



## ***MEMORANDUM***

FROM: Administration  
TO: Chair Rooke, Reeve Harwood, All Councillors  
SUBJECT: Planning Committee Meeting

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A meeting of the Planning Committee will be held on:

**Monday, July 9, 2018 @ 11:30 a.m.  
R.M. Council Chambers**

### **AGENDA**

1. Call to Order
2. Adopt Agenda
3. Planning Carryforward Action List
4. Saskatoon North Partnership for Growth (P4G) Regional Plan
  - Update on P4G Regional Plan
5. Bylaw Enforcement Officer Update
  - Progress Update on Enforcement Files
6. Proposed Mineral Resource Extraction Industry Development Standards
  - Review of Draft Development Standards
7. Adjourn

## PLANNING Carryforward Action List-CURRENT

\*\*Yellow highlighted text indicates latest status update\*\*

	<b>Date/Source</b>	<b>Action Item/Request</b>	<b>Status</b>
1.	Jan. 7, 2013	<p><b>Septic Utility Policy</b></p> <p><b>Issue:</b> In 2013, Council made a motion to cancel all septic utility agreements and rescind any septic bylaws or motions. Based on feedback, it was determined that approach would likely not be successful and instead it was determined to revise the current bylaw wording to increase flexibility of when to apply additional septic regulations/monitoring.</p>	<ul style="list-style-type: none"> <li>• Jan. 7, 2013 – Presentation from Brent Latimer (Saskatoon Health Region (SHR)) regarding septic systems.</li> <li>• Jan 2013 – Council provides direction to cancel all septic utility agreements and rescind any septic bylaws or motions.</li> <li>• May 21, 2013 – instead of removing the requirements, the language used in the OCP and Zoning Bylaws is proposed to be altered to increase the flexibility of when to apply additional regulations of a private septic utility on a proposed development.</li> <li>• Aug. 19, 2013 – the bylaws are deferred to seek input</li> <li>• Sept. 16, 2013 – the District Planning Commission (DPC) expresses concerns and reservations with the proposed bylaw amendments and recommends that R.M. Council revisit the issue.</li> <li>• Oct 21, 2013 – Council provides direction to re-term septic utility and instead require that a homeowner’s association be formed as a condition of approval on multi-parcel country residential development.</li> <li>• Feb. 18, 2014 – request that the word ‘association’ be changed to ‘organization’.</li> <li>• Mar. 5, 2014 – Bylaw for First Reading presented at DPC meeting</li> <li>• Mar. 10, 2014 – City of Saskatoon attended the Planning Committee meeting to discuss a new proposal and provide additional information on the raw water intake</li> <li>• Mar. 18, 2014 - motion made to support the City of Saskatoon’s proposed amendments to the wording as noted in the report presented to Council at the Mar. 10, 2014 Planning Committee meeting subject to confirmation from the SHR on the implementation of the policy.</li> <li>• Apr. 29, 2014 – meeting with SHR &amp; Community Planning with City and R.M. Administration.</li> <li>• Feb. 2015 – it was determined that the amendments will be considered with the rest of the District amendments.</li> <li>• Nov. 9, 2015 – a bylaw for consideration was on the Planning Committee agenda; DPC amendments will follow given ongoing discussions with the City on bylaw amendments</li> <li>• Nov. 16, 2015 – Bylaw 59/15 and 60/15 were deferred for edits</li> <li>• July 11, 2016 – updated Bylaws 31/16 &amp; 32/16 were provided for consideration and discussion</li> <li>• July 18, 2016 – amended Bylaws 31/16 &amp; 32/16 were given First Reading</li> </ul>

## PLANNING Carryforward Action List-CURRENT

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			<ul style="list-style-type: none"> <li>• Aug. 15, 2016 – public hearing and Bylaws given final readings and sent to Community Planning for Ministerial approval.</li> <li>• Feb. 2017 – The Ministry asked the R.M. to seek legal advice on a number of questions related to <i>The Municipalities Act</i> and <i>The Planning &amp; Development Act</i> prior to approval.</li> <li>• Feb. 2017 – R.M. legal counsel responded that there are no concerns with the proposed amendments and asked Community Planning to consider approving them as presented.</li> <li>• May 2017 – Community Planning has advised that authority for a municipality to require a private on-site septic utility is established under <i>The Municipalities Act</i> not <i>The Planning &amp; Development Act</i>. They returned the Bylaws to:             <ul style="list-style-type: none"> <li>○ Leave the policies as-is and require all multi parcel developments to include a septic utility with the terms to be detailed at the discretion of the municipality; or</li> <li>○ Edit the current OCP wording and create a new bylaw for septic utilities under the provisions of <i>The Municipalities Act</i>.</li> </ul> </li> <li>• June 19, 2017 – motion passed that the wording recommended by Community Planning regarding the authority of a Municipality to require a private on-site septic utility under <i>The Municipalities Act</i> be added into the OCP and that a new separate bylaw regarding septic utilities be prepared.</li> <li>• June 27, 2017 – Solicitors were forwarded the materials to draft the bylaw.</li> <li>• Sept. 18, 2017 – a draft bylaw was prepared</li> <li>• May 14, 2018 – Amended bylaws are on the May Planning Committee agenda for discussion.</li> <li>• May 22, 2018 – First Reading given to Bylaws 14/18, 15/18 &amp; 16/18</li> <li>• <b>June 18, 2018 – Final Readings given to Bylaws 14/18, 15/18 &amp; 16/18. A bylaw package has been submitted to the province for approval</b></li> </ul>
2.	Feb. 16, 2016	<p><b>R.M. of Corman Park Zoning Bylaw</b></p> <p><b>Issue:</b> That a list of topics for potential revision to the R.M. Zoning Bylaw be compiled.</p>	<ul style="list-style-type: none"> <li>• Feb. 16, 2016 – A list of Zoning Bylaw topics for discussion and prioritization was on the Planning Committee agenda</li> <li>• Dec. 2016 Strategic Planning – determined that the review of the overall R.M. Zoning Bylaw would be deferred until the Regional Plan is implemented; however resourcing would be secured for priority items</li> </ul>

## PLANNING

### Carryforward Action List-CURRENT

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			<ul style="list-style-type: none"> <li>Feb. 2017 – Council decided to re-prioritize lot sizes/densities and ILO regulations as the first two items to be followed by signage, secondary residences and sea cans as time allows. Separate items will be added to the Action List for each topic.</li> </ul>
3.		<p><b>Intensive Livestock Operations</b></p> <p><b>Issue:</b> Review the setbacks distances for ILOs in the OCP and requirements for co-existence agreements</p>	<ul style="list-style-type: none"> <li>July 10, 2017 – A discussion on ILOs was held at Planning Committee with Equinox3.</li> <li>Sept. 8, 2017 – A meeting between the consultant, R.M. Administration and the Ministry of Agriculture was held to discuss issues and opportunities.</li> <li>Nov. 14, 2017 – Planning Committee discussed a background report and asked Equinox3 to follow up on some of the items within the document;</li> <li>Dec 5/6, 2017 – The Ministry of AG held a ILO forum in Regina; R.M. presented at the forum</li> <li>Feb 26, 2018 – Council provided direction on proposed bylaw amendments with an initial phase and a subsequent phase             <ul style="list-style-type: none"> <li>A meeting was held between the R.M., Community Planning &amp; Ministry of Agriculture on May 1, 2018 to discuss potential criteria for reducing setbacks; <b>Community Planning finalizing background report</b></li> </ul> </li> <li><b>First Reading given to Bylaw 25/18 &amp; 26/18 at June 18 Council meeting in relation to the initial ILO textual amendments</b></li> </ul>
4.	October 2017	<p><b>Mineral Resource Extraction Industries</b></p> <p><b>Issue:</b> During their review of Bylaws 12/17 &amp; 13/17 (the industrial district bylaws), Community Planning noted that as per subsection 6.6(1) of the <i>Statements of Provincial Interest</i>, mineral resource exploration and development shall be a permitted land use in a R.M. The proposed amendments list mineral resource extraction as a discretionary use in the Zoning Districts it falls in.</p>	<ul style="list-style-type: none"> <li>The Ministry provided condition approval to the industrial bylaws; giving Council until January 19, 2018 to amend the OCP and Zoning Bylaw with respect to mineral resource development.</li> <li>Nov. 14, 2017 – Planning Committee discussed an options and asked Equinox3 to follow up with Community Planning on some of the options.</li> <li>Dec. 18, 2017 – R.M. Administration asked Community Planning for an extension past January 19, 2018 since there was a delay in receiving a response to our inquiries.</li> <li>Feb 26, 2018 – Council provided direction on proposed bylaw amendments             <ul style="list-style-type: none"> <li><b>Draft of development standards on July Planning Committee agenda for discussion</b></li> </ul> </li> </ul>

## PLANNING Carryforward Action List-CURRENT

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5.	March 2014	<p><b>District Sq. Footage Increase</b></p> <p><b>Issue:</b> Council wants to remove the maximum square footage restrictions in the Planning District.</p>	<ul style="list-style-type: none"> <li>• Mar. 5, 2014 – R.M. Administration provided a Bylaw for First Reading at the DPC meeting.</li> <li>• Mar. 18, 2014 – R.M. Council deferred First Reading of Bylaw 04/14 to allow for additional discussion between the R.M. of Corman Park and City of Saskatoon.</li> <li>• Feb. 17, 2015 – The R.M. agreed to partner in the Grasswood Mixed Use Node Market Impact Study with the City of Saskatoon, with one of the outcomes of the study to consider changes to the sq. footage limitations.</li> <li>• See item 6 for more information.</li> </ul>
6.	Feb. 17, 2015	<p><b>Grasswood Mixed Use Node Market Impact Study</b></p> <p><b>Issue:</b> That the R.M. of Corman Park partner in the Grasswood Mixed Use Node Market Impact Study with the City of Saskatoon.</p>	<ul style="list-style-type: none"> <li>• February 19, 2015 – The RFP for the Market Impact Study was released with the proposals due March 16, 2015.</li> <li>• April 20, 2015 – A recommendation on a preferred consultant for the Market Impact Study was given.</li> <li>• May 15, 2015 – A Consulting Services Agreement with Cushing Terrell Architecture was entered into.</li> <li>• 2016 – The final report was delayed due to miscommunication and negotiation on implementation between the R.M. and City as well as the Ministry of Highways &amp; Infrastructure (MHI) not finalizing the route of the Saskatoon Freeway. The study was delayed pending the final route.</li> <li>• May 12, 2017 – MHI had a public online release of the SE Saskatoon Freeway route. MHI indicated the route would be set fall 2017.</li> <li>• October 2017 – MHI updated they are reviewing the final draft report with a Steering Committee meeting expected near the end of October with project wrap up by end of the year.</li> <li>• November 2017 – A copy of the final MHI report was provided to the R.M. for review.</li> <li>• Dec. 1, 2017 – A Saskatoon Freeway Steering Committee meeting was held. It was indicated the project close out is expected for Jan/Feb 2018.</li> <li>• Dec. 5, 2017 – A meeting was held between R.M. and City staff to discuss completion of the Grasswood Market Impact Study in 2018</li> <li>• Feb 20, 2018 - MHI has accepted the recommendations outlined in the final report prepared by their consultant. Official response is expected in March letter of support steering committee, things to consider into functional and restrictions map             <ul style="list-style-type: none"> <li>o R.M. Administration has completed edits to the final draft market study and is presenting them to the City for review; discussions are</li> </ul> </li> </ul>

## PLANNING Carryforward Action List-CURRENT

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			also ongoing in relation to how the document should be brought forward to DPC and Councils
7.	April 7, 2015	<p><b>Hydraulic Modeling Study</b></p> <p><b>Issue:</b> That the R.M. undertake a hydraulic modeling study.</p>	<ul style="list-style-type: none"> <li>• April 2015 – The Water Security Agency (WSA) was contacted to see if federal or provincial funding was available. The RM was added to the funding request list. R.M. Administration also inquired into the requirements/suggestions for drafting a Request for Proposals (RFP).</li> <li>• January 2016 – A hydraulic modeling study was considered as part of the 2016 Planning Department budget.</li> <li>• May 16, 2016 – Council directed Administration to prepare a RFP and that a recommendation be brought back to R.M. Council on the selected consultant in order to award the contract and enter into a consulting services agreement.</li> <li>• August 21, 2017 – A motion was passed that the R.M. will pay 100% of the costs of the Hydraulic Modelling Study under the condition that 50% will be reimbursed through grant funds.</li> <li>• Jan 16, 2018 – The RFP was tendered with a closing date of Feb 12 with 13 proposals received.</li> <li>• Apr 16, 2018 – Barr Engineering was selected as the consultant</li> <li>• Apr 23, 2018 – Project kick off meeting held</li> <li>• May 2018 – river survey complete; model set up underway</li> </ul>
8.	June 20, 2016	<p><b>Planning Fees</b></p> <p><b>Issue:</b> That Administration further investigate options related to a subdivision application/deposit fee</p>	<ul style="list-style-type: none"> <li>• Discussions continue with Community Planning on the ability to charge fees for subdivision review and/or requiring a large deposit at the time of development</li> <li>• Feb. 12, 2018 – Council asked that Administration consider costs for consolidation requests as part of the Planning Fee Bylaw <ul style="list-style-type: none"> <li>○ R.M. Administration recommends our fees are re-addressed in 2019</li> </ul> </li> </ul>
9.	Feb. 27, 2017	<p><b>Drainage Studies</b></p> <p><b>Issue:</b> That the study of three drainage areas be prioritized to be completed under one Request for Proposal (RFP).</p>	<ul style="list-style-type: none"> <li>• Drainage study areas include North Corman/Highway No. 11 &amp; 12 corridor; BizHub/Yellowhead and East Floral industrial areas.</li> <li>• Aug. 21, 2017 – That Administration finalize the RFP and bring back a recommendation on a preferred consultant once an evaluation of the received submissions has been completed.</li> <li>• Sept. 25, 2017 – A revision to the Highway No. 11/12 corridor/North Corman study area was made extending it further north. A request was</li> </ul>

## PLANNING Carryforward Action List-CURRENT

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			<p>also made to approach Martensville, Warman, and Saskatoon for potential cost sharing.</p> <ul style="list-style-type: none"> <li>• Sept 2017 P4G ROC meeting – the potential for future contribution by the urban municipalities was discussed. <ul style="list-style-type: none"> <li>○ The P4G municipalities are discussing funding and appropriate studies in the region so resources are not being duplicated</li> <li>○ A draft project has been proposed by the City of Saskatoon to complete flood/drainage mapping. The P4G members are currently discussing the proposal. There are cost savings for the R.M. as a joint mapping project and it would allow for the other portions (i.e. East Floral area) of the drainage study to proceed under a separate project.</li> <li>○ At the April ROC meeting, the project was supported, the partners are confirming their budget contributions</li> <li>○ Partner funds have now been confirmed; data collection is underway</li> </ul> </li> </ul>
10.	Dec. 18, 2017	<p><b>Cannabis Regulations</b></p> <p><b>Issue:</b> There are outstanding questions regarding the legalization of cannabis and potential impact to development in the Municipality.</p>	<ul style="list-style-type: none"> <li>• Jan 8 2018 – The R.M. was notified that we are eligible for one cannabis retail outlet under the provincial regulations. The province will issue permits and serve as regulator however municipalities will be responsible for zoning regulations. R.M. Administration will summarize implications for the R.M. at a future Planning Committee meeting</li> <li>• Apr 10, 2018 – 30 applications were received to operate the 1 retail facility in the R.M.</li> <li>• June 4, 2018 – Tweed Grasslands, Yorkton (Canopy Growth Corporation) won the available permit provided it meets necessary requirements, such as criminal record checks.</li> <li>• June 11, 2018 - An update on proposed bylaw amendments was on the June Planning Committee agenda for direction <ul style="list-style-type: none"> <li>○ Based on the direction the R.M. is drafting a bylaw for review, expected at August Planning Committee meeting</li> </ul> </li> </ul>
11.	Dec. 18, 2017	<p><b>Utilities and Services in the R.M.</b></p> <p><b>Issue:</b> An R.M. ratepayer made a delegation to the Planning Committee in Dec 2017 raising concerns with considerations for the long term services required for industrial developments (i.e.</p>	<ul style="list-style-type: none"> <li>• Feb 26, 2018 – Council prioritized Snow Dump, Solid Waste, Septic, and Potable Water for discussion at the 2018 Strategic Planning Session</li> </ul>

**PLANNING**  
**Carryforward Action List-CURRENT**

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		waste management, snow management facilities, transportation networks, etc.). Council asked Administration bring a summary on utilities and services offered in the R.M.	
12.	Mar. 26, 2018	<p><b>R.M. Future Land Use Map</b></p> <p><b>Issue:</b> That the development of a future land use map for the R.M. be discussed concurrent to the P4G process.</p>	<ul style="list-style-type: none"> <li>• An item will be brought forward to a future Planning Committee meeting for discussion</li> </ul>
13.	Mar. 26, 2018	<p><b>P4G Zoning Bylaw</b></p> <p><b>Issue:</b> Council provided a list of topics for review including discretionary use notification and evaluation criteria; clean fill; home based businesses; equestrian facilities; secondary residential dwelling units (i.e. garden suites, secondary suites, farmhand residences, guest cottages, etc.); sea cans; solar panels, wind farms, etc.; commercial/industrial landscape standards; signage; country residential densities; solid/liquid waste disposal; potable water provision and drainage.</p>	<ul style="list-style-type: none"> <li>• Individual report items will be brought forward on Planning Committee agendas for discussion</li> </ul>



## Planning Committee Presentation Item 4

July 9, 2018

**Reeve and Councillors**

**Re: Saskatoon North Partnership for Growth (P4G) Regional Plan**

**Background:**

At the last Regional Oversight Committee (ROC) meeting held on June 14, 2018, the SaskWater/Saskatoon Water potable water strategy, project manager recruitment and 2019 P4G budget were discussed. The next ROC meeting is scheduled for September 13, 2018.

The new P4G Project Manager, Gord Shaw, attended a kick off meeting with the Planning & Administrative Committee on July 6, 2018. The focus of the discussions were the work plan, specifically drafting the P4G Zoning Bylaw and working with R.M. Administration on the various sections.

The R.M. Director of Planning & Development along with the Acting Director of Planning for the City of Martensville will be presenting on P4G at the upcoming national Canadian Institute of Planners conference in Winnipeg in July to promote the work of P4G and the draft Regional Plan.

**Recommendation:**

*“That the Saskatoon North Partnership for Growth (P4G) Regional Plan update be received as information.”*



## Planning Committee Presentation Item 5

July 9, 2018

### Reeve and Councillors

#### Re: Bylaw Enforcement Officer Update

In the first six months of 2018 the Bylaw Enforcement Officer has been working with the Planning Department in reviewing old files to ensure they're currently active and compliant. Garden Suite renewals and building relocation files were site inspected to see if they are active and compliant. The Bylaw Enforcement Officer is also reviewing building permit applications to ensure the active buildings on site are compliant and have been permitted. This is helping to reduce the amount of time to issue a building permit by providing additional resources to the Planning Department.

The enforcement of discretionary uses is continuing with focus on home based business as well as the Building Bylaw through non-permitted construction. The Bylaw Enforcement Officer has also continues to assist the R.M. Tax Assessor in site inspections as required.

The R.M. also supplied door hangers for use on site inspections. When the Bylaw Enforcement Officer attend a site and there is no one present, he indicates on the hanger the reason for the site inspection and the number to contact. To this date all but one site responded before the expiration date on the notice.

Statistics for the last 6 months:

2018	Files	Compliance	Files	Closed Files
January	10	2	12	4
February	10	3	12	5
March	18	1	14	10
April	29	3	14	16
May	22	3	15	11
June	16	5	17	5
<b>Totals</b>	<b>63</b>	<b>22</b>	<b>17</b>	<b>51</b>

Regular updates will continue to be provided to Council on bylaw enforcement actions in the R.M.

#### Recommendation:

*"That the Bylaw Enforcement Update be received as information."*



## Planning Committee Presentation Item 6

July 9, 2018

### Reeve and Councillors

### Re: Proposed Mineral Resource Extraction Industry Development Standards

#### Background:

Council will recall passing Bylaws 12/17 & 13/17 to the R.M. Official Community Plan (OCP) and Zoning Bylaw in 2017 with respect to changes to the industrial districts. This included amending the previous Mineral Resource Industry definitions to separate out Aggregate Resource Industries (i.e. gravel pit) from Mineral Resource Industries (i.e. potash mine).

During Ministerial review, Community Planning noted that as per subsection 6.6(1) of the *Statements of Provincial Interest (SPIs)*, mineral resource exploration and development shall be a permitted land use in a rural municipality.

At the February 20, 2018 Planning Committee it was decided that the R.M. should allow mineral resource extraction as a permitted use in the Agricultural (AG) District, Agricultural Residential 1 (AR1) District and Agricultural Residential 2 (AR2) District subject to development standards.

#### Analysis:

The attached development standards are proposed to be added to section 4 – Standards for Development of the R.M. Zoning Bylaw. They are based off of other development standards included in the existing bylaw where appropriate included Aggregate Resource Extraction Industries, Clean Fill Operations and Construction and Demolition Materials Industries. This way considerations for access, land use compatibility, nuisances, setbacks, servicing, rehabilitation, etc. could be taken into account.

R.M. Administration is also following up with Community Planning in relation to their discussions with the Ministry of Economy regarding the definition of “mineral exploration and development” within the *Statement of Provincial Interest (SPIs)*. It is likely that changes to the current R.M. definition of Mineral Resource Extraction Industry will be required to align more closely with the *SPIs*.

Council should determine if the development standards are adequate or if additional standards are required. Based on the information provided R.M. Administration will bring draft bylaws to Council to consider including any changes needed to the definitions.

#### Recommendation:

*“That the Mineral Resource Extraction Industry report be received as information and that Council provides direction on the draft development standards.”*

Enclosures: Draft Mineral Resource Extraction Industry development standards

## 20. Mineral Resource Extraction Industry

Notwithstanding other provisions of this Bylaw, Mineral Resource Extraction Industries are subject to the following development standards:

- 20.1 In addition to any development permit application requirements contained in this Bylaw, the application for a Mineral Resource Extraction Industry must provide:
- a) the location, type, purpose and specific uses included in the Mineral Resource Extraction Industry;
  - b) a comprehensive site plan including the total area of the operation, boundary lines, building locations, sizes and uses, access location, driveways, parking and landscaping;
  - c) types of equipment utilized in the operation;
  - d) reclamation measures for the land once the Mineral Resource Extraction Industry has been removed;
  - e) adjacent land uses and identification of nuisances that may be generated by the activity including noise, vibration, smoke, steam, heat, fumes, glare, dust, refuse matter, odour, and storage of hazardous or combustible materials, along with strategies for minimizing the nuisances;
  - f) strategies for mitigating impacts on natural and heritage resources, wetlands, hazard lands and the environment;
  - g) details on the potential impact on current roadway infrastructure including traffic counts, number and type of equipment accessing the site, commuting and/or haul routes;
  - h) the method of supplying potable water, sewage and waste disposal;
  - i) strategies for the management and protection of surface and ground water resources including the location and design of storm water runoff collection facilities;
  - j) evidence of prior public consultation with all assessed landowners within 1.6 km (1 mile) radius of the subject property; and
  - k) any supplemental information specific to the particular site or proposal.
- 20.2 Development and site maintenance shall be in accordance with provincial and federal environmental and health regulations. The applicant shall provide the Municipality with evidence of compliance with any applicable provincial and federal legislation or regulations including approvals, or application for approvals, where required.
- 20.3 A all surface components of a Mineral Resource Extraction Industry shall locate:
- a) a minimum of 457 metres from any residential dwelling unit, closest property boundary of a vacant low-density country residential site, a residential parcel within a multi-parcel country residential development, the Wanuskewin Heritage Park or a recreational use;
  - b) a minimum of 200 metres from a permanent water body;

- c) on lands which either do not have significant wildlife habitat or where a mitigation plan has been submitted to offset the impact on the significant wildlife habitat; and
  - d) on lands which either do not have unique historical or archeological significance or where a mitigation plan has been submitted to offset the impact on the unique historical or archeological significance.
- 20.4 Property approaches shall be located away from existing residential dwelling units on adjacent properties.
- 20.5 No material is to be stored or piled on any road allowance or within 30 m (100 ft) of the bank of any river or watercourse.
- 20.6 Adequate precautions shall be taken to prevent pollution of ground water.
- 20.7 The site shall be buffered or screened from adjacent land uses or public roadways to the satisfaction of the Development Officer. When considering a development permit application for a Mineral Resource Extraction Industry, the Development Officer may impose conditions requiring the use and maintenance of landscaping, berming, fencing, vegetation or other screening.
- 20.8 The applicant shall maintain any existing natural buffers (trees, natural topography, etc.), where possible. Mineral Resource Extraction Industries should not be sited in close proximity to residential developments unless there are measures to mitigate any nuisances, to the satisfaction of the Development Officer.
- 20.9 The applicant shall apply appropriate methods for minimizing the noise created from machinery and equipment through proper location, building design and property screening.
- 20.10 The disturbed area shall be progressively reclaimed to a land capability equivalent to the pre-disturbance land capability (for example, agricultural land) or a post-disturbance condition and land use (for example, conversion to wetland) which are satisfactory to the Development Officer. These conservation and reclamation procedures shall be in accordance with applicable provincial guidelines. The applicant may be required to provide a financial guarantee equal to the cost of restoration of the site.
- 20.11 A Mineral Resource Extraction Industry site shall be fenced and gated on all sides of the surficial operations with a locking gate, and a means of securing entry and exit to the site acceptable to the Development Officer.
- 20.12 Onsite signage shall be erected in accordance with the signage requirements provided in the zoning district in which the use is established.

- 20.13 The applicant shall keep the site in a clean and tidy condition free from rubbish and non-mineral debris.
- 20.14 The applicant, operator, or any person who hauls the mineral resource may be required by the Director of Public Works to enter into a road maintenance agreement prior to initiating the hauling.
- 20.15 The applicant shall permit a representative of the Municipality to perform routine inspections of the operation where deemed appropriate.
- 20.16 The applicant shall be responsible for any roadway or utility upgrades that may be required to support the proposed Mineral Resource Extraction Industry.
- 20.17 Offsite parking shall not be allowed; adequate onsite parking for vehicles and equipment must be provided.
- 20.18 Buildings shall be located a sufficient distance from each other as required for safety and fire protection in accordance with the *National Building Code* and *The Uniform Building and Accessibility Standards Act* and to the satisfaction of the Development Officer.
- 20.19 The Development Officer shall place any conditions for approval deemed necessary to secure the objectives of this Bylaw.
- 20.20 An applicant shall be required to enter into an agreement with the Municipality to ensure the Mineral Resource Extraction Industry complies with all relevant requirements of this Bylaw including any additional conditions of approval necessary to secure the objectives of this Bylaw.