, the Council of the Rural Municipality of Britannia No. 502 has prepared and adopted this Official Community Plan to provide the Rural Municipality (RM) with goals, objectives and policies relating to approximately twenty years of future growth and development within the community.

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 works;
- (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 of Saskatchewan adopted *The Statements of Provincial Interest Regulations* (effective March 29, 2012) which are 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 (SPI's)*.

In general, *The Statements of Provincial Interest Regulations* address:

- (1) Agriculture and Value-Added Agribusiness
- (2) Biodiversity and Natural Ecosystems

- (3) First Nations and Métis Engagement
- (4) Heritage and Culture
- (5) Inter-municipal Cooperation
- (6) Mineral Resource Exploration and Development
- (7) Public Safety
- (8) Public Works
- (9) Recreation and Tourism
- (10) Residential Development
- (11) Sand and Gravel
- (12) Shore Lands and Water Bodies
- (13) Source Water Protection
- (14) Transportation
- (15) Community Health and Well-Being
- (16) Economic Growth

2 GUIDING PRINCIPLES, VISION & GOALS

2.1 GUIDING PRINCIPALS

This Official Community Plan:

- (1) Strives to maintain the rural character and quality of life;
- (2) Encourages sustainable development and growth that efficiently uses land and existing transportation networks, and provides for the affordable servicing of land in order to limit the fragmentation of land;
- (3) Builds foundations for a sustainable, healthy, rural economy by planning in the context of land resource quality, geographic location, economic opportunities, environmental conditions, natural features, adjacent land uses and relationships with other municipalities;
- (4) Promotes new development in rural areas that is compatible with agriculture; and,
- (5) Promotes inter-municipal cooperation and public / private partnerships in order to stimulate community initiatives that can contribute positively to the well being of all communities in the Municipality.

2.2 VISION

The vision for the Rural Municipality of Britannia OCP is intended to guide future growth and development for the next twenty years and was created by municipal representatives and community members.

To be a thriving, sustainable Rural Municipality in which all our actions are governed by our fundamental values of honesty and integrity, respect, accountability, transparency, and open mindedness.

We support and participate in regional initiatives.

2.3 GOALS

The Rural Municipality of Britannia Official Community Plan responds to the requirements of *The Act*, and the *SPI's*, by providing polices based upon "Community Goals" for the conservation and use of municipal resources. The day-to-day decisions of the Municipal Council will be based upon these goals.

- (1) To maintain the agricultural and rural character of the Municipality while recognizing the need to provide for an appropriate range of land uses;
- (2) To promote balanced and diversified economic activities including commercial and industrial services related to agriculture and oil and gas;

- (3) To provide sustainable and economically efficient systems that will enhance the lifestyle and livelihoods of the residences;
- (4) To identify and protect heritage and cultural resources and natural features for the use and enjoyment of present and future generations;
- (5) To enhance and update public utilities and infrastructures when financially feasible;
- (6) To maintain and enhance natural resource development and to ensure a balance of activities;
- (7) To work with the surrounding municipalities on integrative land use planning, economic development, reconciliation, tourism, infrastructure improvements and other regional initiatives.

2.4 REGIONAL CONTEXT

The Rural Municipality of Britannia No. 502 is located adjacent to the Saskatchewan and Alberta border in the Northwest region of Saskatchewan. It is bordered to the north by the North Saskatchewan River and the Rural Municipality of Frenchman Butte No. 501, to the east by the Rural Municipality of Eldon No. 471 and to the south by the Rural Municipality of Wilton No. 472. The Province of Alberta and the City of Lloydminster provide the western border to the Municipality. The Rural Municipality of Britannia enhances the region to which it is apart of by:

- (1) Providing the region with a wide range of country residential living opportunities and a high level of services.
- (2) Possessing fertile farmland, which is situated in the Sparky Oil Formation. The RM brings economic activity to the region, which is facilitated by low corporate tax rates and proximity to major transportation networks.
- (3) The RM belongs to the Lloydminster Planning District Commission which, in cooperation with the RM of Wilton No. 472 and the City of Lloydminster, manages land use and development in the area of particular interest to all three municipalities.
- (4) The RM of Britannia contains many communities including Sandy Beach Regional Park and the hamlets of Hillmond and Greenstreet.
- (5) Showing commitment to reconciliation by signing on to the Heart of Treaty 6 Reconciliation Commitment to Relationships and Trust.

2.4.1 HAMLET OF GREENSTREET

The hamlet of Greenstreet is centrally located south of Greenstreet Lake, adjacent to Range Road 3265 and to the north of Township Road 520 within Division 5. The hamlet of Greenstreet has both municipally and privately serviced residential lots. There are currently no commercial developments or municipal facilities within the hamlet.

2.4.2 HAMLET OF HILLMOND

The hamlet of Hillmond is located along the easternmost boundary of Division 5, north of Township Road 798 (Ten Mile Road) and west of Range Road 3260. The hamlet of Hillmond has both municipally and privately serviced residential lots. Community facilities within the hamlet include a school, an indoor rink, a community hall, and the Municipality's public works shop. The Municipality's transfer station is also located nearby, south of Township Road 514/ Highway 798.

2.4.3 SANDY BEACH LAKE RESORT RESIDENTIAL AREA

The Sandy Beach Lake Resort Residential area is located along the southwest bank of Sandy Beach Lake, adjacent to Sandy Beach Regional Park and east of the Saskatchewan and Alberta border and Highway 17. This residential community is comprised of all-season residences within West Bay Estates, as well as seasonal campgrounds and cottages surrounding the lake. The residential lots are serviced by private water and sanitary systems.

Within the Municipality, development activity in the forms of residential acreage holdings, commercial operations and medium to high density subdivisions has increased in recent years. These developments are particularly concentrated along the north and south side of Township Road 504/ Highway 774, east of Range Road 3273. The close proximity of the Municipality to the City of Lloydminster allows residents and businesses to enjoy the benefits of maintaining a country setting and lifestyle while taking advantage of nearby urban centre amenities.

3 OBJECTIVES & POLICIES

3.1 NATURAL AND HERITAGE RESOURCES

3.1.1 FINDINGS

- The RM of Britannia occupies 16 townships (Townships 50 – 53, Ranges 25 – 28, W3M) in western Saskatchewan. Total land area in the Municipality is approximately 95,087 ha (234,965 acres).
- The Rural Municipality is situated within the aspen parkland ecoregion of Saskatchewan. The Municipality lies within the Lloydminster plain landscape area of this ecoregion which represents a nearly level plain that extends westward from the north of Biggar to the Alberta boarder, in the vicinity of Lloydminster. Natively, this landscape area is characterised by fescue prairie, hummocky moraines, aspen forests, and scattered white spruce.
- There are over 100 known archaeological sites in the RM of Britannia, evidence of Indigenous use of the area going back as far as 10,000 years. There are also sites related to the fur trade and three municipally designated heritage properties related to the settlement period. There is very high potential for the discovery of many additional sites, particular along the valleys and waterbodies.
- Section 63 of *The Saskatchewan Heritage Property Act* empowers the Minister to require a developer to conduct a Heritage Resource Impact Assessment or a Heritage Resources Impact Mitigation for any development project (ie: subdivision, oil and gas projects, borrow sources, etc...) that has the potential to impact significant heritage resources. Consideration should be given to potentially heritage sensitive locations in the RM of Britannia during land use and development decisions. On the basis of documented heritage resources and criteria set out in *The Saskatchewan Heritage Property Act*, potentially heritage sensitive quarter sections have been mapped for the RM for information purposes and can be found in Map 4 - Development Constraints. Since the number of archaeological sites can increase and the heritage potential of land can change, the RM will update known and potential heritage sites from time to time.
- The Council of the RM of Britannia recognizes that it has a role and responsibility for stewardship of the heritage and cultural resources. Protection of heritage and cultural resources within the RM is an important consideration in the development and land management of the Municipality.
- The Saskatchewan Terrestrial Wildlife Habitat Inventory provides an overview of terrestrial wildlife habitat located in the RM of Britannia at the time of the inventory. Providing a broad, comprehensive application of terrestrial wildlife habitat, the wildlife concerns of this inventory are primarily with mammals and birds having predominantly terrestrial habitat requirements. Consideration should be given to potentially sensitive wildlife habitats located in the RM of Britannia during land use and development decisions. Areas of potential critical wildlife habitat include two areas within the RM which have been identified on Map 4 – Development Constraints.
- The RM of Britannia is located within the North Saskatchewan River Basin. A Source Water Protection Plan was developed in conjunction with watershed Advisory Committees established in each watershed planning area. Threats to source water within this watershed are addressed within the plan.

- The Council of the RM of Britannia recognizes that it has a role and responsibility for stewardship of the environment. Protection of source water within the RM is an important consideration in the development and land management of the Municipality.
- Gravel is a non-renewable resource and any exploitable deposits should be protected from being “sealed over” with other uses until such time as the gravel has been extracted.
- Consideration should be made towards the development of land use policy that ensures future development is consistent with the protection of significant natural resources in the Municipality
- *The Statements of Provincial Interest Regulations* provides the following statements (which are addressed in the objectives and policies that follow):
 - *The province has an interest in ensuring Saskatchewan’s cultural and heritage resources are protected, conserved and responsibly used.*
 - *The province has an interest in the protection of water sources that provide safe drinking water.*
 - *The province has an interest in conserving Saskatchewan’s biodiversity, unique landscapes and ecosystems for present and future generations.*
 - *The province has an interest in maintaining and encouraging the exploration for and development of mineral resources.*
 - *The province has an interest in environmental stewardship, responsible development and public access to provincial water bodies and shore lands.*
 - *The province has an interest ensuring that sand and gravel resources are accessible for development.*

3.1.2 OBJECTIVES AND POLICIES

Objective 3.1.2.1 Natural Features

To protect natural features, resources, communities and ecosystems in the Municipality, and to encourage the preservation of natural wildlife habitat areas and other significant areas of natural vegetation.

- Policy (a)** Council will work with agencies of the provincial government to protect any significant heritage resources, critical wildlife habitat, or rare or endangered species located in the Municipality. Where significant potential for the occurrence of such features or resources has been identified to Council, Council may delay development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained. Any costs associated with meeting such requirements will be the responsibility of the applicant.
- Policy (b)** The RM of Britannia’s wetland areas along lakes, sloughs or creeks will be protected and, where appropriate, integrated with recreational uses and development. Future development identified in Map 5, will not alter such wetland areas other than by the addition of appropriate structures such as walkways, pedestrian bridges, boardwalks, and interpretive media.
- Policy (c)** Development shall not damage or destroy fish habitat within the Municipality, nor needlessly destroy unique flora or critical wildlife habitat.
- Policy (d)** Development shall avoid land that is environmentally sensitive.

Objective 3.1.2.2 Water Resources

To protect ground water and other water resources from contamination to ensure a safe supply of drinking water and to maintain the highest possible level of overall water quality in the Municipality.

- Policy (a)** Development shall not deplete or pollute groundwater in the Municipality.
- Policy (b)** Council shall be committed to the protection of ground and surface water, public health, property, and the environment through the use of water management programs that:
- (i) maintain healthy ecosystems; and
 - (ii) ensure the provision of safe and reliable drinking water.
- Policy (c)** Developments shall not injuriously affect, and shall be encouraged to protect, sustain, and safely incorporate water bodies, waterways, shore lands, groundwater, wetlands, and riparian areas.
- Policy (d)** Agricultural practices, particularly with regard to manure management and chemical application, shall minimize risks to groundwater and surface water to the greatest extent possible.
- Policy (e)** Chemicals and other products shall be stored, handled, manufactured, managed and used with methods that prevent and avoid contamination with aquifers and well heads.
- Policy (f)** The RM shall work in partnership with the Saskatchewan Water Security Agency to maintain and conserve the North Saskatchewan River Watershed and its source water resources.
- Policy (g)** Proponents may be required to investigate subsurface soil and groundwater conditions prior to development work to demonstrate the natural or engineered containment will adequately protect groundwater resources. Such work must be carried out by a qualified professional engineer or geoscientist.

Objective 3.1.2.3 Sustainable Development

To support the subdivision and development of land in the Municipality in an environmentally sustainable manner.

- Policy (a)** Council may employ site-specific planning programs, either alone or in cooperation with other agencies, or governments, to protect water bodies, waterways and shore lands. Council may limit, restrict, delay or prohibit development in these areas until site-specific planning has been completed and/or until Council is satisfied that specific development projects will sustain these areas. Site-specific plans may result in limiting or prohibiting development in these areas.
- Policy (b)** No development will begin until Council has considered the size and configuration of an adjoining waterway, water body or shore land, the capacity for public access, the

potential impacts (social, economic and environmental) of development, general and site-specific environmental and ecosystem characteristics, and economic potential for development in the area. The developer is responsible for all expenses associated with these recommendations. These studies shall be undertaken by qualified professionals at the expense of the developer.

Policy (c) Council shall require new development to have adequate surface water drainage to avoid flooding, erosion, or pollution.

Objective 3.1.2.4 Historical and Heritage Resources

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

Policy (a) Development shall not damage, destroy, or otherwise negatively impact any building or site deemed to be of cultural, historical, or heritage significance. The Municipality shall value, conserve, and protect lands hosting sites which have existing or potential architectural, historical, cultural, archeological, paleontological, aesthetic or scientific features, pursuant to The Saskatchewan Heritage Property Act.

Policy (b) Ensure that subdivision and developments on potentially heritage sensitive parcels (Map 4) occurs in accordance with the guidelines and criteria identified by the Heritage Conservation Branch of Saskatchewan. The RM of Britannia 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.

Policy (c) Support the designation of provincial heritage and municipal heritage buildings and sites within the Municipality. Land resources shall be maintained and protected where:

- (i) Buildings or landscapes have received or are in the process of receiving Municipal and/ or Provincial heritage designation; and
- (ii) Buildings or landscapes have been developed or operated as a heritage or culturally significant site.

Policy (d) Create and maintain an inventory of heritage and culture resources within the Municipality. Knowing what resources exist in the Municipality and understanding their importance to residents will support more informed decision making about their protection, management, and use.

- (i) The identification and official designation of heritage resources currently existing within the Municipality should be promoted. The Municipality should encourage and support public education on cultural and heritage resources through

publications, displays, on-site interpretation, websites, events, historic plaques, signs, or similar tools.

- (ii) The Municipality should work with community stakeholders and private landowners to assess the importance of local cultural and heritage resources.

Policy (e) Heritage resources shall be maintained and protected from future development on or adjacent to the host site. Unsuitable or potentially incompatible land uses which may threaten the integrity of the heritage resource or site shall not be permitted. Municipal land dedication may be utilized to protect these resources from development.

Policy (f) Opportunities for the reuse, rehabilitation or preservation of cultural and heritage resources should be promoted by the Municipality. Incentives to encourage the preservation of additional privately owned resources should be considered.

Policy (g) Acknowledging that not all culture and heritage resources are land based, where possible, the Municipality will:

- (i) Support cultural events and activities;
- (ii) Promote local artists and crafts people.

Objective 3.1.2.5 Aggregate Resources

To protect known aggregate (gravel) and other mineral sources from incompatible forms of development and accommodate industries that utilize these resources, while ensuring that aggregate exploration and extraction uses do not conflict with other land uses and development within the Municipality.

Policy (a) Subdivision of land for non-agricultural use shall not be permitted on land known to have source gravel potential so as to not interfere with future extraction.

Policy (b) 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) Council shall encourage the extraction of significant commercial mineral resources prior to development that would preclude or constrain future extraction of the resource.
- (ii) Aggregate resource industries shall be listed as discretionary uses in the Zoning Bylaw.
- (iii) Council shall consider discretionary use applications for aggregate 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;

- (d) minimizing the effect of the operation on infrastructure and services including but not always limited to roadways: and,
 - (e) ensuring road access is sufficiently located as to limit impact on existing residential dwelling units.
- (iv) Aggregate 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) Multiple parcel country residential developments or intensive recreational developments shall not be located within 1000m (3,280.84 ft) of an active aggregate resource deposit, or within 1000m (3,280.84 ft) of an operational sandpit.
 - (vi) Single parcel country residences or residential sites shall not be located within 1000m (3,280.84 ft) of an operational sandpit or silica sand processing operation. Distances may be increased at the discretion of Council.
 - (vii) Aggregate resource extraction, processing, and storage industries shall establish a buffer area between the operation and surrounding land uses.
 - (viii) Aggregate resource extraction, processing and storage industries shall ensure that operations within the Municipality are screened, bermed or landscaped.

Objective 3.1.2.7 Resource Development

To support potash, oil and gas, and other resource exploration, extraction and development in the municipality.

- Policy (a)** Petroleum pipelines, oil and gas wells, potash mines, and other resource development and related facilities shall be encouraged in the RM and shall be permitted uses in agricultural, commercial, and industrial zoning districts.
- Policy (b)** Dry and abandoned well sites, stratigraphic test wells, and associated facilities shall be assessed, decommissioned and reclaimed pursuant to Section 56 (1) of *The Oil and Gas Conservation Regulations* upon abandonment or decommissioning.
- Policy (c)** A Detailed Site Assessment (DSA) shall be submitted in conjunction with an application for Acknowledgement of Reclamation (AOR) to substantiate the satisfactory reclamation of the site to the Ministry of the Economy.
- Policy (d)** Oil and gas exploration, extraction and development within the RM shall occur in accordance with *The Oil and Gas Conservation Regulations, 2012*.
- Policy (e)** Multi parcel country residential developments, single parcel country residences and residential sites located in proximity to oil wells may be subject to separation requirements from an oil well, as per *The Subdivision Regulations*.

- Policy (f)** Multi-parcel country residential developments, single parcel country residences and residential sites located in proximity to sour gas wells with H₂S concentrations over 100 ppm may be subject to separation requirements based on guidelines as recommended by the Ministry of Government Relations.

3.2 BIOPHYSICAL CONSTRAINTS AND HAZARDS

3.2.1 FINDINGS

- Potential flood areas are defined based on the most recent and reliable information. Development should only be undertaken on a case-by-case basis, depending on flood hazard potential. While there is a need to map these areas more precisely, in the absence of this precise information, potential flood prone areas are identified on Map 4 for general information purposes only. Areas around exiting water bodies and other low areas in the RM that are not identified as potential flood prone areas have no historical data available and may also be flood prone.
- Policies to address development on or near land potentially susceptible to natural hazards such as flooding, slope instability, erosion, expansive clay soils, and other manmade hazards such as contaminated sites are imperative.
- Development in the RM will need to continue to have regard for appropriate safe buildings elevations as recommended by the Water Security Agency.
- Other potential development constraints (Map 4) that exist within the RM include a railway (within the Lloydminster Planning District); Lloydminster discharge line adjacent to RR 3275; sewage lagoons (Hamlet of Greenstreet in SW 05-52-26-W3M Hamlet of Hillmond in SW 25-51-26W3M); Lloydminster Wastewater Treatment Facility in 13-50-28-W3M; Lloydminster landfill in SW 13-50-28-W3M; a regional transfer station located in NE 24-51-26-W3M; the Neal Edmunds Stormwater Drainage Complex; and The City of Lloydminster waste water line and outfall at the North Saskatchewan River. Several high-pressure pipelines are also located within the RM. Consideration is needed for required setbacks and guidelines.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning biophysical constraints on development (which is addressed in the objectives and policies that follow):
 - *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 Development on Potentially Hazardous Land

To discourage development on potentially hazardous land and ensure that appropriate development standards are met when development is feasible.

- Policy (a)** Ensure the most recent information on potential flood hazard areas within the Municipality as it relates to new subdivision applications and applications for development permits is used.

- Policy (b)** Development shall avoid land that is potentially hazardous due to flooding, erosion, slumping, slope instability or contamination.
- Policy (c)** Where a subdivision or development is proposed for what Council may consider to be hazard land, or on land within +/- 0.5 meters of the Safe Building Evaluation as established, the application may be required to submit a report, prepared by professionals certified to assess the relevant factors;
- (i) to assess the geotechnical suitability of the site;
 - (ii) susceptibility to flooding;
 - (iii) slope instability or;
 - (iv) other environmental hazards;
- together with any required mitigation measures.
- Policy (d)** As per *The Statements of Provincial Interest Regulations*, insofar as is practical, the development of new buildings and additions to buildings in the flood way in the 1:500 year flood elevation or higher standards if flood records are available of any watercourse or water body shall be prohibited.
- Policy (e)** As per *The Statements of Provincial Interest Regulations*, insofar as is practical, development of new buildings and additions to buildings to an elevation of 0.5 metres above the 1:500 year flood elevation or higher standards if flood records are available of any watercourse or water body in the flood fringe shall be flood-proofed.
- Policy (f)** Where subdivision or development is proposed on what Council considers may be contaminated land, Council may request an environmental site assessment be done, and subsequent steps be taken, as outlined by the Saskatchewan Ministry of Environment. The costs associated with undertaking specified mitigation measures, and with providing the required documentation related to any specified mitigation measures will be borne by the applicant or proponent of the proposed development.
- Policy (g)** Where subdivision or development is proposed for land that Council considered to be hazardous due to slope instability, or proximity to the 1:500 year flood elevation level, Council may request the applicant to submit a site specific geotechnical report. Said report must be prepared by a professional certified to assess relevant factors, together with any required mitigation measures. Council may refuse to authorize development on hazard land or may permit development only in accordance with specified mitigation measures. These measures may be attached as a condition for a development permit approval. The costs associated with undertaking specified mitigation measures, and with providing the required documentation related to any specified mitigation measures will be borne by the applicant or proponent of the proposed development.
- Policy (h)** Establish development standards for development on or near hazard lands in the Zoning Bylaw.

Policy (i) Council may require new development to provide adequate surface water drainage to maximize on site infiltration and minimize increased overland flow of water from the development to adjoining land and drainage infrastructure. The use of drainage techniques and material such as permeable pavement to facilitate on-site stormwater infiltration and storage that reduces the amount of runoff will be encouraged. Site design techniques that minimize paved areas and soil compaction and preserve natural open spaces including existing trees and natural drainage channels will also be encouraged. Additionally, Council may require that new development provide an adequate degree of suitable landscaping to enhance the visual amenity of the site in keeping with the existing and preferred character of the area.

Objective 3.2.2.2 Development Constraints

To manage development on potentially development-constrained land and ensure that appropriate development standards are met when development is feasible.

Policy (a) The RM will utilize Map 3 – Development Considerations and Map 4 – Development Constraints to assess development constraints and acceptability of proposed subdivision and development within the Municipality. Future subdivisions or re-zoning for multiple parcel residential, commercial or industrial development shall avoid conflict with existing land uses and be sensitive to development constraints and considerations.

Policy (b) All proposed developments adjacent to high pressure pipelines should demonstrate how the development responds to the *Recommended Set Back and Utility Corridor Requirements, 2015* prepared by SaskEnergy and TransGas and all other relevant acts and regulations.

3.3 TRANSPORTATION AND INFRASTRUCTURE

3.3.1 FINDINGS

- The RM is served by a grid road system that connects to four provincial highways - #16 (east/west), #17 (north/south), #3 (east/west), and #303 (east/west). To ensure that future development does not place additional unnecessary pressure on existing road maintenance obligations of the Municipality, consideration should be given to the development of municipal servicing policies.
- One main rail line runs through the RM. Potential expansion of the rail system to serve the needs of industry may have an impact on the RM's roadway system and / or other parts of the RM's infrastructure such as drainage and transportation.
- In 2013, The Federation of Canadian Municipalities and the Railway Association of Canada released *Guidelines for New Development in Proximity to Railway Operations* which includes guidelines and best practices that can be applied when converting industrial / commercial property into residential use when in proximity to railway operations.

- The RM is serviced by a waste disposal transfer station located in NE 24-51-26-W3 (south of the hamlet of Hillmond).
- Two sewage lagoons are located in the RM, adjacent to the hamlets of Hillmond and Greenstreet. *The Subdivision Regulations, 2014* requires a 457 metre, or other setback as may be established by the Ministry of Environment, from residential and other types of development.
- The RM continues to undertake asset management planning and endeavours to create an Asset Management Plan in a manner consistent with requirements for municipalities within Saskatchewan.
- As a condition of subdivision approval, it is suggested that the Municipality consider creating a policy stating that applicants shall enter into a servicing agreement with the Municipality, as provided in Section 172 of *The Planning and Development Act, 2007*.
- All properties and population within the Municipality should be provided with timely and accessible emergency services.
- Section 169 of *The Act* provides Council the authority to establish development levies, by bylaw, intended to recover capital costs of services and facilities that directly or indirectly serve land that is not subject to an application for subdivision. Providing Council has passed a Development Levy Bylaw subject to Sections 169 and 170 of *The Act*, Section 171 of *The Act* authorizes Council to enter into a development levy agreement with the applicant or owner to pay development levies.
- The development of appropriate waste management policies will address the future management and disposal of solid waste and sewage.
- To ensure that future development in the Municipality can be adequately serviced by municipal infrastructure systems, consideration should be made towards the development of appropriate infrastructure and servicing policies, including clarifying the level and types of services the Municipality is capable of delivering to country residential developments
- As the population in the Municipality continues to grow and new businesses are established, there are increased requirements for protective services. The Municipality should ensure that an adequate level of protective services is provided to citizens in a cost-effective manner.
- *The Statements of Provincial Interest Regulations* provides the following statements concerning public works and transportation (which are addressed in the objectives and policies that follow):
 - *The province has an interest in safe, healthy, reliable and cost-effective public works to facilitate economic growth, community development and resilience to extreme weather events.*
 - *The province has an interest in safe, cost effective transportation systems that meet existing and future needs for economic growth, community development and diversification.*

3.3.2 OBJECTIVES AND POLICIES

Objective 3.3.2.1 Servicing Thresholds

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

Policy (a) All developments shall provide for:

- (i) individual on-site water supply appropriate to the proposed use; or,
- (ii) water supply from a regional water distribution system; or,

- (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.

All developments shall provide for:

- (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.

Policy (b) The RM will not support new development or subdivision applications unless infrastructure and utility systems and services have adequate capacity, including the availability of a licensed solid waste management facility for use by the new development.

Policy (c) The RM will not be responsible for the capital costs associated with the provision of municipal services to new subdivisions, except for developments owned by the Municipality. Where a private development requires municipal services, the proponent will be responsible for all costs associated with providing the services. Council may require a proponent of a development to undertake an engineering study that clearly articulates the on- and off-site infrastructure required to support the development. On-site and off-site infrastructure to support new development proposals may:

- (i) already exist and have the capacity to support the development, subject to the payment of applicable levies or fees; or
- (ii) be proposed to be constructed by the developer as an integral component of the development itself.

Policy (d) Council 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 body, a resident association or a private utility arrangement in the form of a cooperative or non-profit corporation.

Policy (e) Council will consider any proposals by residents of an existing 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 Improvement Act*. Council will require in its approval that residents assume responsibility for ongoing operation and maintenance of the system through the auspices of a public or private utility.

- Policy (f)** Council may, subject to a request by the majority of residents of a multi-parcel country residential area, 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, 2005*.
- Policy (g)** When reviewing development proposals, Council may request utility companies and/or oil companies to indicate their existing and future services in and around the area of the development proposal. The availability of such services will be a consideration in Council's position with respect to development proposals.
- Policy (h)** Storm water management shall be designed by a professional engineer in accordance with appropriate engineering standards.
- Policy (i)** Where the development of new or upgraded liquid and solid waste disposal facilities is proposed, consideration shall be given to the regionalisation of such facilities, provided the projects are also being funded regionally.

Objective 3.3.2.2 Locational Criteria

- Policy (a)** Public works in the form of solid and liquid waste management or disposal facilities will be allowed at the discretion of Council subject to locational and development standards as specified in the Zoning Bylaw and subject to the following locational policies:
- (i) 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 recreation opportunity, relating to such factors as odours, blowing debris, decreased land values and perceived hazards. Therefore, in order to minimize conflict between such public works and other development, separation distances between public works in the form of solid and liquid waste management or disposal facilities and other principal land uses are included in the zoning bylaw.
 - (ii) Council may require a greater separation than set out in the Zoning Bylaw. This would only 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).
 - (iii) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall 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.

Objective 3.3.2.3 Servicing Agreements for New Subdivisions and Developments

To ensure that the cost of required infrastructure for development is known and covered by servicing agreement fees.

Policy (a) Where a subdivision of land or a new development will require the installation or improvement of municipal services such as roads or streets, utilities, water supply systems, sewage disposal facilities, and fire protection facilities the developer will be required to enter into a servicing agreement with the Municipality to cover the capital costs as defined in *The Planning and Development Act, 2007* with respect to 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. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

Policy (b) New subdivisions and developments shall be located along an existing all-weather road. Where this is not possible, the developer shall enter into a service agreement with the municipal if Council deems that the proposed road to be feasible.

Objective 3.3.2.4 Transportation

To ensure that the road maintenance obligations created by any future residential development can be fulfilled, and that future development does not create any traffic safety issues.

Policy (a) The Rural Municipality will cooperate with the Ministry of Government Relations, the Ministry of Highways and Infrastructure, adjacent municipalities and jurisdictions, and the Lloydminster Planning District Commission in long-term planning that addresses its transportation needs.

Policy (b) Council will endeavour to upgrade the major access roads in the Municipality, within the Rural Municipality's ability to pay for such upgrades, and with the support of senior government funding wherever possible.

Policy (c) Development shall not create any potentially unsafe traffic conditions. Council will ensure that appropriate road designs, speed limits and traffic control devices are used to help ensure traffic and road safety.

Policy (d) Development along provincial highways shall be consistent with the safety standards and access policies established by the Ministry of Highways and Infrastructure.

Policy (e) The Rural Municipality will not be responsible for the paving of roads in any subdivisions

Policy (f) Subdivision applications requiring a permanent street or road closure, intended to correct encroachments by development on municipal road right-of-ways, will only be supported after a review by Council, to ensure that:

- (i) it is determined that the permanent street or road closure would not restrict or compromise access to other sites / areas in the Municipality; and
- (ii) it is determined that the street closure would not have an adverse effect on the Rural Municipality’s ability to maintain or repair municipal streets and roads.

Policy (g) Map 3 – Development Considerations identifies key transportation corridors that could potentially support future development with the least amount of new road infrastructure. Development in these corridors is subject to all other policies in this plan including the ability for on and off-site infrastructure to support the development.

Policy (h) The Rural Municipality will work towards partnerships to upgrade roads in the Municipality in order to enhance economic development opportunities.

Objective 3.3.2.5 Railways

To ensure railways and rail activity continues to provide vital services to the community while mitigating any negative impacts resulting from ongoing railway operations.

Policy (a) The RM will provide for efficient and effective land use and transportation planning, including consultation with railway companies, in order to reduce the potential for land use conflicts and provide appropriate protection for rail infrastructure.

Policy (b) Land use conflicts may be minimized in areas adjacent to railway lines and rail yards through the application of the Federation of Canadian Municipalities and the Railway Association of Canada’s *Guidelines for New Development in Proximity to Railway Operations, 2013*.

Objective 3.3.2.5 Asset Management

To ensure a clear picture of the current state of the RM’s municipal infrastructure in order to manage it effectively over the long-term.

Policy (a) The RM will begin utilizing asset management planning in order to sustainably provide an appropriate level of service to residents and visitors and to support long term financial planning.

Policy (b) Ensure consistency between all long-term planning documents going forward including this Official Community Plan, Asset Management Plans, Long Term Financial Plans, and others.

3.3.3 EMERGENCY RESPONSE AND PROTECTIVE SERVICES

Objective 3.3.3.1

Deliver efficient and reliable policing, fire protection and emergency response services to the community.

Develop the infrastructure required to ensure an adequate service level as growth and development occurs in the Municipality.

Collaborate with surrounding municipalities and relevant government agencies to develop the required fire and policing services in a cost-effective manner and improve efficiencies in service delivery.

Ensure emergency response plans or other similar or related documents are current and reflect changes in land use or activities.

Prepare and educate residents on matters related to emergency response.

- Policy (a)** Partnerships with adjacent municipalities for the provision of existing emergency, fire, and protective services shall be maintained. Current partnerships include the provision of protective services from the Maidstone Royal Canadian Mounted Police Detachment, fire services from the Britannia Fire Department, and rescue services from the Lloydminster Rescue Squad. Mutual Aid agreements exist for fire protection with Legacy Protective Services and the County of Vermillion River. Mutual Aid agreements for emergency measures exist with the Northwest Mutual Aid Association.
- Policy (b)** All properties and populations within the Municipality should be provided with timely and accessible emergency services.
- Policy (c)** The Municipality shall ensure that emergency preparedness and response plans are current and aligned with all relevant legislative and regulatory requirements.
- Policy (d)** The Development Officer or Council, as applicable, may require specific documentation from developers such as a List of Hazardous Substances Stored on Site and a map of locations or an Emergency Management Plan or Emergency Response Plan as part of an application for a subdivision or development permit.
- Policy (e)** Development in areas that may be subject to wildfires shall be undertaken with precautions intended to minimize the risk of damage to property or public safety caused by wildfires.
- Development shall be carried out in accordance with the following guidelines:
- (i) Building sites should avoid steep coulees that may accumulate fire fuel and funnel winds;
 - (ii) Developers of new subdivisions in areas that may experience wildfires should consider the integration of trails, roads, and cleared park land around development which may serve as fire breaks, and/or provide vehicle access routes to facilitate fire suppression in interface areas;

- (iii) Fuel reduced buffers around homes are encouraged. Integration of a defensible space around a building should include adequate vehicle access and access to a reliable water supply available to firefighters; and,
- (iv) Building design and construction shall be generally consistent with the standards of the National Fire Protection Association (Standard for Protection of Life and Property from Wildfire).
- (v) In areas where there may be a high grassfire or wildfire risk, during dry seasons, the Municipality may take precautions or encourage or require landowners to take special precautions to reduce the fire risks such as cutting long grasses or other vegetation than may encourage the spreading of wildfires or participating in fire bans.

3.4 INTERMUNICIPAL AND JURISDICTIONAL COOPERATION

3.4.1 FINDINGS

- The RM of Britannia is bordered on the north by the RM of Frenchman Butte No. 501, to the east by the RM of Eldon No. 471, to the south by the RM of Wilton No. 472, and to the west by the Saskatchewan/Alberta border.
- Communities within the RM of Britannia include Sandy Beach Regional Park, the hamlets of Hillmond, and Greenstreet, along with the Localities of Hewitt Landing, Ashley, Landrose, Northminster, Rex and Tangleflags.
- The RM of Britannia has been a member of the Lloydminster Planning District Commission since 1968. This Planning District is a commission comprised of the Rural Municipality of Britannia No. 502, the Rural Municipality of Wilton No. 472, and the City of Lloydminster. The District is an opportunity for the three municipalities to address mutual concerns and allow each municipality to grow and develop in co-operation. The district is an area that includes portions of the RM of Wilton and the RM of Britannia that surround the City of Lloydminster.
- The RM of Britannia continues to show its commitment to intermunicipal cooperation with the goal of bringing a regional focus to future growth in such areas of infrastructure, residential, commercial and industrial development, and social and environmental matters, as well as where rural and urban interests intersect.
- The RM of Britannia has experienced an exponential increase in population during the twenty-five year period of 1991 - 2016 (1,332 to 2,153) where population increased by 821 residents with high periods of growth between 2006 – 2016 (1,501– 2,153). The five-year average annual growth rate is 10.4%.
- Population within the region continues to be supported and fuelled by rich agricultural land and the oil and gas industry. Situated in the Sparky oil formation, the RM of Britannia, and the surrounding census division, produces approximately 34.2% and 11.4% of the Provinces total oil and gas production, respectively, according to 2019 Saskatchewan Natural Gas and Crude oil Volume and Value Summary Reports.

- *The Statements of Provincial Interest Regulations* provides the following statement concerning intermunicipal cooperation (which are addressed in the objectives and policies that follow):
 - *The province has an interest in promoting inter-municipal cooperation that facilitates strong partnerships, joint infrastructure and coordinated local and regional development.*
 - *The province has an interest in enhancing the participation of First Nations and Métis communities in land use planning and in fostering respectful relationships between municipalities and First Nations and Métis communities.*

3.4.2 OBJECTIVES AND POLICIES

Objective 3.4.2.1 Inter-Municipal Service Provision

To facilitate inter-municipal / jurisdictional cooperation in providing municipal services that are more cost-effective and efficiently delivered on a regional basis.

Policy (a) The RM of Britannia will continue to pursue inter-municipal cooperation on servicing, with the City of Lloydminster and other neighbouring municipalities and planning districts where beneficial to the RM of Britannia.

Objective 3.4.2.2 Inter-Municipal Cooperation

To facilitate work communication and cooperation with neighbouring municipalities, the Lloydminster Planning District Commission, and other governmental organizations in joint planning initiatives and future growth directions, based on the planning needs of the overall region.

Policy (a) Council will work with its municipal neighbours and the Lloydminster Planning District Commission with respect to the impact of development decisions on the neighbouring community's services, facilities, residents and/or natural resources.

Policy (b) In the interests of strengthening regional planning, Council will continue to participate in joint planning studies and initiatives, ideally with the support of senior government funding and in collaboration with the Lloydminster Planning District Commission.

Policy (c) In areas adjacent to the City of Lloydminster, it is important to ensure that developments do not cause adverse effects upon existing or proposed future urban land uses or servicing requirements. In order to ensure that future growth can occur in an orderly and planned fashion, it is imperative to identify future development areas outside of current municipal boundaries for long term growth. Creating a mutually beneficial partnership with the urban municipalities located adjacent to the RM of Britannia will be vital in ensuring complementary development occurs in future growth areas.

Policy (d) Lands in proximity to all urban municipalities within the RM that have been identified as having potential for future urban growth under the framework of a long-range growth plan are designated on Map 3 – Development Considerations. Lands in proximity to the City of Lloydminster are managed jointly by the Lloydminster Planning District Commission.

- Policy (e)** Council may reduce the prescribed separation distances contained in the Zoning Bylaw where:
- (i) the land use being separated is located in another Rural Municipality;
 - (ii) the Council of the other affected Rural Municipality is consulted prior to approval of the proposed development; and
 - (iii) appropriate fencing, screening, berming, building and site orientation, road upgrading or other similar measures are provided to mitigate potential land use conflicts.

Objective 3.4.2.3 Communication and Referral Process

To provide greater certainty for land use decisions where impacts cross municipal boundaries

- Policy (a)** As a member of the Lloydminster Planning District Commission, the RM of Britannia will endeavour to implement the objectives and policies of this Official Community Plan in the context of approved long-range plans for the planning district to which they are members, and the rules and procedures as identified in the District Agreements to those Planning Commissions, particularly as they relate to impacts that cross municipal boundaries.

- Policy (b)** The RM of Britannia will make decisions on future land use and development in the urban interface with consideration on future growth aspirations of urban municipalities located in the RM. The RM will work to mitigate or avoid development adjacent to these urban areas that negatively affects future growth. All applications for subdivision and development of land that may have an impact across municipal boundaries shall be referred to the appropriate urban Municipality for review and comment.

Objective 3.4.2.4 Annexation

To consider opportunities for the City of Lloydminster and other municipalities to grow. It is expected that growth of the City of Lloydminster will take place in the Municipality.

- Policy (a)** Council will evaluate annexation proposals by the Municipalities located within its boundaries with consideration of its impacts on:
- (a) adjacent land uses;
 - (b) the relationship of annexed lands to the urban Municipality's growth strategy as defined within its Official Community Plan and the Lloydminster Planning District's approved long-range growth plans; and
 - (c) on the financial implications of the annexation.
- Policy (b)** Council will consider boundary alteration proposals where the boundary alteration proposal is intended to accommodate community growth and development sufficient to

accommodate up to twenty (20) years projected growth and identified in the Municipality's Official Community Plan.

3.5 AGRICULTURAL LAND USE AND DEVELOPMENT

3.5.1 FINDINGS

- Agriculture remains a vital component in the economy of the RM of Britannia. Agricultural land use in the RM is dominated by the production of annual grain and oilseed crops. According to statistics from the 2017 Saskatchewan Census Division Crop Production Report this production focuses on wheat (33.8%), canola (49.7%) and peas (6.3%), within the Census Division.
- Consideration should be given toward the development of policies that address the location and development of intensive livestock operations. Such policies should reflect the roles and responsibilities of both the province and the Municipality in managing ILO development.
- In terms of capability for dryland agricultural production of common field crops, 19.1% of the RM is located on "prime" farmland (Classes 1 – 2 of the Canada Land Inventory). It is important to note that there is no Class 1 land within the RM. The majority of the RM is located within Class 3 land (48.0%). Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices.
- Protecting prime farmland from being unnecessarily taken out of production for non-agricultural use continues to be an important consideration for the RM of Britannia, where livelihood and the economy is driven by agriculture.
- Flexibility, in terms of site size for agricultural development, is needed in order to accommodate development of intensive agriculture, small-scale farms, farm diversification, and agricultural innovation.
- To accommodate farmland subdivision to reflect the realities of farm debt settlement, farm consolidation, estate settlement, natural and man-made barriers and natural vegetation patterns, consideration should be given toward the development of appropriate and flexible policies.
- Consideration should be given toward the development of policies to provide for the orderly development of farm-based businesses in the Municipality (e.g. seed-cleaning plants).
- *The Statements of Provincial Interest Regulations* provides the following statement concerning agriculture and value-added agribusiness (which is addressed in the objectives and policies that follow):
 - *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 agricultural operations and value-added agribusiness.*

3.5.2 OBJECTIVES AND POLICIES

Objective 3.5.2.1 Protection of Farmland

To recognize the value of high-quality agricultural land for continuing productive agricultural use in order to protect agricultural land use from negative impacts of non-agricultural use and development.

- Policy (a)** The primary agricultural uses include grain farming, mixed grain/livestock operations, farm operations and farm residences, intensive agricultural uses, agricultural related commercial and industrial developments, community pasture land, agri-tourism and agri-business, resource extraction, recreational uses and other tourism related businesses, and farm or home-based businesses. The Zoning Bylaw will contain an Agriculture zoning district to provide for these uses and compatible development.
- Policy (b)** Existing farm operations shall be protected from non-agricultural land uses that may undermine the viability and success of these operations. Where a proposed use or activity appears to infringe or have a negative impact on farming, the Municipality may disallow such a use or activity.

Objective 3.5.2.2 Agriculture

To accommodate traditional forms of agricultural activity, land use, subdivision and development.

- Policy (a)** Accommodate primary agricultural uses including grain farming, mixed grain/livestock operations, farm operations and farm residences, intensive agricultural uses, agricultural related commercial and industrial developments, 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 (64.75 hectares or 160 acres) is recognized as the primary land unit for general agriculture; however, reduced areas and specific development standards will be considered in order to accommodate the development of smaller or more intensive forms of agriculture. Smaller parcels of land used for agriculture may be appropriate when full quarter sections are not feasible, and is encouraged when it is deemed to be so, due either to the nature of the development or to the nature of the environment or setting.

Policy (b) ***Agricultural Subdivision Policy***

In general, the fragmentation of agricultural holdings is not encouraged. However, the subdivision of land into parcels smaller than a quarter section for legitimate agricultural purposes will be permitted under any of the following scenarios:

- (ii) It is fragmented from the balance of the quarter section by either natural (river, creek, coulee, etc.) or manmade (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 created results from the subdivision of land for purposes consistent with the objectives and policies in this plan.
- (v) It is intended to accommodate estate planning or settlement.
- (vi) It will accommodate the purchase or lease of Crown land.

- (vii) It is intended to avoid unnecessary changes to, or to work with, the natural vegetation pattern or topography of the area.
- (viii) It will accommodate a new railway or road right-of-way or a widening of an existing railway or road right-of-way.

Policy (c) *Farm Dwellings*

One farm dwelling will be permitted as an accessory use to a farm operation. Additional dwelling units may be permitted, at the discretion of Council, if accessory to a legitimate agricultural operation and if it is intended to accommodate farm workers. The granting of a dwelling development permit by Council for such additional farm dwelling(s) shall not be construed, in any way, as consent or approval for future subdivision

Policy (d) *Communal Dwellings*

Communal dwellings may be allowed, subject to discretionary use approval, by resolution of Council, as an accessory use to a communal farm settlement. The granting of a communal dwelling(s) permit by Council shall not be construed, in any way, as consent or approval for future subdivision.

Policy (e) *Farm-Based Businesses*

- (i) It is recognized that farm-based businesses and on-farm employment opportunities, including but not limited to: bed and breakfast establishments and vacation farms, can provide a valuable contribution to the diversified economic base of the Municipality. 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 land value is not diminished.
- (ii) 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 provided for in the Zoning Bylaw.
- (iii) Farm based businesses shall be restricted to a maximum of five (5) on-site, non-seasonal employees. Any business with more than five (5) on-site, non-seasonal employees shall be required to seek commercial or industrial zoning designation.

Objective 3.5.2.3 *Agricultural and Economic Diversification*

To encourage agricultural and natural resource development that will improve the economic health of the Municipality and will result in increased economic diversification, agricultural innovation and agriculture-related value-added activity in the Municipality.

Policy (a) *Agricultural Related Commercial and Industrial Uses*

- (i) The Zoning Bylaw will list principal agricultural related commercial and industrial uses as discretionary uses.
- (ii) Approval for such commercial or industrial developments may be granted if their function is related to agriculture and only after a review by Council, to ensure that:
 - (a) incompatibility with other land uses will be avoided, including consideration of proximity to urban centres, and multi-parcel country residential subdivisions;
 - (b) policies for environmental quality control will not be jeopardized, including water and waste disposal servicing;
 - (c) the design and development of the use will conform to high standards of safety, visual quality and convenience;
 - (d) the development will be situated along an all-weather municipal road;
 - (e) all relevant approvals are obtained from government agencies for uses such as anhydrous ammonia fertilizer facilities.

Objective 3.5.2.4 *Intensive Agricultural Development*

To accommodate intensive agricultural uses in the Municipality provided they observe development standards and do not override environmental concerns or create conflict between agricultural land use and existing non-agricultural land use and development.

Policy (a) *Intensive Livestock Operations (ILOs)*

- (i) It is Council's view that development of ILOs is appropriate, provided that unacceptable land use conflicts are not created as a result of such development. In general, Council will support the development of intensive agricultural and livestock operations (ILOs) unless specific locational conflicts would be created.
- (ii) Intensive livestock operations involving 100 animal units or more will be permitted subject to the discretion of Council in accordance with specific policies contained herein. An expansion of an operation to provide for a greater number of animal units than the maximum number specified in the initial discretionary use approval, or any change in an operation which alters the species of animal reared, confined or fed in the operation, shall require a new discretionary approval.
- (iii) The Zoning Bylaw may provide for the temporary confinement of cattle on a farm operation during winter months as part of a permitted use general mixed farm operation.
- (iv) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice advertisement of a proposal that will result in development of an intensive livestock operation, or in the expansion or alteration of an

intensive livestock operation requiring a new discretionary use approval, and shall hold a public hearing on the proposal.

- (v) Council shall require an applicant 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.
- (vi) Council may require an applicant to utilize manure management practices or other technology than conventional stockpiling and spreading.
- (vii) As a condition of approval, Council may impose standards to reduce the potential for conflict with neighbouring uses which specify:
 - (a) the location of holding areas, buildings or manure storage facilities on the site;
 - (b) manure management practices of the operation;
 - (c) use of synthetic or other covers for liquid manure storage lagoons or earthen manure storage facilities;
 - (d) use of ventilation measures in buildings to control odours;
 - (e) requirements for monitoring wells for water quality and quantity purposes;
 - (f) annual confirmation of the availability of sufficient suitable lands for the disposal of manure.

Policy (b) *Locational Policies for Intensive Livestock Operations*

- (i) In order to minimize conflicts between intensive livestock operations and other development, minimum separation distances between land uses are set out in the Zoning Bylaw. These minimum separation distances shall apply both to development, alteration or expansion of intensive livestock operations and to other development proposed in the vicinity of existing intensive livestock operations.
- (ii) Council may require a greater separation from any liquid manure storage lagoon or earthen manure storage facility involved in the operation, to residential and other developments. A separation distance to the lagoon or storage facility from a residence of 1.5 times the distance required as per the Zoning Bylaw will be considered adequate.

Policy (c) *Wild Boar Operations*

- (i) Wild boar operations in the RM of Britannia will be prohibited.

Policy (d) *Other Intensive Agricultural Uses*

- (i) Intensive agricultural uses, such as nurseries, market gardens and other forms of agribusiness including agricultural product processing, energy production, and agro-tourism aimed at diversification of the farm economy, will be encouraged and permitted subject to the discretion of Council. Council may require the proponents of such developments 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, as a basis for approval.
- (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 provided for in the Zoning Bylaw.

3.6 RESIDENTIAL LAND USE AND DEVELOPMENT

3.6.1 FINDINGS

- Statistics Canada counted 744 dwellings during the 2016 Census within the RM of Britannia. Residential development within the RM is a combination of farm-based residential, single and multi parcel acreage style country residential, hamlet, and resort residential development.
- The RM of Britannia is interested in working with the City of Lloydminster to purchase and distribute water to high density developments within the RM.
- With acreage style homes becoming more commonplace in rural areas, policies related to country residential development (e.g. unique servicing needs) needs to be considered, particularly with the continued development of other types of industry. Existing country residential within the RM is limited to country residential sites.
- Consideration should be made for the management of development within the hamlets of Greenstreet and Hillmond.
- Consideration should be made for the development of land use policy that minimizes the costs of country residential development - including potential and future development - to the RM to ensure that it is undertaken in an orderly, well-planned manner.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning residential development (which is addressed in the objectives and policies that follow):
 - *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, and enhancing the economic and social well-being of communities.*

3.6.2 OBJECTIVES AND POLICIES

Objective 3.6.2.1 General Residential Policies

To accommodate a range of residential development in the Municipality.

Policy (a) The Zoning Bylaw will provide for some residential uses, forms and densities, as permitted or discretionary uses, in other zoning districts, as appropriate.

Policy (b) Residential building construction will be regulated by the Municipality's building bylaw and *The National Building Code of Canada*.

Policy (c) Residential development shall avoid land that is prohibitively expensive for the Municipality to service.

Objective 3.6.2.2 Building and Lot Construction Standards

To ensure that buildings and lots are constructed and maintained to acceptable standards.

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

Policy (b) Development on residential sites, including accessory buildings and structures, which include but are not limited to decks, patios and fences, shall be entirely contained within the boundaries of the site on which it is proposed to be situated.

Objective 3.6.2.3 Single Parcel Country Residential Development

To accommodate single parcel country residential development on quarter sections.

Policy (a) *Single Parcel Country Residential*

To retain the agricultural character of the Municipality, a maximum of one (1) single-parcel country residential subdivision per quarter-section (64.75 hectares) will be allowed to be subdivided on a discretionary basis in the A – Agriculture District. Additional residential subdivision(s) may be permitted to be subdivided from a quarter-section for:

- (i) any site fragmented from the balance of a quarter section by either natural (river, creek, coulee, etc.) or man-made (developed road, railway, etc.) barriers; or
- (ii) A previously developed, but now unoccupied farmyard.

Policy (b) *Locational Criteria*

- (i) In order to minimize conflict between single-parcel country residential subdivisions and other development, Council will observe the separation distances between single-parcel country residential development and other existing land uses as listed in the Zoning Bylaw.

Policy (c) *Services*

- (i) 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 Council or the development of a direct all-weather public road is undertaken to the satisfaction of Council as per RM Policy.
- (ii) Single parcel residential subdivision and development must accommodate a private, on-site supply of water and a sewage system (both of which must meet provincial standards).

Policy (d) *Development Standards*

- (i) The Zoning Bylaw will prescribe maximum and minimum site sizes and other appropriate development standards for single parcel country residential development, with the aim of limiting the amount of productive agricultural land taken out of production and ensuring that such development does not result in increased road hazards related to obstruction of sight lines, etc.
- (ii) Council may permit a larger or smaller site size than what is outlined in the Zoning Bylaw to:
 - (a) minimize prime agricultural land to be taken out of production;
 - (b) accommodate existing developed farm yard sites;
 - (c) accommodate sites fragmented from the balance of the quarter section by either natural (river, creek, coulee, etc.) or man-made (developed road, railway, etc.) barrier; or
 - (d) accommodate larger sites that include poor agricultural land.
- (iii) Single Parcel Country Residential parcels existing prior to the adoption of this bylaw that are non-conforming in size (generally greater in size than typical Single Parcel Country Residential parcels), shall be subject to the policies and bylaws applicable to Single Parcel Country Residential parcels, including but not limited to those relating to size and number of accessory buildings. A change in designation for a parcel that is non-conforming in size (generally greater in size than typical Single Parcel Country Residential parcels) from Single Parcel Country Residential to Agricultural will require proof of recognized agricultural status from the Canada Revenue Agency.

Policy (e) *General*

To facilitate the resolution of encroachment issues, Council will, in general, support applications for the subdivision of two or more residential sites that will result in a realignment of residential property lines intended to correct an encroachment.

Objective 3.6.2.4 Multiple Parcel Country and Lakeshore Residential Development

To accommodate a range of multi-parcel residential development options, in order to provide a growth stimulus to the community and choice of lifestyles for residents, while ensuring that residential land uses do not jeopardize essential agricultural or other natural resource activities, the environment or other surrounding land uses.

Policy (a) *Development Options*

The Zoning Bylaw may contain a series of country residential zoning districts to accommodate multiple-lot country and lakeshore residential subdivisions at various densities.

Policy (b) *Scale and Density*

Subdivision for non-farm multiple-lot country residential development at a density greater than one (1) residential sites per quarter-section will be considered on the basis of project merits relative to the policies in this section. Such subdivision shall be implemented in association with a rezoning to a medium or high density country residential or resort residential zoning district.

Policy (c) *Locational Guidelines*

In order to provide for effective and efficient municipal and other services, and to protect prime agricultural land and important wildlife habitat in the Municipality, multiple-lot country residential subdivisions should be located:

- (i) Near a school of sufficient capacity to handle the increase in enrolment or on an existing school bus route.
- (ii) Near power, natural gas and telephone lines of sufficient capacity to handle such development.
- (iii) So that adequate police and fire protection can be conveniently provided.
- (iv) To protect or enhance existing treed areas, critical wildlife habitat and environmentally sensitive areas.
- (v) Only where direct all-weather public road access has been provided to the satisfaction of Council and as per RM policy.

Policy (d) *Locational Requirements*

- (i) In order to minimize conflict between multiple lot country residential and resort residential subdivisions and other development, Council shall observe the separation distances set out in the Zoning Bylaw.

- (iii) Council will use Map 3 – Development Considerations, Map 4 – Development Constraints, and Map 5 – Future Land Use to assess the constraints, benefits and acceptability of the 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 Council and as per RM policy, 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, in accordance with Section 3.2.2.1 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 (clusters).

 - (d) Within the required separation distances, provided for in the RM's Zoning Bylaw, for multiple parcel country residential and lakeshore residential sites.

Objective 3.6.2.5 Multiple Parcel Country Residential Development and Design

To accommodate orderly and planned multiple parcel country residential development while minimizing the associated municipal servicing costs of residential development on the Municipality.

Policy (a) *Phasing*

A maximum of three multiple lot country residential subdivisions in developmental stages will be allowed at any point in time. Multiple-lot country residential subdivisions with less than 75% of building lots with completed residential construction will be considered to be in developmental stage. However, if 75% of available lots in one or more of those subdivisions are vacant but it appears that development is lagging because the developer/land owner is holding land vacant or is encountering difficulty with financing the development then that subdivision will be deemed to not be in a developmental stage. Council may consider additional subdivision proposals on a case-by-case basis where the developer can demonstrate that housing demand, market conditions, and/or innovative proposals are beneficial to the Municipality.

Policy (b) *Scale and Density*

- (i) Multiple Lot Country Residential
 - (a) Each multiple lot residential subdivision development shall be limited to a maximum area of 64.8 hectares (160 acres), or one quarter section.

Policy (c) *Comprehensive Development Application*

- (i) 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 parcel country residential developments. A Comprehensive Development Review may include the following information:
 - (a) A completed copy of the RM Britannia No. 502 Multiple Parcel Residential and Commercial/Industrial Development Proposal Workbook.
 - (b) Concept plans showing an integrated layout for all lands intended for development, including internal roadways, access to external public roads, municipal and environmental reserve parcels, utility parcels, and phasing of the development.
 - (c) 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.
 - (d) Engineering reports to address water supply, surface water drainage, sewage treatment and disposal, and fire suppression.
 - (e) Any other information Council deems necessary in order to appropriately evaluate an application.

Policy (d) *Comprehensive Development Application Evaluation*

- (i) In evaluating a Comprehensive Development Application (CDA), Council may ensure compliance with any municipal requirement or standard through the provision of a servicing agreement or condition of the approval of a development permit 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 (e) *Services*

Based on the recommendations of engineering reports as per the Comprehensive Development Application:

- (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) Council will approve new development subject to the availability of facilities for the disposal of solid waste by future residents in a licensed solid waste management facility.

Policy (f) *Development Standards*

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 preserving productive agricultural land, protecting important wildlife habitat in the community, and ensuring that development does not result in increased road hazards related to obstruction of sight lines, etc.

Policy (g) *Drainage*

The Zoning Bylaw will require the submission of a site grading plan for development of sites in country residential districts to ensure that there is adequate drainage from a site and that neighbouring properties and municipal infrastructure will not be adversely affected by potential runoff from the development.

Policy (h) *Alternative to Conventional Subdivision*

Subject to all other policies in this document, Council will consider bare-land condominium development as an alternative to conventional subdivision, to achieve the goals and residential objectives set out in this document.

Policy (i) *Innovative Design*

Innovative country residential subdivision and development that addresses current broad societal issues respecting energy conservation and production, climate change, food security/self-sufficiency and health and safety for communities will be encouraged.

Objective 3.6.2.6 Other Associated Development

To accommodate recreational uses, home based businesses, community facilities and other forms of development normally associated with multiple parcel country residential subdivisions that are consistent with and complementary to the overall residential character of the development.

Policy (a) Approvals for 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.

Policy (b) The Zoning Bylaw will provide for other forms of development, facilities and recreational uses in residential districts that are consistent with and complementary to the overall residential and recreational uses of the district.

Objective 3.6.2.8 Hamlets

To accommodate future development in the hamlets of Greenstreet and Hillmond that will minimize conflict with other land uses while ensuring future development is consistent with the capacities of the Municipality's infrastructure to support it.

Policy (a) The Zoning Bylaw will contain a hamlet zoning district to accommodate the range of existing residential, commercial and community service uses and to regulate the form and density of these types of development.

Policy (b) Limited residential and commercial growth in the form of infilling of existing vacant sites shall be allowed in the hamlets of Greenstreet and Hillmond. The provision of additional lots adjacent to these hamlets will not proceed until such time as a detailed layout and servicing concept is prepared for the hamlet and is adopted by Council.

3.7 COMMERCIAL / INDUSTRIAL LAND USE AND DEVELOPMENT

3.7.1 FINDINGS

- Commercial and industrial development within the RM is primarily centered around the energy sector. This includes the production and storage of industrial minerals, natural gas, and crude oil.
- Situated in the Sparky oil formation, the RM of Britannia, and the surrounding census division, produces approximately 34.2% and 11.4% of the Provinces total oil and gas production, respectively, According to 2019 Saskatchewan Natural Gas and Crude oil Volume and Value Summary Reports.
- Opportunities exist for commercial and industrial development in the RM due to well established transportation infrastructure, including Britannia Road (Formally #675), highways #16, #17, #3, #684, #798 & #303, rail in close proximity to highway access, and rich agricultural and oil sectors.
- To avoid conflict with other land uses / development, consideration should be given to the development of policies to set locational guidelines and other conditions under which industrial and commercial development may be permitted.
- Consideration should be given to the most optimal location for commercial and industrial development, in order to take advantage of existing infrastructure within the RM.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning residential development (which is addressed in the objectives and policies that follow):
 - *The province has an interest in a strong provincial economy that helps improve the quality of life for all Saskatchewan people.*

3.7.2 OBJECTIVES AND POLICIES

Objective 3.7.2.1 Commercial and Industrial Development

To encourage and provide for responsible commercial and industrial development in the Municipality while maintaining and enhancing the existing nodes of commercial and industrial development in the Municipality.

Policy (a) Ensure that commercial and industrial buildings and lots are constructed and maintained to acceptable standards through the use of the Rural Municipality's Building Bylaw and *The National Building Code of Canada*.

Policy (b) The Zoning Bylaw will contain commercial and industrial zoning districts that will accommodate existing legally established and future commercial / industrial developments.

Policy (c) Principal industrial uses, including resource exploration and development will be accommodated as permitted uses within the industrial zoning district. Principal heavy

industrial uses will be accommodated as discretionary uses within the industrial zoning district.

- Policy (d)** Commercial and industrial development is encouraged to locate along existing primary transportation corridors.
- Policy (e)** Highway commercial uses should maintain the functional integrity of the highway, through the use of service road systems, or controlled highway access points, which are approved by Saskatchewan Highways and Infrastructure.
- Policy (f)** New commercial and industrial development is encouraged to locate in close proximity to existing nodes of development, where possible.
- Policy (g)** Cannabis production facilities shall be considered commercial uses.

Objective 3.7.2.2 Land Use Conflicts and Environmental Considerations

To minimize land use conflicts between commercial and industrial developments and any existing land uses, as well as any potential environmental impacts as a result of such development.

- Policy (a)** 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;
 - (ii) 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 (b)** Council will use Map 3 – Development Considerations, Map 4 – Development Constraints, and Map 5 – Future Land Use to assess the constraints, benefits and acceptability of the subdivision.
- Policy (c)** In order to minimize land use conflict between industrial development and other existing land uses, Council shall observe the separation distances as set out in the Zoning Bylaw.
- Policy (d)** In association with an application for a development permit, Council may require submission of a site grading plan demonstrating that there is adequate drainage from a site and that neighbouring properties and municipal infrastructure will not be adversely affected by potential runoff from the development.
- Policy (e)** Where Council is of the belief that a proposed commercial or industrial development may require large volumes of water, Council may require the applicant 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.

Policy (f) *Development Application Requirements*

Before considering an industrial or commercial development, subdivision or rezoning application, Council may require that the development application contain information with respect to:

- (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.
- (viii) any other matters that Council considers necessary.

Policy (g) *Comprehensive Development Application*

- (i) 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. A Comprehensive Development Application may include the following information:
- (ii) A completed copy of the RM of Britannia No. 502 Multiple Parcel Residential and Commercial/Industrial Development Proposal Workbook (see Section 6).
- (iii) 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.

- (iv) 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.
- (v) Engineering reports to address water supply, surface water drainage, sewage treatment and disposal, and fire suppression.
- (vi) Any other information Council deems necessary in order to appropriately evaluate an application.

Policy (h) *Comprehensive Development Application Evaluation*

- (i) In evaluating a Comprehensive Development Application (CDA), Council may ensure compliance with any municipal requirement or standard through the provision of a servicing agreement or condition of the approval of a development permit 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 (i) *Hazardous Industries*

Industrial uses involving hazardous materials or chemicals will be permitted only at the discretion of Council, subject to approval required by any government regulatory agency, and subject to the following locational policies:

- (i) It is Council's view that 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 the Zoning Bylaw. 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) Council may require a greater separation distance, up to 120% of what is set out in Zoning Bylaw, where an unacceptable land use conflict would result with existing developments.
- (iii) All uses involving hazardous materials or chemicals shall be separated from permanent surface water bodies or water courses by at least 1.6 km (1 mile).
- (iv) 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.

- (v) Using the discretionary use procedure outlined in the Zoning Bylaw, Council 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.

Policy (j) The Zoning Bylaw will contain landscaping and screening requirements for commercial and industrial developments.

3.8 RECREATION AND TOURISM

3.8.1 FINDINGS

- Recreation and tourism resources located within the RM include:
 - Community Recreation Centres, such as the Greenwood Community Centre, Hillmond Memorial Hall, Northbend Hall, and the Hillmond Redden Arena.
 - Recreation facilities, such as the Lloydminster and District Fish and Game Association youth centre, indoor and outdoor shooting ranges, and cross-country ski trails and facilities which have been provided by the Lloydminster Cross Country Sky Club.
 - Historical Sites, such as The North Bend School, St. Lukes Church, St. Peters Stoney Creek Church, St. Stephens Church
 - The Sandy Beach Regional Park and Big Gully Lake Park.
- Development of recreation and tourism within the RM of Britannia and region can be accomplished through collaboration with neighbouring municipalities and jurisdictions.
- Sandy Lake Regional Park includes the primary lake recreation areas and development within the RM of Britannia.
- Recognition and identification of where the recreation and tourism opportunities, nodes and hubs that service the RM of Britannia are located, and where resources are best focused, will be a benefit to the collaborative efforts put forth by all partners in the region.
- Consideration should be made towards the development of appropriate tourism and recreational policies in order to minimize the cost to the Municipality and maximize the benefit to the residents.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning recreation and tourism (which is addressed in the objectives and policies that follow):
 - *The province has an interest in supporting a high quality of life for Saskatchewan's citizen's and visitors by providing and actively promoting recreation and tourism opportunities.*
 - *The province has an interest in supporting the development of communities that enhance the physical and mental health and well-being of Saskatchewan people.*

3.8.2 OBJECTIVES AND POLICIES

Objective 3.8.2.1

To recognize the natural and scenic significance of the RM of Britannia and to promote its conservation and preservation in order that this resource may be preserved and managed for natural habitat and for the use and enjoyment of future generations.

Policy (a) Cooperate with adjoining municipalities, the Lloydminster Planning District, and tourism, recreation and conservation authorities in achieving the preservation of natural areas to the greatest extent possible in the region.

Objective 3.8.2.2

To realize opportunities for recreation and tourism-oriented development in the RM of Britannia that are complementary to the natural environment.

Policy (a) The RM of Britannia will consider responsible recreation and tourism development that protects and conserves ecologically important features and landscapes and considers the integration of compatible land use activities with environmental protection measures.

Objective 3.8.2.3

To recognize and maintain the shared provision of recreational opportunities to residents and visitors of the region as a whole.

Policy (a) The RM of Britannia will continue to collaborate with local community organizations such as the Hillmond Central Sports Society, The Norbion Cooperative Community Centre and others within the region to provide recreational amenities and opportunities for the area, and seek out mutually beneficial opportunities with organizations and authorities in the interest of promotion, preservation, and enhancement of recreation and tourism in the region.

Objective 3.8.2.4

To ensure that the amount and extent of lakeshore development does not exceed lake and shore land capacity, and to encourage and support appropriate and sustainable year-round use of the lake and shore land areas.

Policy (a) New resort development will be considered under the following criteria:

- (i) The development should have standard access either directly or to an adjacent beach which has sufficient capacity to support the development.
- (ii) The development will not over crowd the lake or create recreational demands on the lake, including fishing that cannot be supported

- (iii) The development should avoid hazard land
- (iv) The development should not have the adverse effects on water quality, wildlife, habitat, or unique natural areas.

4 FUTURE LAND USE CONCEPT

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) Mixed Use Policy Area
- (4) Municipal Works 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 5 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, limited residential development 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.

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.

4.3 MIXED USE POLICY AREA

4.3.1 INTENT

The intent of the Mixed Use Policy Area is to accommodate a range of residential, commercial and industrial development in select locations. These areas are designated along preferred highway corridors and are meant to service residential, commercial, and industrial uses that require large land areas.

4.3.2 IMPLEMENTATION

- (1) *Lands within the Mixed Use Policy Area occupied by existing residential, commercial or industrial development will be zoned for such purposes in the Zoning Bylaw.*
- (2) *Elsewhere within the Mixed Use Policy Areas, until and unless applications for residential, commercial or industrial development are approved, land will be zoned generally as Agriculture District.*

- (3) *Where applications for residential, commercial, or industrial development are made in the Mixed Use 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 residential, 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
- (4) Where applications for multiple lot country residential subdivisions or industrial developments are made in the Mixed Use Policy Area, the 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 residential, commercial and industrial development in the broader Mixed Use Policy Area; and
 - (v) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.

4.4 MUNICIPAL WORKS POLICY AREA

4.4.1 INTENT

The intent of the Municipal Works Policy Area is to accommodate a selective range municipal works development, such as the Public Works Shop and Municipally owned solid waste disposal, in designated areas based on the need for services.

4.4.2 IMPLEMENTATION

- (1) Lands within the Municipal Works Policy Area occupied by existing commercial or industrial development will be zoned for such purposes in the Zoning Bylaw.
- (2) Elsewhere in the Municipal Works 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
- (4) New residential development in the Municipal Works Policy Area is prohibited, except for residential use that is accessory to an approved commercial or industrial use (e.g. owners, caretakers, etc.).

5 IMPLEMENTATION

5.1 ZONING BYLAW

The Zoning Bylaw will be the principal method of implementing the objectives and policies contained in this Official Community Plan and will be adopted in conjunction herewith by the RM of Britannia No. 502.

5.1.1 PURPOSE

The purpose of the Zoning Bylaw is to control the use of land providing for the amenity of the area within the jurisdiction of the Rural Municipality for the health, safety and general welfare of its inhabitants.

5.1.2 CONTENT AND OBJECTIVES

The Zoning Bylaw will implement the land use policies contained in this Official Community Plan by prescribing and establishing zoning districts. Development standards within each district will govern the range of uses, site sizes, setbacks, building locations, off-street parking, landscaping and so forth.

5.1.3 AMENDING THE ZONING BYLAW

Council will not pre-zone land. In other words, the rezoning of land will only be favourably considered on the basis that a comprehensive development application has been received and approved by Council and, if relevant, a subdivision referral letter from the Community Planning Branch has been received.

When considering applications to amend zoning regulations or standards, or requests for the rezoning of land, 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.
- (4) 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.
- (5) The capability of existing community infrastructure to service the proposal, including water and sewer services, parks, schools and other utilities and community services.

5.1.4 ZONING BY AGREEMENT

- (1) Where an application is made to Council to rezone land to permit the carrying out of a specified proposal, Council may, for the purpose of accommodating the request, enter into an Agreement with the Applicant pursuant to Section 69 of *The Planning and Development Act, 2007*.
- (2) Section 5.1.3 of this Official Community Plan shall apply in the review of applications for rezoning by agreement.
- (3) Council 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.
 - (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) Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.

5.1.5 USE OF THE HOLDING SYMBOL "H"

- (1) Pursuant to Section 71 of *The Act*, Council may use the Holding Symbol "H" in conjunction with any zoning district designation, to specify the use to which lands or buildings may be put at any time that the holding symbol is removed by amendment to the zoning bylaw.
- (2) Council may use the Holding Symbol "H" to accommodate multiple phase subdivisions and developments.
- (3) In making a decision as to whether to remove the Holding Symbol "H" by amendment to the zoning bylaw, Council shall consider whether development has progressed to a point where extension of municipal services is appropriate.

5.2 OTHER IMPLEMENTATION TOOLS

5.2.1 SUBDIVISION APPLICATION REVIEW

In reviewing any application for subdivision, Council shall indicate support for such application only when it has:

- (1) Ensured that all policies and guidelines established regarding occupancy levels, development standards and design of the subdivision, as set out in this Official Community Plan, have been satisfied.
- (2) Ensured that the application is in conformity with the Zoning Bylaw.
- (3) Negotiated the terms of a servicing agreement, if required, with the applicant.
- (4) Determined its wishes with respect to the dedication of lands.

5.2.2 DEDICATED LANDS

- (1) When reviewing any application for subdivision, Council 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 Planning and Development Act, 2007 (The Act)*.
- (2) Pursuant to *The Act*, Council may elect to request that an 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.
- (3) The RM will consult with the Province, appropriate School Divisions, and affected regional partners regarding Municipal Reserve dedication for school purposes.
- (4) The following factors shall be considered in making decisions on the provision of municipal reserves:
 - (i) Smaller municipal reserve areas within new residential subdivisions should be provided for neighbourhood parks and playgrounds.
 - (ii) In commercial and industrial subdivisions, cash-in-lieu of municipal reserve dedication will be considered as the primary method of meeting the municipal reserve requirement, unless the requirement can be transferred to an acceptable area and dedicated.
 - (iii) School site needs, as identified by the appropriate School Division, ensuring the creation of municipal reserve areas large enough to be used for schools.

5.2.3 DEVELOPMENT LEVIES AND SERVICING FEES

- (1) In accordance with Section 169 of *The Act*, the Council 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 an existing subdivided area. Such bylaw 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 anticipated phasing of associated public works.

- (2) In accordance with Section 172 of *The Act*, a Council may require a servicing agreement with the proponent of a subdivision development. In order to provide overall direction and guidance in the negotiation of individual agreements with developers a Council may establish, by resolution, a schedule of development specifications and servicing fees. Such servicing specifications will provide a consistent set of development standards for provision of services and works by developers within a proposed subdivision development. Subdivision servicing fees contribute in whole or in part towards the capital costs of services within or outside the subdivision that directly or indirectly serve the proposed subdivision.

5.3 OTHER

5.3.1 UPDATING THE OFFICIAL COMMUNITY PLAN

Plans and projections for future development shall be monitored on an ongoing basis. Policies contained in this Official Community Plan, including the Future Land Use Concept, shall be reviewed and updated approximately every 5 year.

5.3.2 FURTHER STUDIES

As necessary, Council will undertake such studies or programs required to facilitate and encourage the growth and development of the Rural Municipality of Britannia No. 502.

5.3.3 COOPERATION AND INTER-JURISDICTIONAL CONSIDERATION

Council shall cooperate with senior governments, other municipalities, and public and private agencies to implement this Official Community Plan.

5.3.4 PROGRAMS

Council shall participate in senior government economic development, public utility, resource enhancement, housing, social and environmental protection programs and projects, where such will help in achieving its goals and objectives.

5.3.5 PROVINCIAL LAND USE POLICIES AND INTERESTS

This bylaw shall be administered and implemented in conformity with applicable provincial land use policies and interests, statutes and regulations and in cooperation with provincial agencies. Where a

reference is made in this Plan to a provincial statute or regulation and that statute or regulation is amended or repealed and substituted with a replacement statute or regulation, the reference herein to the statute or regulation shall be taken to mean the amended or replacement statute or regulation.

5.3.6 BINDING

Subject to Section 40 of *The Planning and Development Act, 2007*, the Official Community Plan shall be binding on the Rural Municipality, the Crown, and all other persons, associations and other organizations, and no development shall be carried out that is contrary to this Official Community Plan.

5.3.7 DEFINITIONS

The Zoning Bylaw definitions shall apply to this Official Community Plan.

6 Maps

The development maps contained in this section are intended to guide land use decisions within the Municipality by identifying opportunities and constraints on future land use and development. Council will consider new subdivision and development proposals in the context of the information shown on these maps, which form part of this Plan. Council may consider amending the Zoning Bylaw to accommodate such development (if amendments are required) where it is demonstrated that:

- (1) site conditions are suitable for the type of development;
- (2) negative environmental impacts of such development are avoided or suitably mitigated;
- (3) the proposed development would not conflict with surrounding land uses and development;
- (4) the development conforms to all other relevant provisions of the Official Community Plan, the Zoning Bylaw and the Lloydminster Planning District

The maps are as follows:

Map 1 – Location and Access

Map 2 – Soil Capabilities

Map 3 – Development Considerations reflects present land use patterns and identifies the following features, considerations, and constraints found with the RM of Britannia:

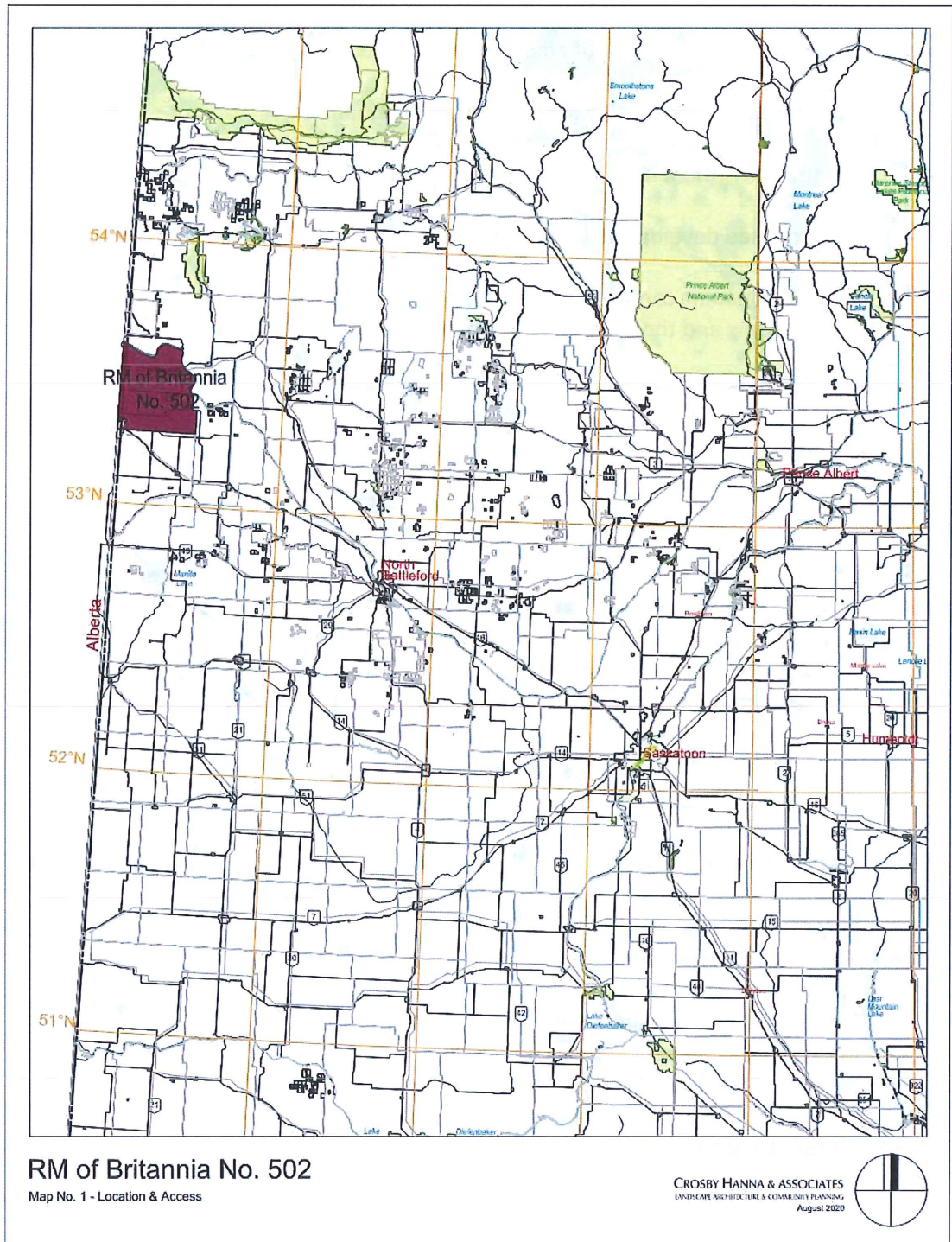
- Specific land uses that may require separation distance from certain land use activities;
- Key / preferred transportation corridors that could potentially support future development with the least amount of new road infrastructure;
- Jointly managed planning areas (the Lloydminster Planning District boundary);
- Transportation and other infrastructure; and
- Existing development areas land use activities.

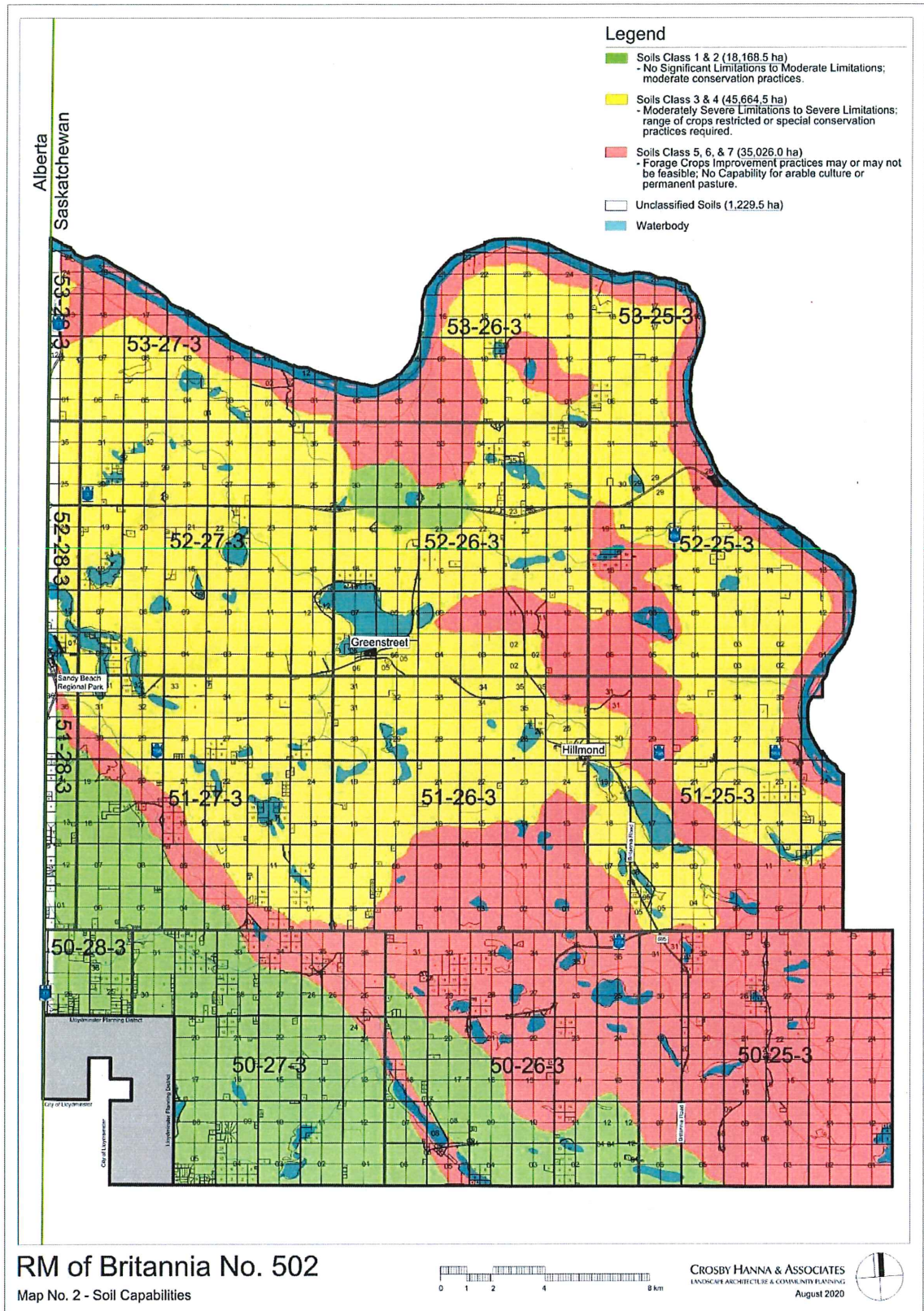
Map 4 – Development Constraints identifies areas, features and potential biophysical constraints such as:

- Potential heritage sensitivity;
- Waterbodies and wetlands;
- Potential hazard lands;
- Potential critical wildlife habitat;
- Infrastructure setbacks; and,
- Other development constraints / hazards.

Map 5 – Future Land Use

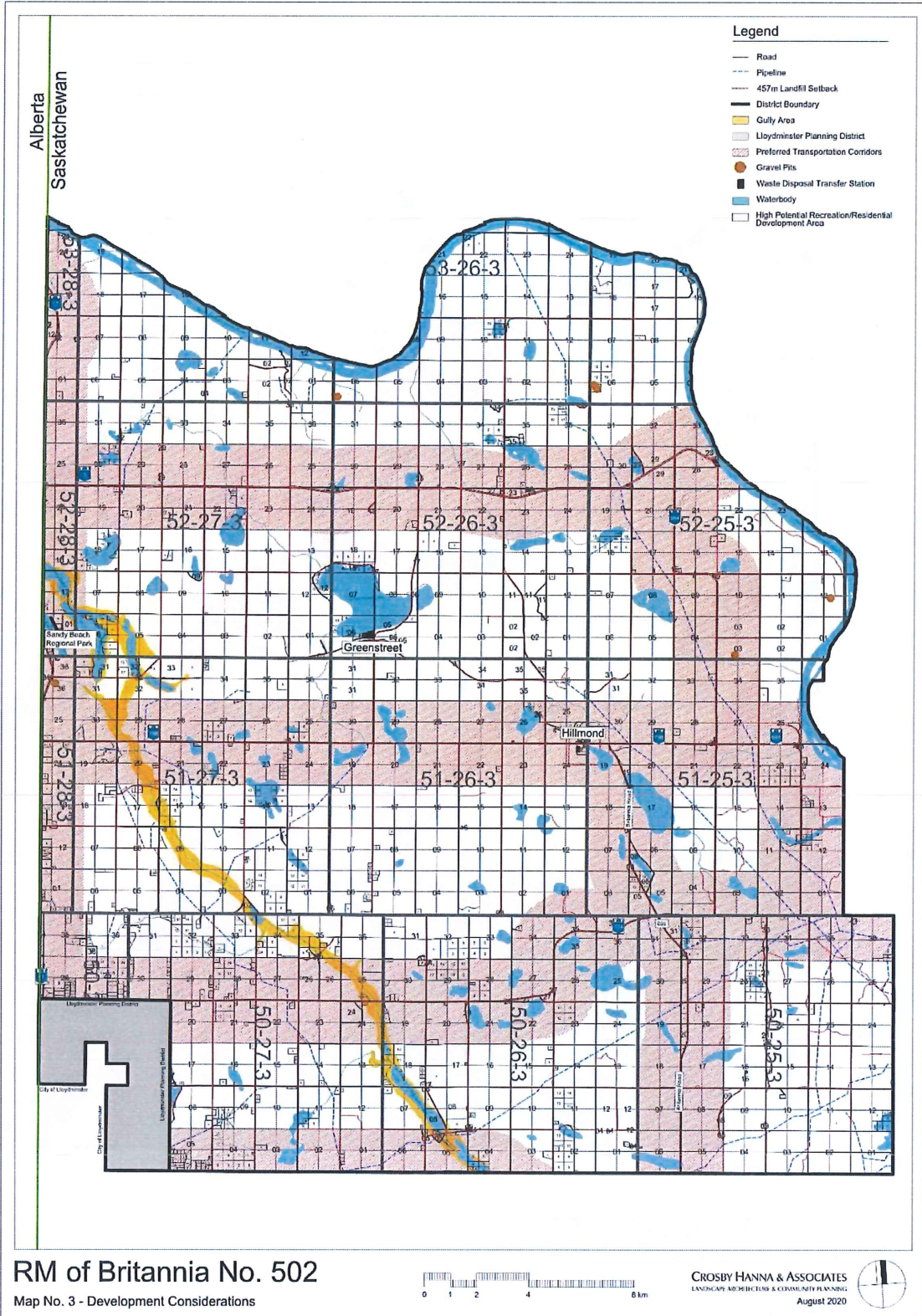
MAP 1 – LOCATION AND ACCESS



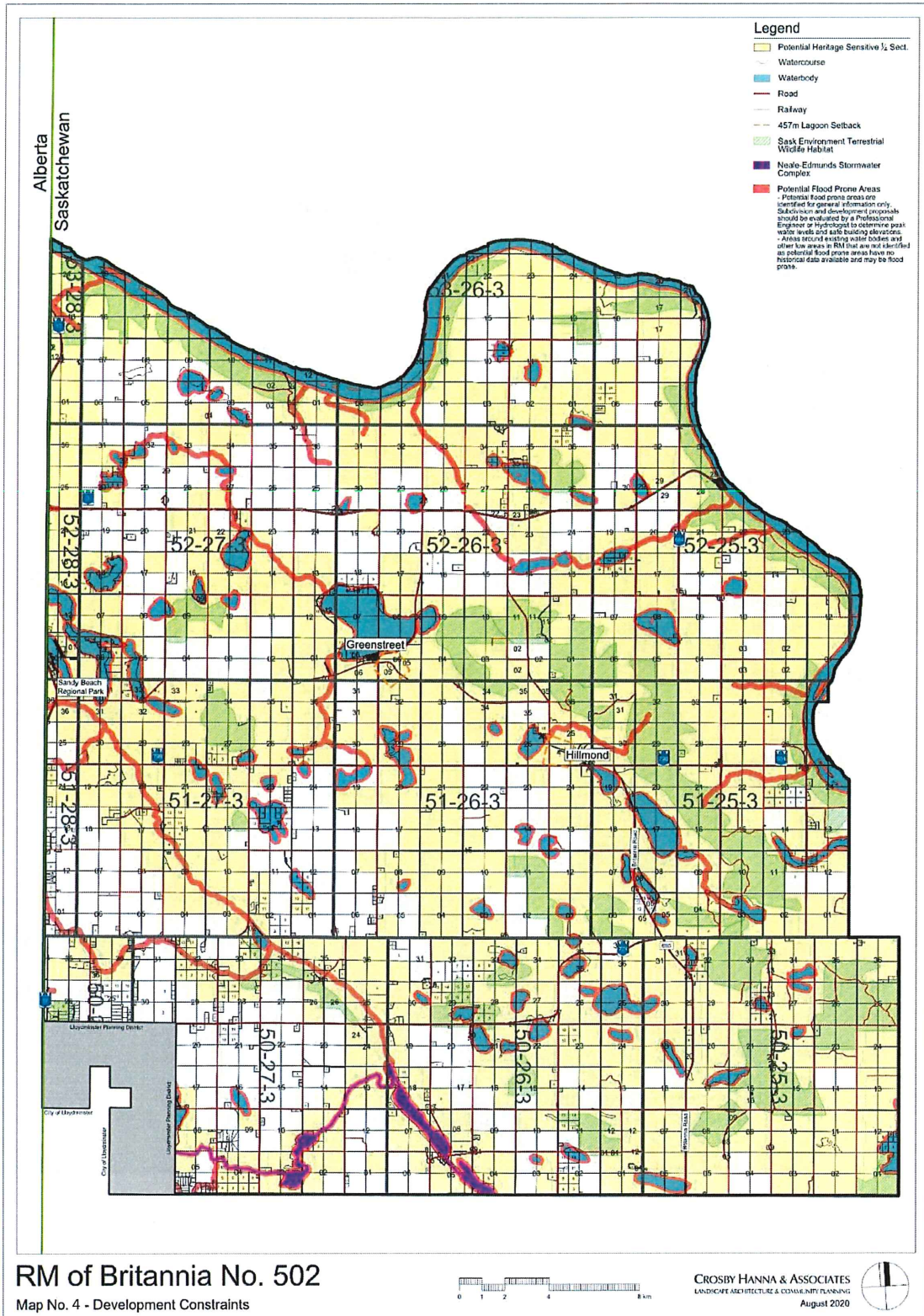


MAP 2 – SOIL CAPABILITIES

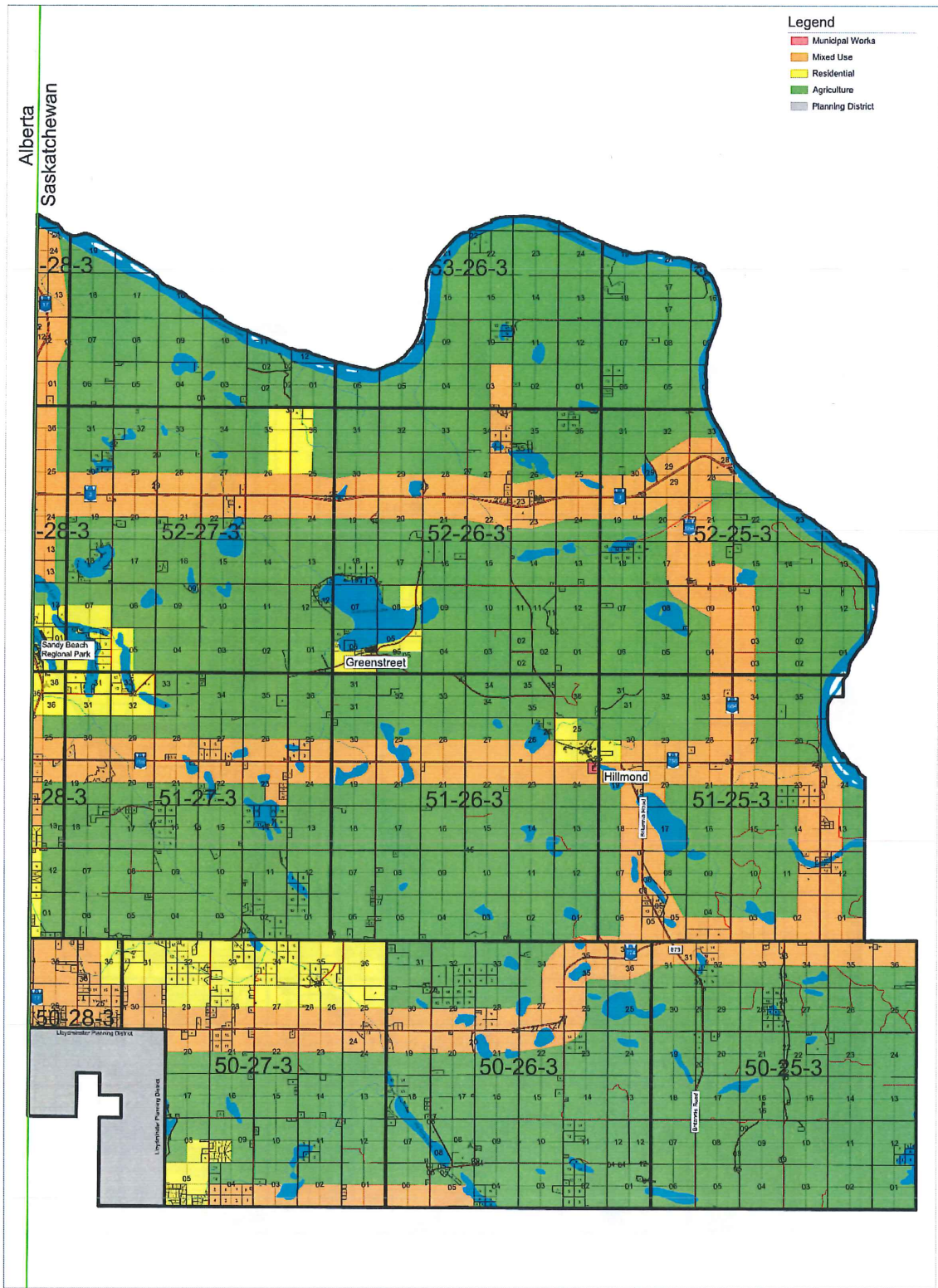
MAP 3 – DEVELOPMENT CONSIDERATIONS



MAP 4 – DEVELOPMENT CONSTRAINTS



MAP 5 – FUTURE LAND USE



RM of Britannia No. 502
Map No. 5 - Future Land Use



7 MULTI-PARCEL COUNTRY RESIDENTIAL AND COMMERCIAL / INDUSTRIAL DEVELOPMENT PROPOSAL WORKBOOK

Rural Municipality of Britannia No. 502 Multiple Parcel Residential and Commercial/Industrial Subdivision Evaluation Workbook

This workbook is intended to allow the Rural Municipality of Britannia to thoroughly evaluate the impact of new commercial, industrial and multiple parcel country residential subdivision proposals in the Municipality. The workbook is intended to raise awareness of current development issues and identify best practices with respect to community design. Council will base decisions on moving forward with rezoning applications related to new commercial, industrial or multiple parcel country residential subdivision proposals on the responses provided by applicants to the questions contained within this workbook, subject to other relevant Bylaws and policies of the Municipality.

Please answer questions in the space provided within this workbook and attach additional sheets if necessary.

1.4 Are there potential geotechnical hazards (steep slope, streamsides, shorelines)?

Early recognition of geotechnical hazards is an important step in reducing the incidence of expensive and potentially unsafe situations.

Yes/No

Describe

1.5 Is this a “brown-field” site or other potentially contaminated area (e.g. old farm yard, railway right-of-way)? If yes, is environmental site remediation to be part of the development process?

Brown-field sites or land that may have been used for potentially noxious industrial or commercial purposes (e.g. dry cleaning, farm sites, gas stations) that may have been contaminated by hazardous waste or pollution and need to be restored / decontaminated before development occurs. Brown-field sites are unsafe to redevelop before an environmental remediation takes place.

Yes/Not Applicable

If yes, briefly outline the nature of the potential contamination and the proposed (actual) remediation approach (including the standards that were adhered to):

Comment on inclusion of the following methods to reduce energy use and improve air quality:

1.6 Energy efficiency of proposed structures and / or subdivision layout (e.g., building location responding to daily sun/shade patterns, north-south orientation of residential sites, high performance envelopes, passive solar gain, solar shading, natural ventilation, ground heating/cooling).

Reducing energy consumption through design and layout of buildings and communities' conserves non-renewable fossil fuels, reduces air, water and land pollution, and reduces energy costs to the public. Site planning and building design are key components in increasing energy efficiency.

Yes/No

Describe

1.7 Are there any existing wetlands that would be affected by this proposal?

Yes/No

Describe

1.8 Will landscaping and trees be provided within the subdivision (includes retention of existing trees)? Are there unique landscaping provisions that will contribute to the sustainability of the development?

Yes/No

Describe

Five horizontal lines for describing landscaping and trees.

1.9 Are there any significant existing environmental features that will be maintained, enhanced or destroyed on the site (e.g., tree and/or shrub or other natural feature preservation, cultural / heritage resource preservation)?

Maintaining or enhancing environmental features and significant archaeological sites helps to create a sense of community, protects the natural environment, a community's past and creates unique and distinctive places for people to live and enjoy.

Yes/No

Describe

Five horizontal lines for describing environmental features.

1.10 What is the length (in lane metres) of the streets (by type, including walkways) in the development?

The total amount of transportation infrastructure can be compared to the size of the subdivision and expected population of the subdivision at full build-out size. A lane metre is defined as 1 metre x 2.5 metres (2.5 m2).

Length of streets:

1.11 Are actions proposed to mitigate noise (e.g., traffic, industry, agricultural uses)?

Mitigative measures could include noise attenuation walls, buffers, berms, vegetation, etc.

Yes/No

Describe

1.12 What is the layout of the street network (e.g. grid, curvilinear)?

Street layout can influence maintenance costs as well as connectivity with surrounding development. Intersections and sight lines related to streets affect traffic and pedestrian safety.

Describe

1.13 Is the development proposed to be located within 1.6 km. of a significant grassland area? If so, have you considered subdivision design elements or building standards that are intended to reduce the potential risk to the development from wildfires?

Subdivision design and development standards can minimize risk through the selective placement of perimeter fire buffer areas, access roads, trail development, parks and open space areas. Fire Smart building construction and design techniques that provide for building separation, achieve fuel modified building sites and provide landscaping, can be implemented by developers through restrictive covenants on land titles.

Describe

1.14 Please provide records of engagement and consultation with all existing residents, landowners, adjacent municipalities, and other affected stakeholders within 1.6 km (1 mile) of the proposed development.

If concerns were raised by any of the parties, please list and explain how you propose to mitigate those concerns.

Describe

1.15 Does the development meet all of the locational requirements as required by the RM of Britannia?

Yes/No

Describe

2. Economic Considerations

The importance of economic considerations in the development review process relate to the integrity of our ecological and economic systems and helps to ensure long term prosperity through the responsible use of our resources. Economic sustainability enables the maintenance, service and support of communities without upward pressure on levies, property taxes and other development charges.

2.1 Is any prime farmland (Class 1 or 2) proposed to be developed (and therefore taken out of agricultural production) as part of this proposal?

The preservation of prime agricultural land is important to future agricultural production.

Yes/No

Describe (include approximate amount)

2.2 Does the subdivision have any features that will reduce the long-term costs to the Municipality of operating and maintaining public services and infrastructure (e.g. reduce roads and pipes for servicing that will have to be maintained by the RM.)?

Yes/No

Describe

2.3 Does the development result in special or additional costs that are specific to this particular subdivision (e.g. special storm water issues, transportation, fences) that would not be fully recovered by municipal taxes?

Yes/No

Describe

3. Regulatory Compliance

3.1 Does the development comply with the policies and standards that are currently outlined in the Rural Municipality of Britannia Official Community Plan and Zoning Bylaw (assuming a rezoning must occur)? What zoning district(s) will be required to accommodate your proposal?

Yes/No

Comments

3.2 If you will be seeking amendments to the Bylaws (other than a rezoning), indicate why such amendments are needed.

Comments
