

**RURAL MUNICIPALITY OF WILLOW BUNCH**

**BYLAW NO. 7-2013**

**A BYLAW OF THE RURAL MUNICIPLAITY OF  
WILLOW BUNCH NO. 42 TO ADOPT AN  
OFFICIAL COMMUNITY PLAN**

**Whereas** the Council of the Rural Municipality of Willow Bunch no. 42 has, by resolution, authorized the preparation of an Official Community Plan for the Municipality in consultation with Dana V. Schmalz, PPS, MCIP, a professional community planner, pursuant to Section 29 of *The Planning and Development Act, 2007* Chapter P-13.2 (the "Act"); and

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

**Whereas**, in accordance with Section 207 of the Act, the Council of the Rural Municipality of Willow Bunch No. 42 held a Public Hearing on the 13<sup>th</sup> day of January, 2014 in regards to the proposed bylaw, which was advertised in a weekly paper on the 29<sup>th</sup> of November, 2013 and the 6<sup>th</sup> of December, 2013 in accordance with the public participation requirements of the Act;

**Therefore**, the Council of the Rural Municipality of Willow Bunch No. 42 in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1. This Bylaw may be cited as "The R.M. of Willow Bunch No.42 Official Community Plan".
2. The Official Community Plan be adopted to provide framework to guide and evaluate future development within the Municipality, as shown on Schedule 'A', attached to and forming part of this bylaw.
3. This bylaw shall come into force on the date of final approval by the Minister.



  
 REEVE

  
 ADMINISTRATOR



Read a First time this 12, day of November, 2013.

Read a Second time this 13, day of January, 2013.

Read a Third time and adopted this 13, day of January, 2013.

Correct a true and correct copy of Bylaw No. 7-2013  
 adopted by the Council of the RM  
 of Willow Bunch on the 13 day of JANUARY, 2014

  
 Administrator/Reeve/Mayor

# 2013 Official Community Plan



Rural Municipality of Willow Bunch No. 42





RURAL MUNICIPALITY OF WILLOW BUNCH NO. 42  
BYLAW NO. \_\_\_\_ - 2013

A Bylaw of the Rural Municipality of Willow Bunch No.42 to adopt an Official Community Plan.

**Whereas** the Council of the Rural Municipality of Willow Bunch No. 42 has authorized the preparation of an Official Community Plan for the Municipality in consultation with Dana V. Schmalz MCIP, PPS, a professional community planner, pursuant to Section 29 of *The Planning and Development Act, 2007* Chapter P-13.2 (the "Act"); and


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

**Whereas**, in accordance with Section 207 of the Act, the Council of the Rural Municipality of Willow Bunch No. 42 held a Public Hearing on *Day, Month, Year*, in regards to the proposed bylaw, which was advertised in a weekly paper on *Day, Month, Year* and *Day, Month, Year*, in accordance with the public participation requirements of the Act;

**Therefore**, the Council for the Rural Municipality of Willow Bunch No. 42 in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1. This bylaw may be cited as "The R. M. of Willow Bunch No. 42 Official Community Plan".
2. The Official Community Plan be adopted to provide a framework to guide and evaluate future development within the Municipality, as shown on Schedule 'A', attached to and forming part of this bylaw.
3. This bylaw shall come into force on the date of final approval by the Minister.

  
\_\_\_\_\_  
REEVE

  
\_\_\_\_\_  
ADMINISTRATOR



Read a First time this *12<sup>th</sup>*, day of *November*, 20*13*.

Read a Second time this *13<sup>th</sup>*, day of *January*, 20*14*.

Read a Third time and adopted this *13<sup>th</sup>*, day of *January*, 20*14*.

**APPROVED**  
**REGINA, SASK.**  
AUG 08 2014  
  
Assistant Deputy Minister  
Ministry of Government Relations



Rural Municipality of Willow Bunch No. 42  
Official Community Plan 2013  
Bylaw No.



**Table of Contents**

<u>PART</u>	<u>SUBJECT</u>	<u>PAGE</u>
Part 1	INTRODUCTION	8
Part 2	GENERAL POLICY DIRECTION	12
Part 3	LAND USE POLICIES	20
Part 4	IMPLEMENTATION	30



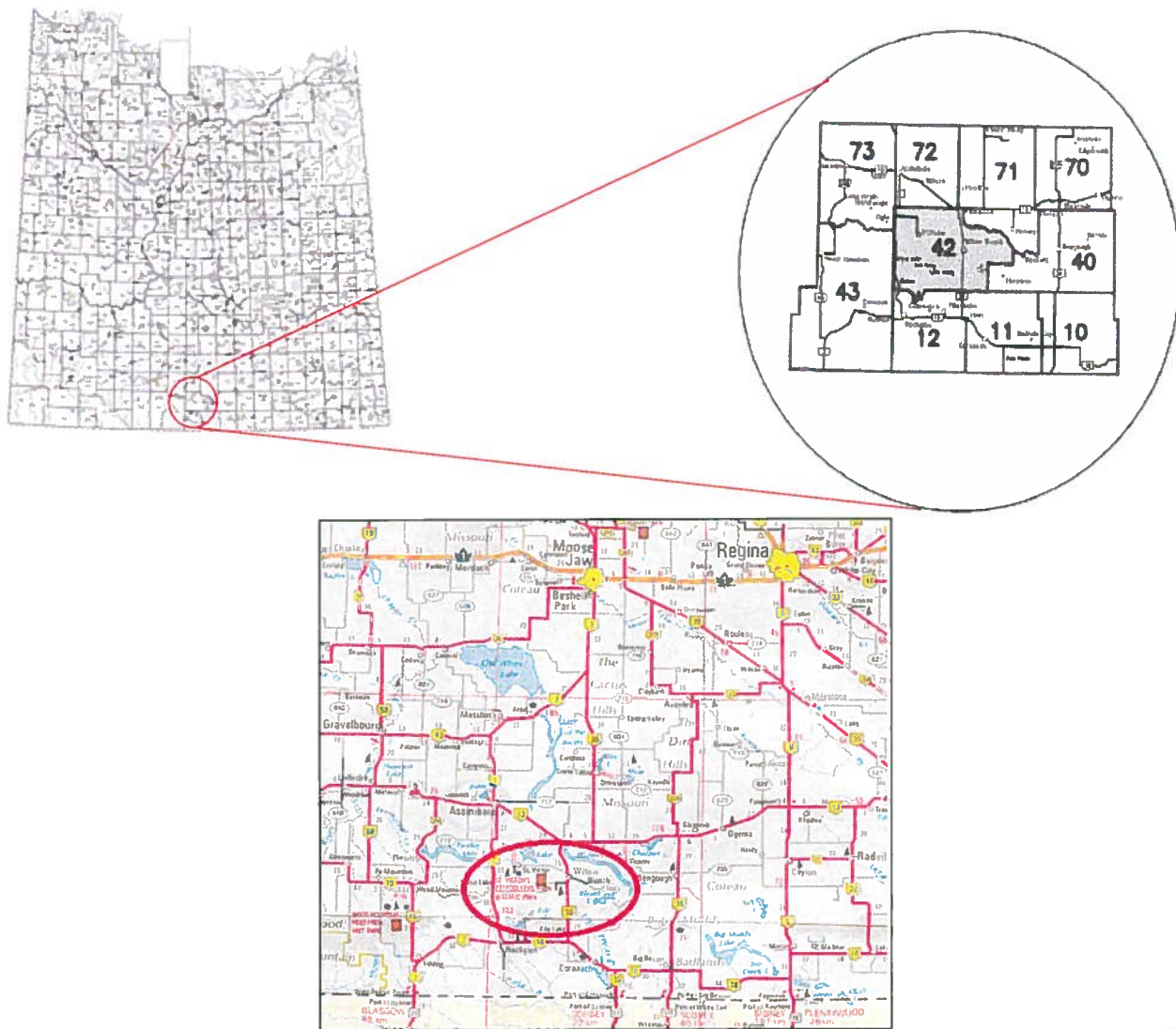


# PART 1: INTRODUCTION

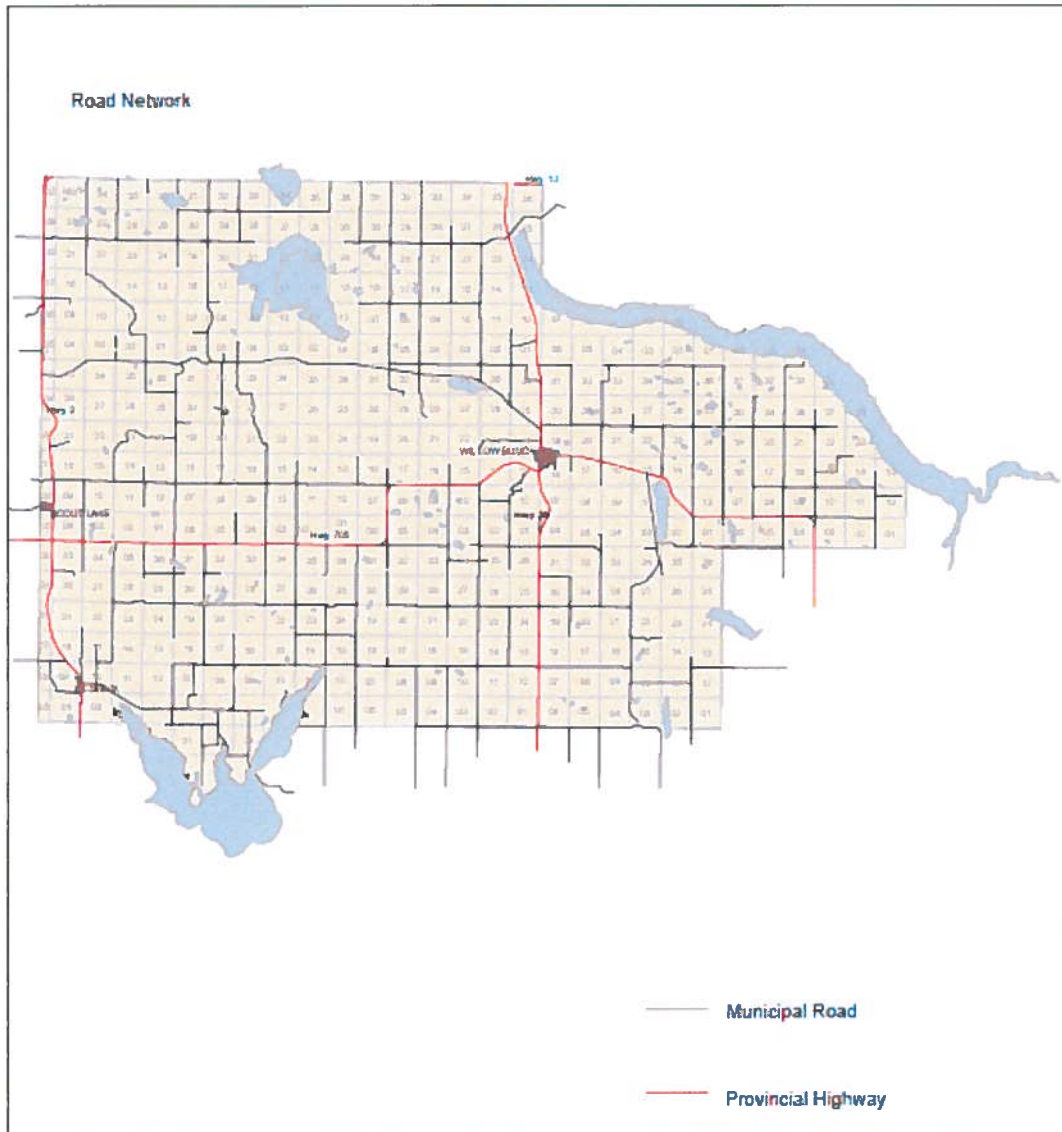
## 1.1 The RM of Willow Bunch

The Rural Municipality of Willow Bunch is a farming community. Agriculture is the main economic activity; therefore, the promotion and protection of agriculture is Council's primary focus. Council recognizes that with the increase in the provincial resource sector and overall growth within the province there is a need to encourage planned and orderly development. Through this OCP, the RM will balance the interests of their existing property owners while preparing for future growth and development.

The RM of Willow Bunch is located in southern Saskatchewan approximately 60 km from the Canada- US boundary near the Big Muddy Badlands. Access to the RM is provided through Provincial Highway 2 which runs north to Assiniboia and 36 which runs south to Coronach. The RM maintains approximately 197 miles of grid road. As identified in the map below, the RM is situated amongst the urban municipalities of Coronach, Assiniboia and Willow Bunch. The majority of the services for the residents are provided by these communities.



Access to the Municipality is provided by Highways 2, 706 and 36. There are a number of gravel municipal roads that provide access and a system of transportation networks to the lands within the Municipality.



The RM is home to 361 residents and covers a land area of 1,047 square kilometers. Agriculture is the heart of the RM’s historical roots and continues to be a significant component of the local economy. 52% of the labor force in the RM is employed in the agriculture and resourced based industry; although there are other sources of economic gain such as manufacturing, retail, educational services, health care services and others. From 2006 to 2011, the RM experienced a decline in population by 11.3%. This decline is likely the result of the relative increase in farm size and mechanization of farming which results in less manual labor needed and people migrating to urban areas in search of jobs. Because of this decline, the Rural Municipality finds that it is important to support both agricultural and non-agricultural land uses to encourage future development. Through this plan and the municipal Zoning Bylaw, guidance will be provided to Council for making decisions on land use proposals to enable different uses to co-exist in harmony within the RM.

The RM includes 4 Hamlets: Scout Lake, Lisieux, Willow Bunch, and St. Victor. St. Victor is

approximately 17 km from Assiniboia, Scout Lake is approximately 30 km west from Willow Bunch on Grid 705 and Lisieux is approximately 41 km south west of Willow Bunch. St. Victor and Scout Lake are both provided with sewage lagoons. Scout Lake is provided with a piped water system and St. Victor is provided non-hygienic water and also has a water treatment plant. Lot owners in Lisieux have their own individual wells and sewage mounds. The majority of the lots within the Hamlet of Willow Bunch are hooked up to the Town of Willow Bunch services. The Willow Bunch volunteer fire department is jointly funded by the RM and Town of Willow Bunch. Students in the area attend schools in the nearby communities of Assiniboia, Bengough and Coronach. Assiniboia provides a range of health services such as the Assiniboia Union Hospital, Medical Centre and Senior Homes.

Hamlet	Population	Location
Scout Lake	20	23 km South of Assiniboia
Lisieux	20	38 km SouthWest of Assiniboia
Willow Bunch	8	South of the Town of Willow Bunch
St. Victor	43	37 km South of Assiniboia

Tourism and Recreation play a key role as there is plenty to see and do in the RM and surrounding region. There are a number of regional and provincial parks in the area: South west of the Town of Willow Bunch is the Jean Louis Légaré Regional Park which provides a picnic and play area for reunions and gatherings; St. Victor Petroglyphs Provincial Historic Park is 2 km south of St. Victor and North West of Willow Bunch; and the Sylvan Valley Regional Park is 2 km south of St. Victor and 1 km west of St. Victor’s Petroglyphs Provincial Historic Park. Also, the Castle Butte and the Big Muddy Badlands are located southeast of Willow Bunch.

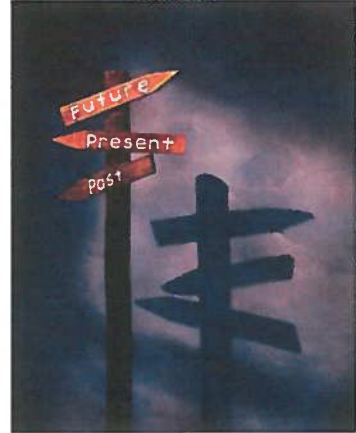


One of the oldest settlements in Saskatchewan, Willow Bunch was first inhabited by three groups of Metis hunters from Manitoba (about 75 families in total), who wintered in the area in 1870. They were joined in the fall of that year by Jean-Louis Legare (a fur trader who soon became their confidant) and an Oblate Missionary, Rev, Jean-Joseph Lestanc O.M.I.

Source: <http://www.willowbunch.ca/wb/history/index.php?lang=en>

## 1.2 THE OFFICIAL COMMUNITY PLAN

The RM of Willow Bunch No. 42 Official Community Plan provides Council with a policy framework to address a variety of issues and guide the future growth and development within the RM. This OCP sets goals, objectives and policies concerning land use to provide guidance when considering land use decisions. The plan will guide development and encourage decision makers to consider the long term effects of planning decisions. This Official Community Plan will provide goals, objectives, and policies on the use of land and future development within the limits of the municipality. The Official Community Plan has identified policy areas to depict the different types of current and future land uses in the RM. Each policy area will provide guidance for development and the regulations of the accompanying zoning bylaw will help implement the policies. Upon adoption and approval of this bylaw, all development and subdivision of land within the municipality will need to be consistent with this bylaw.



### Goals for Growth and Development within the RM of Willow Bunch No. 42:

1. To encourage development where services, including road networks, exist or are proposed to a standard acceptable to the R.M.
2. To attract new opportunities and enhance the existing agricultural sector that supports and maintains the rural lifestyle within the R.M.
3. To protect the environmental quality of land for future residents.
4. To mitigate potential land use conflicts between resource-based activities, rural developments and residential uses.
5. To protect development from hazardous environmental features.
6. To promote development in a planned and orderly manner.



## **PART 2: GENERAL POLICY DIRECTION**

---

Objectives and policies are required to address the future of a community in terms of, but not exclusive to, utilities, resources, land use, public works, environment, transportation and even recreation and tourism. The objectives and policies within this section will apply to all lands within the RM of Willow Bunch No. 42.

### **2.1.1 ENVIRONMENT**

The RM of Willow Bunch encourages environmentally sustainable planning and development practices. The majority of the RM lies within the Big Muddy Badlands and as such, there are no known or identified flood prone areas. However, there may be potentially hazardous lands that will need to be protected and landowners and developers will need to take into consideration restrictions on land due to potential hazards when submitting development and subdivision proposals.

Although, not part of a particular watershed, the quality of source water in the RM is important for agricultural use, residential use, recreational use and commercial use. Groundwater protection is also an important part of source water protection. Where applicable, the RM will work together with adjacent municipalities and applicable provincial agencies to protect source water.

### **2.1.2 Objectives**

- a. To encourage development that is compatible with the environment.
- b. To restrict development in areas where special land considerations exist, such as on hazard land and on environmentally significant lands.
- c. To protect critical water supply resources including both ground and surface water resources.
- d. To minimize the impact on development from environmental hazards.
- e. To minimize the impact of development on environmentally sensitive lands.

### **2.1.3 Policies**

- a. Council will support farming practices and developments that conserve soil, improve soil quality, conserve moisture, and protect water supplies.
- b. Council will work with agencies of the provincial government to protect any critical wildlife habitat, or rare or endangered species. Council may defer issuing a permit for

any development on lands that may need to be protected until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained.

- c. Environmental reserve may be dedicated on environmentally sensitive and flood hazards lands during the time of subdivision.
- d. Flood Lands:
  - i. Where development is proposed in an area that may be prone to flooding, Council will require the developer to contact the Water Security Agency to determine the flood elevation level.
  - ii. The Developer will be responsible to provide information on the elevation of their proposed development with the assistance of a hydrological engineer or surveyor.
  - iii. Council will prohibit the development of new buildings and additions to buildings in the flood way of the 1:500 year flood elevation of any watercourse or water body.
  - iv. Council will require flood-proofing of new buildings and additions to buildings to an elevation of 0.5 metres above the 1:500 year flood elevation of any watercourse or water in the flood fringe.
- e. Hazard Land:
  - i. Where development is proposed in an area that may be hazardous or potentially hazardous due to physical or nature features, Council may require the developer to provide a professional, certified environmental, geotechnical or hydrological report. Council may refuse to authorize development of structures on such land or may authorize such development only in accordance with specified mitigation measures. Council may defer a decision until suitable professional analysis has been submitted.
- f. Council will minimize, mitigate or avoid potential development impacts to waterways, watersheds, water bodies, wetlands, shore lands, aquifers and groundwater. Council may require the developer to provide information that there is an established or proven supply of water capable of servicing the needs of a proposed development before the approval of a major development.

### 2.2.1 PUBLIC WORKS: Roads, Services, Utilities and Community Facilities

One primary interest of the RM is to ensure that proper roads, services, utilities and community facilities are provided to their residents. To ensure the provision of these municipal services, Council recognizes that planning and management of development is required.

#### 2.2.2 OBJECTIVES

- a. To improve the capacity and efficiency of services and facilities for the future of the RM.
- b. To provide for road, utility, parks, and other services at a standard appropriate to the area.
- c. To ensure that development will support the cost of roads, utilities, parks and other services.

#### 2.2.3 POLICIES

- a. All development will require direct access to a developed road that is to a standard approved by Council.
- b. Development is encouraged to locate where roads and services currently exist.
- c. Where a proposed development requires the construction or upgrading of a road or services, Council will enter into an agreement with the developer, pursuant to *The Planning and Development Act, 2007*, to provide for the road and services at the developer's cost.
- d. Where a subdivision of land will require the installation or improvement of municipal services, the developer will be required to enter into a servicing agreement with the Municipality pursuant to *The Planning and Development Act, 2007* to cover the installation or improvements.
- e. Where pipelines, utility lines or other transportation facilities cross municipal roads the municipality may apply special standards for their construction that are necessary to protect the municipal interest.
- f. New or expanding solid or liquid waste disposal facilities will be located, constructed and maintained in conformity with applicable regulations established within the zoning bylaw and in conformity with federal and provincial legislation.



- g. Sewer and water systems shall comply with the applicable Provincial regulations.
- h. Money in lieu of municipal reserve land will be preferred unless the dedicated of public lands are necessary or desirable at the time of subdivision.
- i. Deferral of dedicated lands may be considered for single parcel development in accordance with the *Act*.
- j. The dedicated lands account funds may be used for municipal reserve development either within the municipality or in urban areas where the development will serve the residents of the rural municipality.
- k. The RM will continue to cooperate with adjacent municipalities to provide facilities and services to the residents.
- l. Public utilities, excluding waste disposal facilities, will be permitted uses in the RM. No minimum site requirement shall apply.

### 2.3.1 TOURISM, CULTURE and RECREATION

Recreation and tourism play an important role in the RM and surrounding area. Council recognizes the importance of maintaining what exists and encouraging more opportunities for the area. This Official Community Plan and the accompanying Zoning Bylaw will outline restrictions and requirements for development on lands that have special designation or are significant.

Heritage lands consist of any site that has architectural, historical, cultural, archaeological, palaeontological, aesthetic or scientific value. Future land uses that are adjacent to or on the same site as any heritage lands will need to take into consideration the significance of the site. Proposed developments and subdivisions may be subject to restrictions to protect the value of the heritage lands. The R.M. is home to one municipal heritage property, the Grand Valley Lutheran Church.

The Grand Valley Lutheran Church is a Municipal Heritage Property situated in the R.M. of Willow Bunch No. 42, approximately 6.4 km east and 3.2 km north of the community of Lisieux. The four-hectare (10-acre) property comprises a wood-frame country church, built in 1917, a churchyard, and cemetery consisting of more than 100 graves. The church is distinguished by Gothic-arch windows and openings and a spire-topped tower.

The Grand Valley Lutheran Church is historically significant as a place of worship and district focal point, from its opening in 1917 until its closure in 1964. Since completion, it has been an area landmark and a point of pride in the community. The church recalls the pioneer settlement of the area by Norwegian immigrants who formed the congregation in 1911, many of whom are buried in the adjoining cemetery. The church also served the social needs of the community, with a Ladies Aid group and a Young People's Luther League associated with it. From 1954 until its closure, the church functioned seasonally and intermittently. The church is still used for an annual service and for special services and events. Like the district's school and post office, the church was among the early community's important institutions, and is the only one of the three that remains.



The Grand Valley Lutheran Church is also of heritage value for its dignified but unpretentious architecture, which is characteristic of rural Lutheran churches across the Prairie Provinces. The church is dominated by a central tower capped by a splayed-roof spire and accentuated by Gothic-arch windows and openings. The chaste interior is nonetheless impressive for its extensive use of wooden tongue-and-groove wall and ceiling cladding, which may have intentionally served to reference the Norwegian tradition of wood craftsmanship. The interior is also notable for the barrel-vault ceiling. While the exterior was completed in 1917, the interior was not completed for several more years. Built with the volunteer labour of its congregation, the church retains a remarkable degree of original integrity and has never been electrified or modernized.

Source: <http://www.tpcs.gov.sk.ca/heritage-property-search> and the R.M. of Willow Bunch No. 42

### **2.3.2 Objectives**

- a. To protect defined areas of cultural and historical significance.
- b. To maintain existing recreational facilities and sites and enhance recreation and tourism in the area.

### **2.3.3 Policies**

- a. Council will work with agencies of the provincial government to protect any significant heritage resources. Where significant potential has been identified to Council, Council may delay development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained.
- b. The RM will work with adjacent municipalities to identify areas of mutual interest when dealing with recreational and tourism opportunities.
- c. The RM may consult with the appropriate Park authorities when reviewing recreational developments and subdivision proposals within the RM.
- d. Where public lands are necessary or desirable at the time of subdivision, municipal reserve land will be preferred.
- e. Tourist developments, such as bed-and-breakfast operations ancillary to a residence or vacation farms ancillary to a farmstead and operating agricultural use, will be discretionary uses in the zoning bylaw.
- f. Campgrounds and other public or commercial recreation uses will be discretionary uses in the zoning bylaw.
- g. Council will exercise its discretion based on the suitability of the location and development with respect to physical access and available services, the separation distance to incompatible land uses, the extraction of future resources, and other factors that may make the development unsuitable for the area.

### **2.4.1 BUSINESS DEVELOPMENT**

The Rural Municipality of Willow Bunch encourages commercial and industrial opportunities to locate within their municipal boundaries. All commercial and industrial development will be required to be compatible with the surrounding land uses. Council recognizes that agricultural uses may need to be diversified through business development in addition to agricultural production. This type of diversification is encouraged within the municipality.

#### **2.4.2 Objectives**

- a. Encourage diversified agriculturally related business development in addition to agricultural production.
- b. Provide for other business development opportunities including commercial and industrial uses.
- c. To ensure that business development occurs in a manner, which minimizes negative impacts on surrounding land uses and the environment.
- d. Ensure that any development is serviced, including access to a developed road, to a standard that meets municipal requirements.

#### **2.4.3 Policies**

- a. All business development shall have adequate services, including roads and utilities that meet municipal standards.
- b. The Zoning Bylaw will provide criteria for business development, including industrial and commercial uses, allowed within the municipalities.
- c. Council supports the diversification of the farm economy through the establishment of farm site based business, agri-business, and value added processing of agricultural products.
- d. Resource development and extraction operations shall generally be located where the resource is located and in accordance with the criteria in the Zoning Bylaw.
- e. The approval of a resource development and extraction operation will be based on the results of any environmental impact assessment, reclamation plan approval, availability of appropriate water and other resource supplies, compatibility of the operation with adjacent residences and other uses, and arrangements proposed for

development or upgrading of necessary municipal services including the standard of roads necessary to support the development.

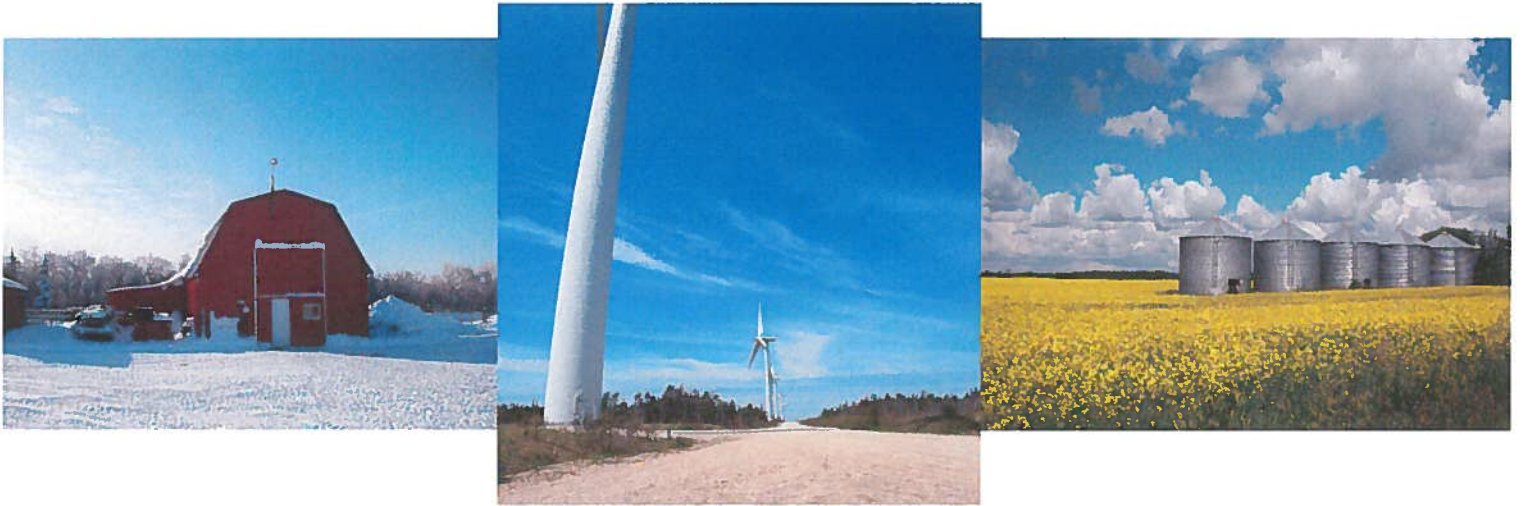
- f. The approval of a sand and gravel development will be based on the criteria listed in the zoning bylaw including but not limited to: compatibility of existing and planned land uses, the disturbance to the environment and aquifers, the impact on municipal services and infrastructure, and the reclamation plan.
- g. Commercial and industrial uses, not related to agriculture, may be allowed in the agricultural district at the discretion of Council based on their compatibility with adjacent uses, and the suitability of municipal services, including road access to the development.
- h. Council will have the ability to require screening, landscaping or buffering as a condition of approval and in accordance with the criteria in the Zoning Bylaw.
- i. The primary location for commercial services for the travelling public shall be able to provide safe access/egress to a highway/access road.

## **PART 3: LAND USE POLICIES**

---

This section outlines the expectations for development on the different types of land in the R.M. The primary land uses in the RM are Agriculture, Residential and Hamlet.

- 3.1 AGRICULTURAL LANDS**
- 3.2 RESIDENTIAL LANDS**
- 3.3 HAMLET LANDS**





### 3.1.1 AGRICULTURAL LANDS

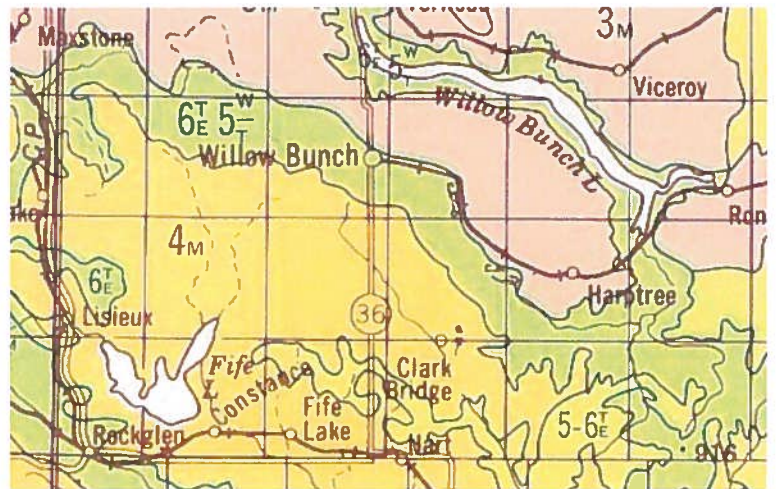
Being the heart of the community, Council supports the continuation of agricultural land use developments. This OCP promotes the protection and growth of existing and future agricultural land uses within the RM. Oil and gas extraction, potash development and sand and gravel operations, are encouraged where the potential for land use conflict has been minimized and where existing adjacent development is not compromised.

Most of the agricultural land within the RM of Willow Bunch remains in parcels of land that are comprised of quarter sections. Council recognizes that there is some subdivision of land that is necessary and desirable. Multi-parcel residential subdivisions proposals are not considered agricultural lands and Residential Development within this Official Community Plan will be used as guidance for residential development.

According to the Canada Land Inventory ratings, the majority of the lands within the RM lie in Class 3, 4 and 6. These soil types have limitations that restrict the range of crops. Because of this, mixed farming and livestock production are predominant within the RM.

#### Classes

Class 1	Soils in this class have no significant limitations to use for crops.
Class 2	Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices.
Class 3	Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices
Class 4	Soils in this class have severe limitations that restrict the range of crops or require special conservation practices, or both.
Class 5	Soils in this class have very severe limitations that restrict their capability to producing perennial forage crops, but improvement practices are feasible.
Class 6	Soils in this class are capable of producing perennial crops only, and improvement practices are not feasible.

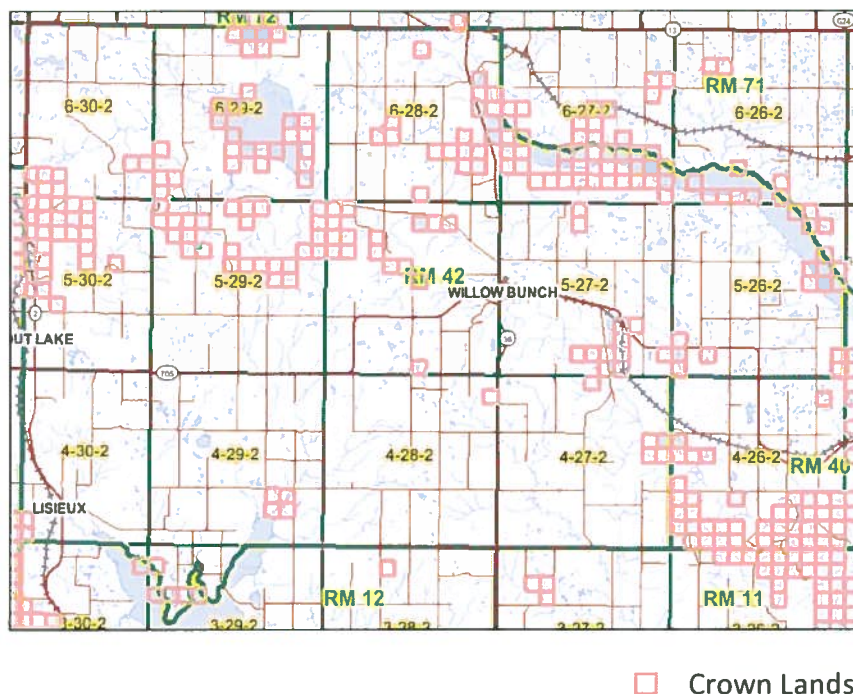




The Municipality will encourage the most efficient and effective access for the agricultural sector and other emerging development opportunities. Heavy haul routes, secondary and primary highways will be favoured for development. Access to individual properties will be limited along major corridors and service roads may be required.

The following is a map of the Crown Lands within the RM:

**Crown Lands within the RM of Willow Bunch**



**3.1.2 Objectives**

- a. Ensure agriculture remains a principal land use in the municipality and to encourage the protection of agricultural activities and resources.
- b. To enhance and preserve the agricultural economic base within the RM.
- c. Reduce land use conflict by restricting land uses on agricultural lands that are not compatible with agricultural production.
- c. To ensure appropriate standards are set for intensive forms of agriculture and livestock production on appropriate agricultural lands that do not jeopardize reasonable development potentials or create significant environmental concerns.

- d. Allow for natural resource extraction and agricultural commercial land uses on appropriate agricultural lands which do not jeopardize reasonable development potentials or create significant environmental concerns.
- e. Encourage development along major transportation corridors and restrict access points to provide for the safety of the travelling public.

### **3.1.3 Policies**

- a. Agriculture activities on lands of a quarter section or more for field crop, pasture and non-intensive livestock operations will not be restricted. Non residential accessory buildings and structures for agricultural purposes on such properties will not require a development permit.
- b. Intensive agricultural operations and intensive livestock operations will be considered discretionary uses in the Zoning Bylaw and applications for such developments will be reviewed by council in accordance with the policies specific to such uses.
- c. Mineral resource extraction will be accommodated through a Mineral Resource Direct Control District within the Zoning Bylaw.
- d. The Zoning Bylaw will provide for a variety of agricultural uses including intensive operations.
- e. Four subdivisions per quarter section (five separate sites per quarter section including the remainder) will be allowed on agricultural lands.
- f. Where a part of a section of land is physically separated from the remainder of the quarter section by a railway, a registered road plan containing a highway or developed road, or a river, lake or significant stream, the separated land may be subdivided from the quarter-section in addition to the one subdivision allowed. The parcel shall meet the minimum and maximum site size requirements and all new and upgraded accesses and services shall be provided by the developer.
- g. Council will not consider any development that will have an irreversible detrimental effect on environmentally sensitive areas or areas with demonstrated historical significance.
- h. Council may require any applicant to demonstrate rightful access to a water supply that sufficiently meets the needs of the proposed operation and to show that the water supply for neighboring developments will not be adversely affected by the proposed operation.



### 3.2.1 RESIDENTIAL LANDS

The Rural Municipality of Willow Bunch encourages sustainable and cost-effective multi-parcel residential development subdivision proposals within their municipal boundaries. Planned and orderly subdivisions will be considered favorably.

Developers will be responsible for the installation and construction of all services required to facilitate the proposed multi-parcel residential subdivision. In order to ensure services are coordinated, the RM of Willow Bunch will work with adjacent municipalities to establish servicing requirements when multi-parcel residential subdivisions affect more than just the RM.

### 3.2.2 Objectives

- a. Avoid scattered multi-parcel residential subdivisions that would be difficult to provide with necessary services, including roads.
- b. To provide for residential development in agricultural areas as is necessary to support the agricultural function of the municipality.
- c. Minimize the potential for conflict between agricultural development and residential uses.
- d. Ensure that any residential development or subdivision can be serviced, including developed roads, to standards approved by Council.

### 3.2.3 Policies

- a. Council will support the use of existing infrastructure, including transportation networks, over the construction of new infrastructure wherever possible.
- b. Council will support clustered development, by encouraging subdivisions to locate adjacent to each other or adjacent to an existing hamlet, in order to conserve agricultural land and reduce servicing costs, such as roads and utilities.
- c. A buffer strip may be required in residential subdivisions to separate residential uses and agricultural development
- d. Lands that Council may find hazardous due to slumping, slope instability, flooding, etc. will require a professional report to be completed at the cost of the developer to verify if the development is appropriate for the lands. A development permit may not be issued until the information has been received by Council.

- e. The required separation distances from residential developments for locating of an intensive livestock operation, an anhydrous ammonia facility, a waste disposal facility, rendering facility, or other form of development, shall also apply to the locating of residential development proposals near those forms of development.
- f. All development shall be serviced to municipal standards and, where applicable, be approved by the appropriate provincial agencies.
- g. During development and subdivision review, the provision of emergency services shall be reviewed and considered.
- h. Council require that the applicant provide verification of approval by the responsible provincial agency and/or by a qualified engineer, as the case may be, of the suitability of the site for the provision of services such as ground water supply, on site solid or liquid waste disposal, and surface water drainage.

### 3.3.1 HAMLET LANDS

Although development has been slow within the Hamlets, because of the existing services and roads Council encourages infill opportunities to take place within the boundaries. The consolidation of lots may be required where existing sites do not comply with the regulations set out in the zoning bylaw.

### 3.3.2 Objectives

- a. Encourage infill development within the Hamlets through the building and developing of existing vacant lands to create a more active community.
- b. Ensure that any development can be served by a road of a sufficient standard to provide the needed level of access to the site.
- c. Limit industrial and commercial land uses within the Hamlets.

### 3.3.3 Policies

- a. Hamlet areas will allow for a mixture of housing opportunities, retail, business, and recreational opportunities.
- b. New developments will be encouraged to not take up new land if there is existing vacant land within the Hamlet that can be developed.
- c. Council will support the consolidation of existing lots to achieve larger lot sizes to facilitate new development.
- d. Council will consider new and/or innovative infrastructure and utilities services that are economically and environmentally sustainable and that meet provincial standards.
- e. Non-residential uses shall be directed to one central street will be reserved in each Hamlet for uses that are not exclusively residential in nature such as a mixture of business and retail development, community uses and attached and multi-unit housing opportunities. This will avoid conflict between the various uses.
- f. Industrial and Commercial development will be allowed along the outside boundaries of the hamlet areas, as to avoid conflict between land uses. The Industrial and Commercial development shall have adequate services, including roads and utilities that meet municipal standards.

- g.** Duplication of community services, such as recreational facilities, community facilities or utility services, is not financially sustainable and the RM will work with adjacent municipalities to provide appropriate sustainable municipal services.

## **PART 4: IMPLEMENTATION**

### **4.1.1 ZONING BYLAW**

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

### **4.1.2 Content and Objectives**

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

#### **(1) AGRICULTURAL DISTRICT**

The intent of the A – Agricultural District is to support the use of land in the Rural Municipality of Willow Bunch No. 42 for agricultural purposes as well as related and compatible activities. The fragmentation of agricultural land in this District generally will be avoided.

The Municipality will be primarily be zoned to this district except where circumstances require a special purpose district.

#### **(2) COUNTRY RESIDENTIAL DISTRICT**

The intent of the CR – Country Residential District is to support the use of land in the Rural Municipality of Willow Bunch No. 42 for multi-parcel residential purposes as well as related and compatible activities. This district will accommodate residential development where there are more sites proposed on a quarter section than are allowed in the A- Agricultural District.

#### **(3) HAMLET DISTRICT**

The intent of the H- Hamlet District is to encourage orderly growth in the Organized Hamlets of Lisieux and Scout Lake to promote these hamlets as a location for non-farm residential developments and to provide a service centre for the rural area.

#### **(4) MINERAL RESOURCE AND EXTRACTION DIRECT CONTROL DISTRICT**

The intent of the M – Mineral Resource and Extraction Direct Control District is to provide for natural resource development in areas where it is deemed appropriate. Rezoning to the natural resource direct control district will provide the public an



opportunity to provide input and comment on the proposals. Council shall encourage and permit natural resource development on appropriate sites, if the uses will not conflict with other adjoining uses and which will not be prohibitively difficult or costly to service.

#### **4.1.3. Amendments**

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

#### **4.1.4 Other Implementation Tools**

##### **a. Inter-Municipal Co-operation**

- i. Council will work together with adjacent municipalities to provide economies of scale and to provide regional policies that will benefit the ratepayers. The RM of Willow Bunch will also work with neighboring rural and urban municipalities to develop joint service programs where such arrangements will be of benefit to the municipality and community.
- ii. Pursuant to Section 32.1(1) of *The Planning and Development Act, 2007*, Council may enter into an intermunicipal development agreement with another municipality to address issues that cross jurisdictional boundaries.

##### **b. Provincial Land Use Policies**

- i. This Official Community Plan shall be administered and implemented in conformity with applicable provincial land use policies, statutes and regulations and in cooperation with provincial agencies.
- ii. Council will review this Official Community Plan and the accompanying zoning bylaw for consistency with provincial land use policies.
- iii. Wherever feasible and in the municipal interest Council will avoid duplication of regulation of activity and development governed by appropriate provincial agency controls.

c. Administration

- i. This Official Community Plan is binding Council and all development within the RM of Willow Bunch.
- ii. The interpretation of words as contained in the accompanying Zoning Bylaw shall apply to the words in this statement.
- iii. If any part of this Official Community Plan is declared to be invalid for any reason, by an authority of competent jurisdiction, that decision shall not affect the validity of the Plan as a whole, or any other part, section or provision of this Plan.

d. Direct Control Districts

- i. In accordance with *The Planning and Development Act, 2007*, where it is considered desirable to exercise particular control over the use and development of land and buildings within a specific area, Council may, in the Zoning Bylaw, designate an area as a Direct Control District.
- ii. Direct control districts (DCDs) are intended to provide for developments that, due to their unique characteristics, significance or constraints require specific regulations unavailable in other land use districts.
- iii. Developments that are to be located in a DCD shall require the approval of Council, which may include a development permit and a development agreement.
- iv. Prior to the issuance of the development permit, the developer and Council may enter into a development agreement which defines the responsibilities of the developer with respect to natural resource development. The development agreement may specify any of the following guidelines for development within the Direct Control District:
  - If applicable, compliance with applicable provincial and/or federal guidelines and codes of practice;
  - Any other applicable conditions with respect to the planning, siting, operation, and restoration of the site including:
    - the use of the land and any existing or proposed building;
    - the timing of construction of any proposed building;
    - the amenities required to be provided for public use or convenience within the building or on the land;
    - off-street loading and parking facilities;

- walls, fences, hedges, trees, shrubs or other groundcover or facilities for the landscaping of the lands or the protection of adjoining lands;
  - walkways, including the surfacing of walkways, and all other means of pedestrian access;
  - facilities for the lighting, including floodlighting, of the land or any building;
  - vaults, central storage and collection areas and other facilities and enclosures for the storage of garbage and other waste material;
  - the construction by or at the expense of the person seeking approval, in whole or in part, of: roads, sidewalks, landscaping and street lighting; works, plants, pipelines or facilities for storm drainage, water supply and distribution or electrical distribution; a system of collection and disposal of sewage; or any other public utility;
  - the payment of a sum of money to the municipality in lieu of any of the requirements to be used by the municipality for any of the purposes mentioned above; and
  - the maintenance, to the satisfaction of the municipality and at the risk and expense of the applicant, of any of the facilities or works mentioned in the clauses above.
- v. When evaluating rezoning applications to a Direct Control District that is identified in the Zoning Bylaw, the following criteria will be used:
- The compatibility of the proposed development with adjacent and/or existing land uses and development;
  - Agricultural capability;
  - The compatibility of the proposed development with the goals and objectives of this OCP;
  - The provision of municipal infrastructure for the development and the costs associated with it;
  - The presence of unique historical or archaeological significance;
  - The presence of significant wildlife habitat or other environmental features; The recreational land use potential; and
  - Considerations for site layout, landscaping, parking and loading facilities.