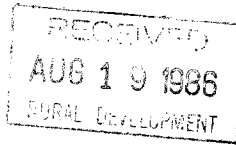


Exhibit "A"



BYLAW NO. 2-86

BASIC PLANNING STATEMENT BYLAW

RURAL MUNICIPALITY OF SALTCOATS NO. 213

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BYLAW NO. 2-86

BASIC PLANNING STATEMENT BYLAW

RURAL MUNICIPALITY OF SALTCOATS NO. 213

PART I - INTRODUCTION

1. Authority

Pursuant to Section 39 of The Planning and Development Act, 1983, the council hereby enacts this Basic Planning Statement Bylaw.

2. Title

This bylaw shall be known as the Basic Planning Statement or the "Plan" of the Rural Municipality.

3. Scope

The Basic Planning Statement shall:

- (i) Assist council, the residents and developers in making development, land use, municipal servicing and related decisions.
- (ii) Apply to the whole of the rural municipality.

4. Purpose

The purpose of the Basic Planning Statement shall be:

- (i) To establish a decision-making framework by which council can better co-ordinate various public and private development, municipal servicing, environmental and related interests, within the rural municipality.
- (ii) To assist council, as a custodian of the municipal public interest, to better ensure the health, safety and welfare of the residents.
- (iii) To assist council, as a corporate body, to better manage municipal and public programs, services, facilities and utilities.
- (iv) To address current and potential development issues, trends and land use changes, within the R.M.
- (v) To identify beneficial municipal development goals, objectives and standards which council, the residents and developers can jointly achieve.

PART II - DEVELOPMENT CONTEXT

1. Basic Premise

The rural municipality shall be regarded primarily as an agricultural municipality which predominantly involves:

- a rural agricultural lifestyle and character
- low-density development and population
- an adequate level of municipal services
- agriculture and related development
- a slow rate of growth, economic development and change
- limited municipal revenues which must be efficiently managed
- a tradition of consultation and co-operation in municipal decision-making and problem-solving.

2. Basic Goal

The basic goal of the rural municipality shall be to keep the area strong and viable as an agricultural community, in which:

- the quality of life of the residents is enhanced
- adequate employment, residential, commercial and service opportunities and choices are provided
- the human, economic and physical resources are fully developed
- economic development opportunities are encouraged
- environmental protection, quality and safety is achieved
- land within the rural municipality is suitably developed, subdivided and serviced
- an efficient, financially sound municipal government continues to operate
- inter-municipal co-operation is enhanced

3. Basic Objectives

The development plan goal shall be implemented by achieving the following development objectives:

(i) Development

- (a) To protect and enhance the natural and agricultural resources, holdings and related development.
- (b) To encourage and participate in a variety of economic development programs and projects.
- (c) To identify suitable agricultural, agricultural related and resource development opportunities and standards, within and for the rural municipality.
- (d) To avoid random, sprawled and linear urban development.
- (e) To ensure that developments are compatible, thereby avoiding land use conflicts and other nuisances.

(ii) Assessment Base

To maintain and enhance the municipal assessment base by ensuring quality development which will enhance property values.

(iii) Servicing

To ensure that developments with similar servicing requirements are suitably located and phased to achieve uniform, efficient and cost-effective services.

(iv) **Environmental**

To protect the natural environment and to develop environmentally sensitive lands carefully, thereby avoiding excessive development and servicing costs, unnecessary maintenance, reduced public safety and needless disruptions to wildlife habitats.

(v) **Financial**

To provide municipal services and public utilities in a financially responsible manner.

PART III - DEVELOPMENT ISSUES

1. Development Issues

In addition to establishing a co-ordinated development decision-making framework, the plan is designed to address the following development issues:

(i) Planning

Council requires a framework to assist in resolving varied private, municipal and provincial land use, servicing and development interests.

(ii) Conversion

Agricultural lands are being converted to non-agricultural uses, in a random, undesirable manner.

(iii) Public Utilities

Public utilities must be better co-ordinated with development and subdivisions to ensure efficient, responsible and equitable servicing.

(iv) Residential Subdivision

Random residential subdivision proposals are occurring within the R.M. If not properly managed, such proposals may erode and conflict with viable agricultural holdings and operations, and generate excessive municipal road and servicing costs.

(v) Flooding

Floods can cause considerable undesirable disruption and damage to property, buildings, structures, communication and transportation systems, public utilities and daily activities. As a result, municipal and senior government money and efforts must be diverted from other worthwhile projects, programs and services. By not developing in flood hazard areas and according to acceptable flood proofing standards, these problems can be avoided.

PART IV - DEVELOPMENT PLAN DISTRICTS

1. Introduction

To facilitate and ensure effective, long-term development and land use management, lands within the rural municipality shall be categorized into the following development district:

- Agricultural

2. Purpose

The purpose of the development plan district shall be to assist in applying the plan goals and objectives and policies spatially, throughout the rural municipality.

3. Plan Map and Development Districts

The designation of development districts in this plan shall be shown on the map, entitled "Plan Map", which forms part of this bylaw.

PART IV A. - AGRICULTURE DEVELOPMENT DISTRICT

1. Situation

Recent development trends in agricultural areas have taken farmland out of production and resulted in agricultural holdings being subdivided into smaller sites, usually for non-agricultural purposes. In this process, the agricultural resource base may be weakened and extra municipal servicing and public utility costs may be incurred. Unproductive remnant sites may create an inefficient land use and servicing pattern. Also, the potential for land use conflict increases and the strength of the agricultural community may be threatened. An appropriate balance of agricultural, agriculturally supportive and non-agricultural development is required within this district.

2. Objectives

- (i) To encourage and protect a wide range of agricultural development which will maintain and enhance agricultural resources, holdings, operations and the agricultural community.
- (ii) To encourage agriculturally supportive developments which improve the agricultural and economic viability of the rural municipality.
- (iii) To discourage developments which remove agricultural land from agricultural production, require expensive municipal services, generate land use conflicts, inflate land assessment and taxation, and needlessly reduce the viability of agricultural holdings.
- (iv) To prevent incompatible agricultural related developments from locating in proximity to areas designated for other development purposes (eg. An anhydrous ammonia facility should not be too near the towns of Bredenbury and Saltcoats).
- (v) To provide, on a limited basis, separate sites for residential development (ie. farm houses and non-farm residences).

3. Agricultural Development Policies

(i) General

To co-operate with senior levels of government, adjacent municipalities, agencies, farmers and developers to continually improve the viability of agriculture within the rural municipality.

(ii) Agricultural Development District

To regard, manage and service the bulk of the rural municipality as an Agricultural Development District.

(iii) Designation

To designate an Agricultural Development District on the Plan Map.

(iv) Intent

To encourage, within the Agricultural Development District, predominately agricultural and agriculturally supportive developments. Non-agricultural and intensively serviced developments shall be discouraged.

(v) **Development Priority**

- (a) Within the Agricultural Development District, the following lands shall be given a high priority for strictly farming and agricultural production:
- lands with a Canada Land Inventory rating of Class 2 and 3, and
 - lands which are in active agricultural production.
- (b) Lands within the Agricultural Development District may also be developed for non-agricultural purposes where actual site and soil conditions limit agricultural production and where no conflict with agriculture occurs. Such conditions include poor drainage, high salinity, excessive slopes, stoniness, poor farm operation accessibility and so forth.

(vi) **Development Pattern**

- (a) Agricultural operations are encouraged to develop throughout the Agricultural Development District.
- (b) Agricultural related commercial/industrial and certain non-agricultural developments within the district, shall be encouraged to locate in proximity:
- to the towns of Bredenbury and Saltcoats
 - to existing agricultural related commercial and industrial developments
 - to high standard roads
- (c) A random and linear non-agricultural development pattern along roads and highways and throughout the Agricultural Development District, shall be discouraged.

(vii) **Separate Residential Sites**

Within the Agricultural Development District, residential development may occur on separate sites, at council's discretion, subject to zoning development standards. Such development shall also meet the following requirements:

- (a) The residence may be used for either farmhouse or non-farm purposes.
- (b) The residential sites shall occur at a low density, according to specific zoning development standards.

(viii) **Mineral Extraction Considerations**

- (a) Lands which have mineral and petroleum extraction potential shall not be developed so as to preclude or jeopardize the extraction of those resources.
- (b) Sand and gravel deposits shall be developed according to the Guidelines for Environmental Protection during the Development and Protection of Sand and Gravel Pits, Saskatchewan Environment, September, 1983, including subsequent revisions approved by council and according to zoning bylaw requirements. Council may require developers to develop according to specified development standards, enter into development and servicing agreements and to post performance bonds, based on the guidelines.

(xi) **Development Mix**

While a variety of non-agricultural developments may locate together, each development shall be compatible with adjacent land uses and abutting properties in terms of public safety, convenience, servicing, vehicular and pedestrian access, noise, odour, vibration, nuisance and other considerations.

(x) **Development Pattern**

Non-agricultural developments shall:

- not locate in a random, sprawled, or strip manner.
- be encouraged to locate in a contiguous and phased manner.
- locate within, adjacent to or in proximity to existing:
 - towns
 - non-agricultural developments
 - community facilities and services
 - road intersections
 - other locations, as determined by council.

(xi) **Direction**

Non-agricultural development may be limited to one side of a highway, railway, existing urban development, public facility, municipality, etc., so as to achieve a contiguous, efficient growth pattern, in the long run.

(xii) **Alternate Sites**

To avoid premature development, non-agricultural development proposals may not be permitted where similar, vacant, serviced sites, or alternative buildings are available nearby, to accommodate the proposed use.

(xiii) **Phasing**

Proposed non-agricultural developments may be approved and managed in phases to avoid prematurity, ensure environmental protection and to achieve efficient municipal servicing.

(xiv) **Priority**

Public utility and municipal servicing capability, location, protection and efficiency shall be a major determinant in locating non-agricultural development.

(xv) **Efficiency**

Non-agricultural development shall be located in order that roads, school bussing, snow removal, ambulance, police and fire protection, bookmobile, postal and other services can be economically provided.

(xvi) **Zoning Implementation**

Agricultural Development District development requirements and standards shall be further specified in the zoning bylaw. Generally, land within the Agricultural Development District shall be zoned Agricultural Zone.

PART V - ENVIRONMENTAL MANAGEMENT

1. Situation

Development has the potential to generate excessive and undesirable environmental disruption and pollution. While the Saskatchewan Water Corporation, Saskatchewan Environment and Saskatchewan Health each work to achieve environmental quality, flood protection and water management, the R.M. council is aware of and accepts its environmental planning responsibilities within the framework of The Planning and Development Act, 1983, and other statutes, as they may apply.

2. Objectives

- (i) To encourage environmentally compatible development which minimizes environmental disruption and pollution.
- (ii) To minimize environmental and natural habitat disruptions.
- (iii) To avoid and minimize flooding and flood damage.

3. Policies

(i) Environmentally Sensitive Lands

(a) Council shall not be required to permit development on, or to recommend subdivision approval for, environmentally sensitive lands which are subject to the following conditions:

- marshy
- low lying
- adjacent to water courses and water bodies
- erosion
- flooding
- slope subsidence
- instability
- environmentally unique, sensitive or fragile
- valuable wildlife habitats, archaeological sites, etc.

(ii) Geo-technical Reports

Council may require developers to provide professional, certified environmental, geo-technical and hydrological reports of lands which are deemed by council to be environmentally sensitive. Such reports shall address, at council's discretion, any of the following requirements:

(a) Constraints

Identify all on and off-site:

- environmental, development and servicing constraints and hazards.
- all environmentally sensitive lands

(b) Alternatives

Identify the safest and most cost-effective alternatives and methods by which the site can be developed, serviced and environmentally protected.

(c) Development Standards

Identify suitable design, development, construction, servicing, environmental and other standards to achieve safe, cost-efficient development.

(d) Certification

Certify that the proposed development (eg. location, siting, servicing, etc.), is designed and constructed to the identified and council accepted development standards.

Council may require that geo-technical reports be referred to professional consultants and provincial agencies for evaluation, prior to acceptance.

(iii) Surface Water

The R.M. council shall encourage and require adequate surface water drainage through the R.M. and new development sites to avoid flooding, erosion and pollution. Consideration shall be given to the ecological, wildlife habitat and drainage effects of development, including up-stream and downstream implications.

(iv) Groundwater

- (a) Development shall not deplete or pollute groundwater resources within the rural municipality. Council shall co-operate with the Saskatchewan Water Corporation, Agriculture, Environment and Health in this regard.
- (b) Council may establish appropriate water supply, sewage, solid waste, chemical can and related disposal programs in this regard.

(v) Flooding

- (a) Council shall co-operate with Saskatchewan Water Corporation to minimize and prevent flooding, within the rural municipality.
- (b) Intensive and structural development, and the subdivision of land in identified flood hazard areas and within the 1:500 design flood freeboard elevation level shall be prohibited. Exceptions to and development standards for this requirement may be specified in the zoning bylaw.
- (c) Council shall manage development and subdivision proposals in consideration of Saskatchewan Water Corporation flood hazard prevention recommendations.

(vi) Soil Disruption

- (a) Developments shall minimize soil erosion and soil cover disruption in order to avoid pollution, slope instability, silting and the undesirable alteration of surface drainage and groundwater.
- (b) Council may establish programs and standards to ensure that the following activities are properly conducted:
 - soil conservation.
 - the alteration of land levels for development, where surface drainage or land stability may be affected.

- the excavation and filling-in of land, water courses and water bodies.
- the removal of soil and other materials from land.

(vii) **Vegetation**

- (a) Development shall not needlessly destroy existing trees, vegetation and unique flora.
- (b) The planting of new vegetation and protective measures shall be encouraged in conjunction with new development and throughout the rural municipality.

(viii) **Natural Habitats**

Wildlife, vegetation and unique ecological habitats shall be preserved. Development in habitats shall be subject to protective development standards.

(ix) **Environmental Safety**

Development and environmental modifications shall be designed, constructed and maintained to achieve public, pedestrian, vehicular, occupant and employee safety. Council may implement safety programs and zoning development standards in this regard. (eg. for development adjacent to airports).

PART VI - PUBLIC UTILITY MANAGEMENT

1. Situation

The R.M. council, in concert with senior governments and public agencies, is responsible for ensuring that adequate municipal services, community facilities and public works and utilities are provided to meet the development and domestic needs of the residents within the rural municipality. Services must be provided in an efficient, co-ordinated, systematic manner to avoid excessive municipal costs, development delays, maintenance problems and inconvenience. In this plan, the term 'public utility' includes municipal and provincial services, facilities, land uses, services and programs. The plan emphasizes municipal public utilities.

2. Objective

To provide an adequate level of public utilities and programs to meet the development and domestic needs of the residents of the rural municipality.

3. Policy

(i) Co-operation

To co-operate with the Saskatchewan Water Corporation, Saskatchewan Health, Saskatchewan Environment, senior governments, crown agencies, adjacent municipalities, organized hamlet boards, community groups and private interests to improve and maintain the level of public utilities and programs within the rural municipality.

(ii) Management

To encourage, develop, protect and maintain the following public utilities:

- (a) Public utility facilities such as schools, hospitals, municipal buildings, recreational facilities, historic and archaeological sites, etc.
- (b) Linear public utilities such as roads, communication, rail, power and natural gas lines, etc.
- (c) Potentially harmful public utilities such as airports, water reservoirs, sewage lagoons, solid waste and chemical can disposal facilities and similar uses.

(iii) Priority

Existing public utilities shall be utilized to maximize their capacity and benefit (eg. roads, solid waste facilities, etc.).

(iv) Development Determinant

The protection, efficiency and cost-effectiveness of existing public utilities and municipal public utility priorities, shall be a major determinant of development, and subdivision location and patterns. (ie. development adjacent to airports and pipelines).

(v) Location

New public utility facilities and linear works shall be located, in consultation with council, so as to achieve the following:

- maximum public benefit
- minimum municipal construction and maintenance costs
- minimal disruption to existing developments, public utilities, properties and the natural environment
- the plan policies and zoning development standards

(vi) **Municipal Financing**

- (a) Council shall provide municipal public utilities in accordance with its financial capability, priorities and sound municipal financing practices.
- (b) Council shall give preference to developments and public utilities which maximize service and efficiency, and minimize costs and maintenance.

(vii) **Developer Cost-Sharing**

- (a) Council shall ensure that the cost of providing and maintaining public utilities is, in council's opinion, appropriately shared with developers.
- (b) Where the cost of providing public utilities is, in council's opinion, prohibitively expensive to construct or maintain, council may, to protect its interests:
 - request a developer to enter into a development agreement.
 - require a developer to enter into a subdivision servicing agreement.
 - refuse to rezone land, issue Development Permits and recommend subdivision approval.
 - specify appropriate Development Permit development standards, conditions and requirements.

(viii) **Timing of Public Utilities**

Developers may be required to provide public utilities, either prior to, or within a defined period after development or subdivision is authorized. Performance bonds, caveats and liability insurance may be required from a developer, as part of a servicing or development agreement, or as a Development Permit requirement, to avoid unnecessary municipal administration, inconvenience and expenditures.

(ix) **Water Supplies and Services**

(a) **Co-operation**

To co-operate with the Saskatchewan Water Corporation, Saskatchewan Environment and Saskatchewan Health to ensure that domestic, commercial and industrial surface and groundwater supplies are properly managed and do not become polluted or depleted.

(b) **Water Required**

To require that all developments which require water are adequately serviced with a potable and sufficient water supply. (eg. on-site, or by a central water system).

(c) **On-site Water**

To encourage on-site water supplies within the Agricultural District.

(d) **Central Water**

To discourage private small central water systems within the rural municipality.

To co-operate with the towns of Saltcoats and Bredenbury regarding the provision of central water services to developments within the R.M.

(e) **Proof**

Council may require developers to provide professional, certified hydrological and servicing reports regarding:

- the availability of a potable and sufficient water supply to service development.
- how the water is to be made available to service the development.
- evidence that the proposed water service will not deplete or pollute existing water supplies and the groundwater.

(f) **Exemption**

Developments which involve minimal water consumption may be exempted from the application requirements of sub-section (e) above.

(x) **Sewage Services**

To require that all development involving sewage is adequately serviced with an approved, either on-site, or central sewage system, in accordance with provincial and municipal requirements.

(xi) **Solid Waste Disposal Services**

To require that all development involving solid waste is adequately serviced by approved solid waste disposal facilities, in accordance with provincial and municipal requirements.

(xii) **Roads**

(a) To require that all development and subdivisions occur in conformity with the requirements of Saskatchewan Highways, Saskatchewan Rural Development and the rural municipality.

(b) To require that all development and proposed subdivision sites abut a public road allowance which shall provide legal, convenient and physical access to the development and subdivision site. Service roads may be required to ensure functional and safe vehicular access.

(xiii) **Dedicated Lands**

To manage dedicated lands (eg. public and environmental reserves, buffer strips, lanes and walkways), in accordance with The Planning and Development Act, 1983.

(a) **Dedicated Lands Account**

To establish and maintain a separate municipal Dedicated Lands Account to manage money received in-lieu of dedicated land.

(b) Sale and Lease of Dedicated Lands

Council may sell and lease dedicated lands, where council determines that it is in the public interest, in conformity with The Planning and Development Act, 1983, and the Dedicated Lands Regulations.

(xiv) Other Services

To require an appropriate level of public utilities for development and subdivisions, particularly for urban developments. Such public utilities may include roads, culverts, ditches, sewers, sidewalks, streetlighting, and signs; recreational, parking and unloading facilities; and so forth.

PART VII - IMPLEMENTATION

The Basic Planning Statement goals, objectives and policies shall be implemented in the following manner:

1. Co-operation

Council shall co-operate with senior governments, other municipalities and public and private agencies to implement the plan.

2. Programs

Council shall participate in senior government economic development, public utility, resource enhancement, housing, social and environmental protection programs and projects, where such assist in achieving the plan goal and objectives.

3. Provincial Land Use Policies

This bylaw shall be administered and implemented in conformity with applicable provincial land use policies, statutes and regulations and in co-operation with provincial agencies.

4. Public Consultation

Council shall implement the objectives and policies of this bylaw, in consultation with residents of the rural municipality and the requirements of The Planning and Development Act, 1983, particularly Part IX, "Public Participation in Bylaws".

5. Zoning Bylaw

- (i) Pursuant to Section 45, of The Planning and Development Act, 1983, council shall prepare and adopt, in conjunction with this bylaw, a zoning bylaw for the R.M.
- (ii) The zoning bylaw shall implement the goals, objectives and policies of this Basic Planning Statement Bylaw, as per The Planning and Development Act, 1983.
- (iii) The zoning bylaw shall provide for:
 - development zones, permitted and discretionary uses, and general and specific development standards, as council deems appropriate, to carry-out the intent of this bylaw.
- (iv) Generally, the zoning of land shall reflect its existing use and the premature zoning of land for development shall not be encouraged.
- (v) Council shall consider rezoning land only when specific development proposals, subdivision applications and servicing agreements, as the case may be, have been presented to and reviewed by council.

6. Capital Works Program

Council may establish municipal five-year capital works programs to facilitate municipal public utility management.

7. Municipal Servicing Standards

Council may establish municipal public utility servicing standards and specifications.

8. **Subdivision**

Council shall review subdivision proposals and negotiate servicing agreements as per the goals, objectives and policies of this bylaw and The Planning and Development Act, 1983.

9. **Servicing Agreement**

An applicant requiring subdivision approval may be required by council to enter into a servicing agreement with the rural municipality, pursuant to Section 143 of The Planning and Development Act, 1983.

10. **Development Agreements**

Pursuant to Section 215 of The Planning and Development Act, 1983, council may enter into development agreements with landowners and persons for purposes not inconsistent with the Act, this bylaw or the zoning bylaw.

11. **Caveats**

Where council deems necessary, servicing and development agreements may be caveated on land titles.

12. **Inter-Municipal Considerations**

Council shall co-operate with adjacent municipalities to ensure that urban development and subdivision proposals are co-ordinated with R.M. boundary changes, annexation proposals and municipal status alterations.

PART VIII - DEVELOPMENT REVIEW CRITERIA

1. When considering applications to rezone, subdivide and develop land, council shall have regard to the following concerns:
 - (i) conformity with the plan goals, objectives and policies and the zoning bylaw development standards.
 - (ii) the viability and necessity of the proposed use.
 - (iii) the degree of prematurity (eg. time, location, servicing, cost, municipal capabilities, etc.).
 - (iv) the availability of alternative sites and buildings to accommodate the proposed development to achieve the intent of this Basic Planning Statement and the zoning bylaw.
 - (v) the benefits and costs created by the proposed development with respect to municipal finances and expenditures.
 - (vi) the suitability of the proposed development with respect to established and preferred development patterns, phasing and sites in the area.
 - (vii) the ability of the rural municipality to provide the required public utilities and to enter into suitable servicing and development agreements.
 - (viii) the compatibility of the proposed use with nearby land uses, existing and preferred public utilities, the character of the area, and the environmental protection goals, objectives and policies.
 - (ix) the effect of the proposed development on proposed municipal projects identified in this bylaw, including public reserve and recreational policies.
 - (x) any additional reports, studies, development issues, resident concerns, provincial comments and public hearing submissions.
2. Subdivision and development proposals shall not be approved where the proposal:
 - (i) is detrimental to the health, safety, convenience or general welfare of the persons residing or working in the area.
 - (ii) is injurious to, or incompatible with, existing or proposed developments or public utilities in the vicinity.
 - (iii) involves, in council's opinion, prohibitively expensive public utility construction or maintenance costs.
 - (iv) involves the refusal of a developer to enter into a servicing or development agreement.
 - (v) is not located, appropriately arranged or serviced on an environmentally protected site or in an environmentally suitable manner.

PART IX - ADMINISTRATION

1. Binding

The Basic Planning Statement Bylaw 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 Basic Planning Statement Bylaw.

2. Documents

(i) Text and Maps

This bylaw shall consist of this text and, where council deems appropriate, background reports, maps, tables and charts.

(ii) Map Designations

The purpose of the Plan Map and its accompanying symbols, district boundaries and other notations, shall be to spatially indicate the long-term development objectives of the rural municipality. All map notations shall indicate general locations, unless otherwise specified. Council shall make the final, specific notation and boundary location interpretations.

3. Definitions

The zoning bylaw definitions shall apply to this bylaw.

4. Amendment of Bylaw

Council may amend this bylaw, at any time, upon its own initiative, or upon request, in order to improve the basic planning statement's goal, objectives and policies.

5. Bylaw Review

Council may review and consolidate this bylaw:

- (i) when the council considers it necessary; or
- (ii) five years from the effective date of this bylaw, or from the last bylaw consolidation, as the case may be.

6. Flood Hazard Liability Disclaimer

(i) The plan and zoning bylaw provide a reasonable degree of flood protection which is based on historical, engineering and scientific data and assumptions.

(ii) Council assumes that larger floods than the 500-year flood freeboard elevation may occur due to man-made and natural causes (eg. excessive precipitation, ice jams etc).

(iii) The reliance on this bylaw or the zoning bylaw shall not:

- (a) create a liability for or
- (b) cause an action against,

council, the development officer or any municipal employee, as a result of any flood-damages.

7. Interim Development Control

(i) Any existing interim development control bylaw shall cease to remain in effect on the date of approval of the zoning bylaw by the Minister of Rural Development.

- (ii) Pursuant to Section 107 of The Planning and Development Act, 1983, council may pass an *interim development control* bylaw, where council considers that special conditions exist and that such will be beneficial to the rural municipality.

8. **Severability**

If any section of this bylaw is deemed, by an appropriate authority, to be invalid, the remainder of the bylaw shall continue in effect.

9. **Offences and Penalties**

A prosecution for a contravention of, non-compliance with, or a failure to meet the provisions of this bylaw, shall be in accordance with The Planning and Development Act, 1983.

PART X - EFFECTIVE DATE OF BYLAW

1. Ministerial Approval

This bylaw shall come into force on the date of final approval of the Minister of Rural Development.

2. Council Readings and Adoption

Introduced this 9th day of July, 1986

Read a first time this 9th day of July, 1986

Read a second time this 9th day of July, 1986

Read a third time this 12th day of August, 1986

Adoption of bylaw this 12th day of August, 1986

J.W. Richards
Reeve

Seal

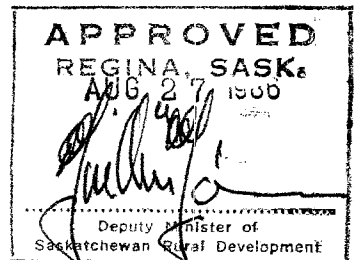
Ronald R. [Signature]
Rural Municipal Administrator

3. Ministerial Approval Date

Seal

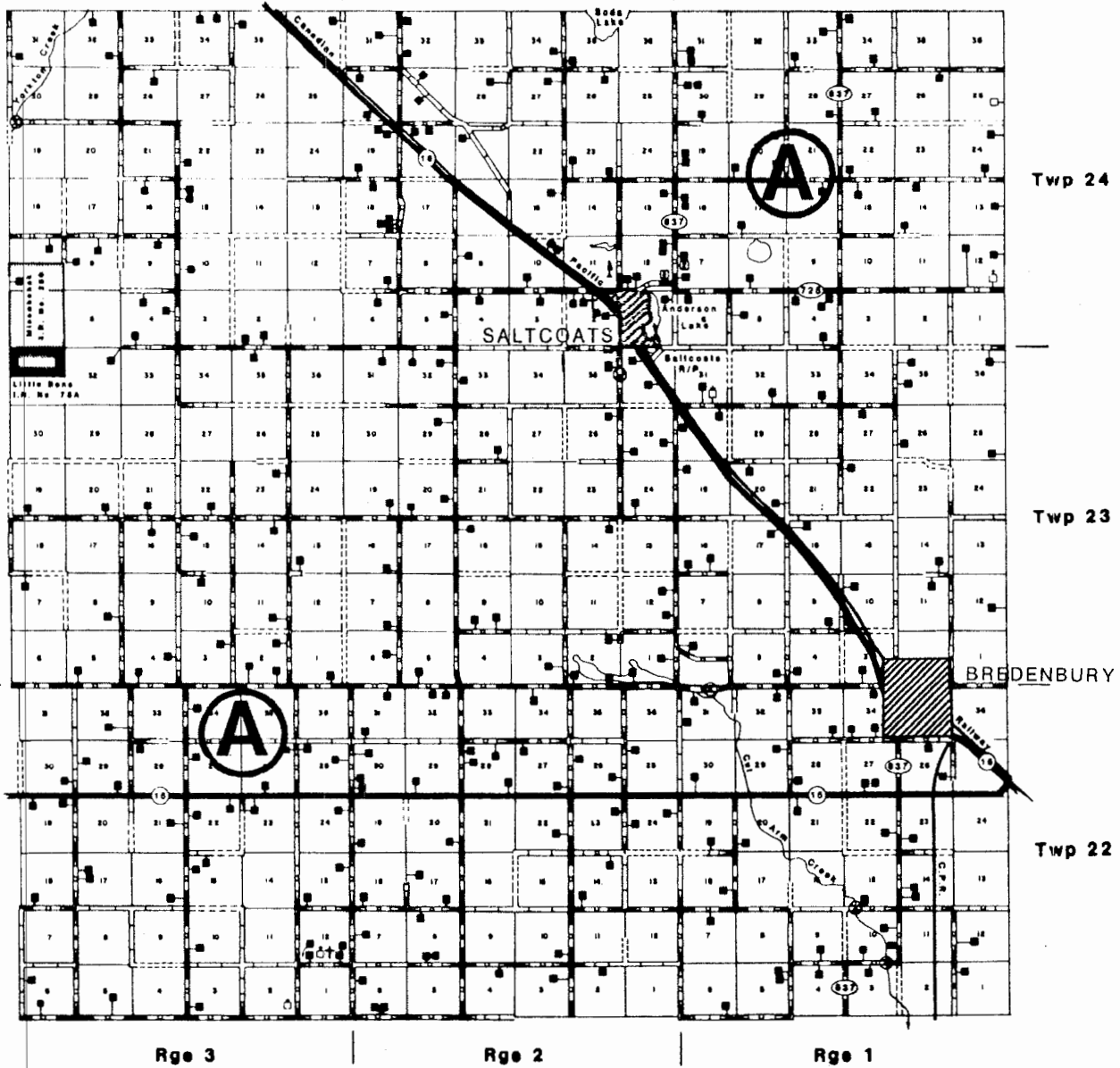
Certified a true copy a bylaw No. 2-86 adopted by resolution of council on the 12th day of August, 1986.

J.W. Richards
Reeve
Ronald R. [Signature]
Administrator





PLAN MAP



LEGEND

	Divided Provincial Highway		Bridge		Resort Area
	Provincial Highway		Paved Surface		Regional Park
Municipal Road System			Gravel Surface		Picnic or Campsite
	Primary Grid Road		Urban Municipality		Recreational or Community Centre
	Grid or Main Farm Access Road		Hamlet or Settlement		Airstrip
	Graded and Drained Road		Occupied Home		Tower
	Bladed and Undrained Road		Part-Time Occupied Home		Gravel Pit
	Prairie Trail		Number of Houses		Grain Terminal
	Road Allowance-No Access		Business, Store, Garage, Motel, etc.		Colony
	Blind Line		Church		Corral
	Railways		School		Oil Battery
			Cemetery		Compressor Station
			Industry		Historical Site
					Trailer Court

A - Agricultural Development District

APPROVED
REGINA, SASK.
 27 AUG 1986
[Signature]
 Deputy Minister of
 Saskatchewan Rural Development

BYLAW NO. 1/2000

A BYLAW TO AMEND BYLAW NO. 2-86, KNOWN AS
THE BASIC PLANNING STATEMENT BYLAW

The Council of the Rural Municipality of Saltcoats No. 213 in the Province of Saskatchewan, enacts to amend the Basic Planning Statement No. 2-86 as follows:

1. Inserting a new district to be known as Part IV(a) CR - Country Residential District, by adding the following sections:

1. Intensive Country Residential Policy

- a) Locational Guidelines

Intensive country residential subdivisions should be located:

- i) On poor quality agricultural land, Class 4, 5 or 6 (according to The Canada Land Inventory for Agriculture). Developments will be permitted on Class 1, 2 and 3 land where these classes are a relatively small portions (eg. less 10 percent) of total site; and
- ii) So that adequate police and fire protection can be conveniently provided.

- b) Locational Requirements

Intensive country residential subdivisions shall not be located:

- i) Where direct all-weather municipal road access has not been developed, except where arrangements have been made, to the satisfaction of Council, for the development of such access.
- ii) On land subject to flooding, or land where there is a water table or potential for soil slumping, collapse or subsidence
- iii) In a linear fashion stretched along municipal roads;
- iv) On sites where water quality and/or quantity is marginal or minimal.
- v) In areas which would cause land use conflicts with existing uses on and adjoining Urban or Rural Municipalities.

- c) Development and Design

- i) Phasing A maximum of three intensive country residential subdivisions in development stages will be allowed at any point in time. Intensive country residential subdivisions with less than 75% of building lots with completed residential construction will be considered to be in a development stage.
- ii) Scale & Density Each development area shall be limited to a maximum area of 160 acres. No one proposed subdivision or combination of proposed subdivisions and existing single parcel country residential sites shall result in a cluster of more than 16 sites in any quarter section. The Zoning Bylaw shall provide site area requirements to safeguard the provisions of on site sewage and water services.

iii) Concept Plan Council will require, in the interests of ensuring a comprehensive and planned approach to development, the preparation of a concept plan for the entire development area and submission of supporting documentation, where appropriate, as follows:

-Engineering reports to address concerns such as slope stability, availability of ground water supply, surface water drainage, and suitability for on-site sewage treatment.

-the initial concept plan shall provide an integrated layout for the total development area showing road layout and access to external municipal road, phasing of development, and dedicated lands. Once the initial concept plan is approved and development commences, no further expansion of the development area will be approved.

iv) Services Based on the recommendations of engineering reports as per Section iii), each site shall have its own independent water and sewer system. Provisions for solid waste disposal shall be in compliance with The Department of Health and The Department of Environment and Resource Management.

d) Development Standards

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

e) Plan Map

The "Plan Map" referred to in Part IV, Section 3, Plan Map and Development District, is amended by designating from A-Agriculture District to CR-Country Residential District, the area described as parcel C and D in the SE 1/4 of Section 2-22-1-W2M as shown in bold outline on the map attached hereto and forming part of this bylaw referred to as Schedule "A".

2. This bylaw shall come into force and take effect when approved by the Minister.

{SEAL}

REEVE
ADMINISTRATOR

APPROVED
REGINA, SASK.
JUN 15 2000
DEPUTY MINISTER OF
Sask. Municipal Affairs,
Culture and Housing

Certified a true copy of Bylaw No. 1/2000 adopted by resolution of Council on the 3th day of May, 2000.

Administrator

{SEAL}

Bylaw No. 2/2002

**A Bylaw for the Purpose of Amending the Basic Planning Statement
Bylaw No. 2-86.**

Authority

Pursuant to Section 44 of The Planning and Development Act, 1983, the Council of the R.M. of Saltcoats No. 213, in the Province of Saskatchewan, hereby amends the original Basic Planning Statement Bylaw No. 2-86 as follows:

Part IV of the A-Agricultural District is amended by adding the following subsections:

“Section 4 - Intensive Livestock Operations”

- a. In general, Council will support the development of intensive livestock operations(ILOs) unless specific locations conflicts would be created.
- b. ILOs will be discretionary uses. Any expansion of an operation to provide for a greater number of animal units, or change in an operation which alters the species of animal, shall require a new discretionary approval.
- c. Council may advertise any proposal that will result in an intensive livestock operation and may hold a public meeting.
- d. In order to minimize conflict between intensive livestock operations and surrounding development, Council will consider applications for development of an I.L.O. and apply the following criteria:
 1. No new I.L.O. will be considered if the operation will be less than 300 metres from a dwelling not located on the site, or associated with the proposed I.L.O..
 2. The applicant has demonstrated to the satisfaction of Council that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.
 3. The minimum separation distance in Table 4 below will be applied to determine acceptable locations.
 4. A greater separation may be needed from any liquid manure storage lagoon involved in the operation, to residential and other developments. The criterion of a separation distance to the lagoon from a residence of 1.5 times the distance in Table 4 will be considered adequate.
 5. Council may consider lesser separation than given in Table 4 where:
 - i) Written notice approved by Council has given to the owner of a residence within the distance provided in Table 4, and to the Council of an urban municipality with the specified distance, and
 - ii) A public meeting has been held.
 - iii) Council may approve or refuse a proposal based on any problems Identified.

6. Council may require the developer of a proposed I.L.O. enter into an agreement with the owner of a residence and the municipality, consenting to the proposed development up to a specified size, as a condition of approval where the separation distances are significantly, in Council's opinion, less than the criteria of Table 4.
7. As a condition of approval Council shall specify the maximum number of animal units for which the approval is made, and may impose standards to reduce the potential for conflict with neighbouring uses which specify the location of holding areas, buildings or manure storage facilities on the site.

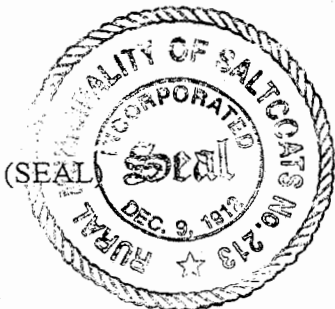
**TABLE 4
LOCATION SEPARATION CRITERIA FOR I.L.O.'s TO SPECIFIC USE**

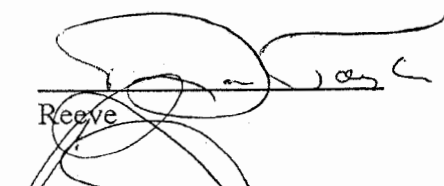
Development	Animal Units				
	150-299	300-499	500-2000	2000-5000	>5000
Residence, tourist accommodation, or campground	300 m	400 m	800m	1,200m	1,600m
Multi -Residential subdivision or Hamlet	400 m	800 m	1,200m	1,600m	2,000m
Village or Town	800 m	1200 m	1,600m	2,400m	2,400m

(Distances are measured between livestock facilities and building development)

Effective Date

This bylaw shall come into force and take effect the date it is approved by the Minister of Government Relations and Aboriginal Affairs.




 Reeve
 Administrator

**APPROVED
REGINA, SASK.**

JAN - 6 2003


 Associate Deputy Minister of
 Municipal Relations Division
 Sask. Government Relations
 and Aboriginal Affairs

Rural Municipality of Saltcoats No. 213

Bylaw No. 4/2010

A Bylaw Amending Bylaw No. 2-86 known as the Basic Planning Statement.

Authority

Pursuant to Section 35 and 39 of The Planning and Development Act, 2007, the Council of the R.M. of Saltcoats No. 213, in the Province of Saskatchewan, hereby amends the original Basic Planning Statement Bylaw No. 2-86 as follows:

Inserting a new district to be known as Part IV(b) **L - Lakeshore District**, by adding the following:

1. **Lakeshore District Policies**

- 1.1 Any creation of a new resort area will require the submission of a concept plan for the area at Council's discretion. The plan will outline staging of residential and beach development, and will address public recreation areas and access to the lake.
- 1.2 Any stage of lakeshore development shall include both lakeside and backshore parcels at the same time. Lakeshore development that only subdivides or develops on one side of a road will be avoided.
- 1.3 Any lakeshore development will provide sufficient public access to the lake.
- 1.4 Home based business development will be considered within a lakeshore residential area, provided it is clearly compatible with quiet recreational residential use of the adjacent properties.
- 1.5 Recreation, commercial and tourism developments will be considered in locations that maintain some separation between these uses and residential properties and where access to these developments avoids residential properties.
- 1.6 Plans for lakeshore development should articulate clear standards for subdivision and development, be sensitive to existing development, conform to the character of existing development, and achieve an ecologically sensible subdivision pattern.
- 1.7 Council will encourage lakeshore development to abide by best management practices regarding source water protection and will consider this when evaluating an application for a development permit.

2. **Plan Map**

- 2.1 The "Plan Map" referred to in Part IV, Section 3, Plan Map and Development District, is amended by designating from A - Agricultural District to L - Lakeshore District. the area described as ISC Surface Parcel Number 143660617, 143660606 and 143660594 in the NE1/4 of Section 1-24-2-2 as shown in bold outline on the map attached hereto and forming part of this bylaw referred to as Schedule "A".

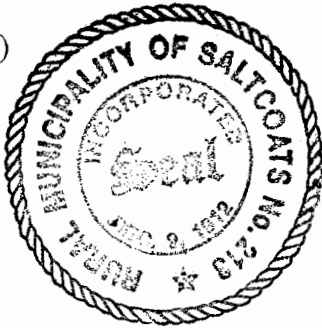
3. Table of Contents


By inserting in the table of contents a new district the L - Lakeshore District..

Effective Date

This bylaw shall come into force and take effect the date it is approved by the Minister.

(SEAL)





Reeve

Administrator

Certified to be a true copy of Bylaw No. 4/1/2010
adopted by the council of the Rural Municipality of
Saltcoats No. 213 on the 4th day of June, 2010

(SEAL)



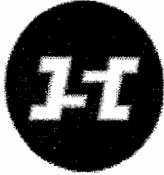


Administrator

APPROVED
REGINA, SASK.
NOV 2 11 20

Assistant Deputy Minister
Ministry of Municipal Affairs

Schedule "A" as referred to in Bylaw No. 4/2010



Information Services Corporation
of Saskatchewan

Surface Parcel Number: 150735001
LLD: NE 01-24-02-2 Ext 5
Parcel Class Code: Water Body
Area: 20.232 hectares (49.99 acres)
Request Date: Dec 29, 2009 2:01:26 PM CST



DISCLAIMER: THIS IS NOT A PLAN OF SURVEY. It is a consolidation of plans to assist in identifying the location, size and shape of a parcel in relation to other parcels. Parcel boundaries and area may have been adjusted to fit with adjacent parcels. To determine actual boundaries, dimensions, or area of any parcel, refer to the plan, or consult a surveyor.

RM of Saltcoats No. 213

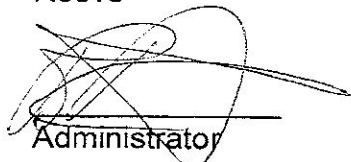
Bylaw No. 3/2014

A Bylaw to amend Bylaw No. 2-1986 known as the Basic Planning Statement Bylaw of the RM of Saltcoats No. 213.

The Council of the RM of Saltcoats No. 213, in the Province of Saskatchewan, enacts to amend Bylaw as follows:

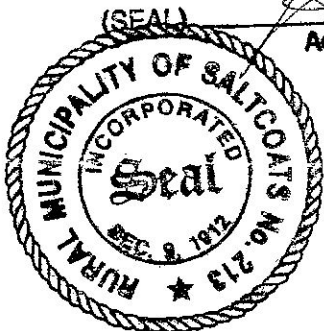
- 1. Part 4 Section 3(vi) is amended by adding the following right after (vi)(c):
 - (d) Where a parcel of land has been intersected by existing roads, railways, pipelines and other linear public utilities, including their widening, are subdivided and/or registered, or where adjustments are required due to irregularities in the primary survey system, Council may allow the parcel to be less than or greater than the site size requirements
- 2. This bylaw shall come into force and take effect when it has been approved by the Minister of Government Relations


Reeve


Administrator



Certified to be a true copy of Bylaw No. 3/2014
adopted by the council of the Rural Municipality of
Saltcoats No. 213 on the 7th day of May, 2014



Administrator

**APPROVED
REGINA, SASK.**
JUN 16 2014

Assistant Deputy Minister
Ministry of Government Relations

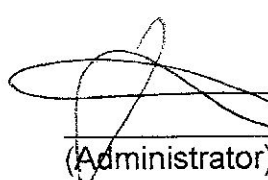
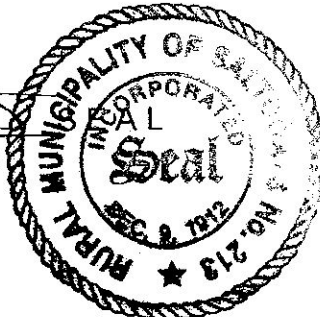
**RM of Saltcoats No. 213
Bylaw No. 3/2015**

A Bylaw to amend Bylaw No. 2-1986 known as the Basic Planning Statement Bylaw of the RM of Saltcoats No. 213.

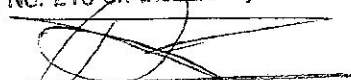
The Council of the RM of Saltcoats No. 213, in the Province of Saskatchewan, enacts to amend Bylaw as follows:

1. **Part 5 Section 3(v) is amended by adding the following right after (v)(c):**
 - (d) No development shall take place in the flood way and flood proofing techniques are required to an elevation of 0.5 meters above the 1:500 in the flood fringe of any waterway. Documentation may be required, at the developer's expense, to determine if the subject lands are in the flood way or flood fringe.
2. **This bylaw shall come into force and take effect when it has been approved by the Minister of Government Relations**


(Reeve)


(Administrator) 

Certified to be a true copy of Bylaw No. 3/2015
adopted by the council of the Rural Municipality of
Saltcoats No. 213 on the 8th day of May, 2015

(SEAL) 
Administrator



**APPROVED
REGINA, SASK.**

Assistant Deputy Minister
Ministry of Government Relations