



RURAL
MUNICIPALITY OF
CORMAN PARK
NO. 344

Official Community Plan

CONSOLIDATED May 2024

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SCHEDULE A TO BYLAW NO. 8/94
RURAL MUNICIPALITY OF CORMAN PARK NO. 344
DEVELOPMENT PLAN

SECTION 1: SCOPE OF THE PLAN

This Plan being the Rural Municipality of Corman Park No. 344 Development Plan, shall apply to the entire area of the Municipality with the exception of the area included in the Saskatoon Planning District.

SECTION 2: GOALS OF THE PLAN

The Goals of the Plan shall be:

1. To maintain the agricultural character of the Municipality while recognizing the need to provide for an appropriate array of land uses.
2. To develop land use policies which will allow for balanced and orderly growth in the Municipality.
3. To develop land use policies which will enhance and diversify the lifestyle of the residents of the Municipality.
4. To maintain the natural features of the Municipality for the use and enjoyment of present and future generations.
5. To develop land use policies which will reflect sound environmental management.
6. To provide a sound planning strategy for the rural-urban fringe surrounding the urban areas of the Municipality.
7. To provide sound administration of land use planning and development in the Municipality.

SECTION 3: AGRICULTURAL OBJECTIVES AND POLICIES

3.1. The Agricultural Objectives of the Plan shall be:

- 3.1.1. To promote continuation of the farming industry and to ensure that agriculture remains the primary land use in the Municipality.
- 3.1.2. To conserve agricultural land, for continuing productive agricultural land use.
- 3.1.3. To minimize the negative impact of non-agricultural land uses on agriculture.

3.2. The Agricultural Policies of the Plan shall be:

- 3.2.1. Fragmentation of agricultural land, for other than intensive agricultural operations, will be discouraged within the Municipality.
- 3.2.2. Land may be subdivided for agricultural purposes where:
 - a) the intent is to consolidate the residual parcel with adjacent land to create a more viable agricultural unit;
 - b) the intent is to create or maintain the traditional street village character within the community of Blumenheim. **(Bylaw 48/07, Approved January 11, 2008)**
- 3.2.3. Where a parcel of land has been created that is a quarter section in size, but is not a quarter section under the Dominion Lands Survey System, Council may deem and list such land as being sufficient in size to constitute an agricultural operation. **(Bylaw 04/06, Approved May 19, 2006)**
- 3.2.4. Quarter sections may be subdivided into 32.4 ha (80 acre) parcels for agricultural, intensive agricultural or agricultural residential purposes. Any subdivision into 32.4 ha (80 acre) parcels shall have suitable physical access and shall not be permitted on hazard lands, unless Council determines the lands are acceptable for remediation, and remedial measures and development standards are prescribed by Council in accordance with Section 9.2.9 and registered as an interest on the title(s) to the lands. **(Bylaw 08/04, Approved July 8, 2004)**
- 3.2.5. No more than one dwelling shall be permitted on any farm site within the Municipality excepting additional residential dwellings which are deemed necessary for agricultural purposes, which accommodate personnel whose major source of income is from agriculture, and who are actively engaged in agricultural operations on the land on which they are located. The initial residence must remain appurtenant to the agricultural operation. Any additional residential dwellings shall be located in the existing farmyard. Garden suites may also be permitted on a farm site subject to any requirements deemed necessary by the Municipality.
- 3.2.6. In keeping with the overall intent of the Agricultural Objectives, a maximum of four single parcel country residential subdivisions for building sites in addition to a country residential building site on the remnant of the original quarter section shall be permitted per quarter section in agricultural areas excepting: **(Bylaw 25/14, Approved March 20, 2015)**

- a) areas where Council approves a subdivision specifically for intensive agricultural purposes, a residence may be permitted on each parcel accessory to the said intensive agricultural operation;
- b) the area where residential density maintains the traditional street settlement within the community of Blumenheim;
- c) parcels existing prior to the adoption of the R.M. of Corman Park Official Community Plan and Zoning Bylaw (June 30, 1982) when zoned Agricultural Residential 2 District (AR2); **(Bylaw 18/08, Approved June 13, 2008)**
- d) parcels existing prior to the adoption of the R.M. of Corman Park Official Community Plan and Zoning Bylaw (June 30, 1982) when zoned Agricultural Residential 2 District (AR2) that have been re-subdivided under policy set out in the R.M. of Corman Park Zoning Bylaw; **(Bylaw 55/13, Approved February 5, 2014)**
- e) the proposed development being within the 5 per ¼ Constraints Overlay Areas identified in APPENDIX 'B'; and
- f) the proposed development being within 0.8 km of a provincial highway or the proposed Saskatoon Freeway (as determined by the Ministry of Highways & Infrastructure) where the posted speed is 80 km an hour or more unless:
 - i. for a single parcel to be created from an unsubdivided quarter section which is to accommodate an existing residence and related improvements;
 - ii. contained and permitted within an area where the Municipality and the Ministry of Highways & Infrastructure have a highway vicinity management agreement; or
 - iii. contained and permitted within a concept plan satisfactory to the Ministry of Highways & Infrastructure and where an acceptable Traffic Impact Study has been received.

3.2.7. Where a quarter section has been divided into two 32.4 ha (80 acre) parcels two single parcel country residential subdivisions for building sites in addition to a country residential building site on the remnant of the 32.4 ha (80 acre) parcel shall be permitted subject to:

- a) zoning of the land to an appropriate District;
- b) the proposed development not interfering with potential agricultural operations of the parcel and area;
- c) the proposed development not being within the 5 per ¼ Constraints Overlay Areas identified in APPENDIX 'B' and
- d) the proposed development not being within 0.8 km of a provincial highway or the proposed Saskatoon Freeway (as determined by the Ministry of Highways and Infrastructure) where the posted speed is 80 km an hour or more unless:
 - i. for a single parcel to be created from an unsubdivided quarter section which is to accommodate an existing residence and related improvements;

- ii. contained and permitted within an area where the municipality and the Ministry of Highways and Infrastructure have a highway vicinity management agreement; or
- iii. contained and permitted within a concept plan satisfactory to the Ministry of Highways and Infrastructure and where an acceptable Traffic Impact Study has been received. **(Bylaw 25/14, Approved March 20, 2015)**

3.2.8. In keeping with the overall intent of the Agricultural Objectives, a maximum of two single parcel country residential subdivisions for building sites shall be permitted per quarter section in agricultural areas within the 5 per ¼ Constraints Overlay Areas identified in APPENDIX 'B' excepting: **(Bylaw 26/15, Approved October 5, 2015)**

- a) areas where Council approves a subdivision specifically for intensive agricultural purposes a residence may be permitted on each parcel accessory to the said intensive agricultural operation;
- b) parcels existing prior to the adoption of the R.M. of Corman Park Official Community Plan and Zoning Bylaw (June 30, 1982) when zoned Agricultural Residential 2 District (AR2);
- c) parcels existing prior to the adoption of the R.M. of Corman Park Official Community Plan and Zoning Bylaw (June 30, 1982) when zoned Agricultural Residential 2 District (AR2) that have been re-subdivided under policy set out in the R.M. of Corman Park Zoning Bylaw;
- d) the proposed development being within 0.8 km of a provincial highway or the proposed Saskatoon Freeway (as determined by the Ministry of Highways & Infrastructure) where the posted speed is 80 km of an hour or more unless:
 - i. for a single parcel to be created from an unsubdivided quarter section which is to accommodate an existing residence and related improvements;
 - ii. contained and permitted within an area where the municipality and the Ministry of Highways & Infrastructure have a highway vicinity management agreement; or
 - iii. contained and permitted within a concept plan satisfactory to the Ministry of Highways & Infrastructure and where an acceptable Traffic Impact Study has been received.

3.2.9. Where a quarter section has been divided into two 32.4 ha (80 acre) parcels a maximum of one single parcel country residential subdivision for a building site shall be permitted within the 5 per ¼ Constraints Overlay Areas identified in APPENDIX 'B' subject to:

- a) zoning of the land to an appropriate District;
- b) the proposed development not interfering with potential agricultural operations of the parcel and area;

- c) the proposed development not being within 0.8 km of a provincial highway or the proposed Saskatoon Freeway (as determined by the Ministry of Highways & Infrastructure) where the posted speed is 80 km of an hour or more unless:
 - i. for a single parcel to be created from an unsubdivided quarter section which is to accommodate an existing residence and related improvements;
 - ii. contained and permitted within an area where the municipality and the Ministry of Highways & Infrastructure have a highway vicinity management agreement; or
 - iii. contained and permitted within a concept plan satisfactory to the Ministry of Highways & Infrastructure and where an acceptable Traffic Impact Study has been received. **(Bylaw 26/15, Approved October 5, 2015)**

SECTION 4: INTENSIVE AGRICULTURAL OBJECTIVES AND POLICIES

4.1. The Intensive Agricultural Objectives of the Plan shall be:

- 4.1.1. To permit the development of intensive agricultural operations in appropriate locations.
- 4.1.2. To minimize the negative impact of intensive agriculture on the environment and on other land uses.

4.2. The Intensive Agricultural Policies of the Plan shall be:

- 4.2.1. Intensive agricultural operations may be permitted on parcels less than 64.8 ha (160 acres) as a discretionary use in the Municipal Zoning Bylaw if it can be demonstrated that such a parcel is sufficient in size to accommodate the proposed operation.
- 4.2.2. Intensive agricultural operations will be encouraged in areas of the Municipality where unique land conditions exist that accentuate this agricultural activity.
- 4.2.3. In reviewing an application to establish an Intensive Agricultural Operation, Council shall consider the following matters:
 - a) type of operation, including species;
 - b) size of operation;
 - c) potential capacity of operation and plans for future expansion;
 - d) method of operation;
 - e) all approvals, as required by the Government of Saskatchewan;
 - f) impact on adjacent lands;
 - g) servicing requirements;
 - h) watershed and drainage patterns, and how runoff from is to be managed;
 - i) sufficiency of access roadways;
 - j) compliance with the recommended separations distances in the Zoning Bylaw; and **(Bylaw 41/23, Approved March 7, 2024)**
 - k) the land use designation and future land use of adjacent lands. **(Bylaw 31/19, Approved January 29, 2020)**

SECTION 5: COUNTRY RESIDENTIAL OBJECTIVES AND POLICIES

5.1. The Country Residential Objectives of the Plan shall be:

- 5.1.1. To ensure that country residential development does not conflict with agricultural uses.
- 5.1.2. To ensure that country residential development takes place in a planned manner.
- 5.1.3. To direct country residential development away from highly productive agricultural areas, and to allow for better utilization of agricultural land.
- 5.1.4. To minimize possible negative impact of country residential development on other land uses in the Municipality and on the environment.
- 5.1.5. To ensure that country residential development provides a high quality living environment through appropriate design, density and location.
- 5.1.6. To minimize the economic costs of country residential development to the Municipality.

5.2. Country Residential Development shall conform to the Policies set out below:

5.2.1. The General Country Residential Policies of the Plan shall be:

- 5.2.1.1. Any new country residential development or subdivision for country residential use on parcels in the Municipality zoned Agricultural District (AG) will require an amendment to the Zoning Map to a District which provides for this activity. The proposals will be subject to all policies and criteria herein. **(Bylaw 04/09, Approved April 21, 2009)**
- 5.2.1.2. Single parcel country residential subdivisions will be considered on 32.4 ha (80 acre) parcels created through separation of title subject to an amendment to the Zoning Map.
- 5.2.1.3. Country residential development will be considered on any 32.4 ha (80 acre) parcel subject to:
 - a) zoning the property to an appropriate District; and
 - b) the proposed development not interfering with potential agricultural operations of the parcel and area.
- 5.2.1.4. Only those 16.2 ha (40 acre) parcels existing or under Crown lease prior to the passing of this Bylaw will be considered for development as permitted in the Agricultural Residential 2 District (AR 2) in the Municipal Zoning Bylaw, subject to these areas complying with all policies and criteria herein. **(Bylaw 51/96, Approved November 18, 1996)**

- 5.2.1.5. Country Residential subdivisions shall not be allowed:
- a) within the distance of an intensive livestock operation as outlined in the Zoning Bylaw; or **(Bylaw 41/23, Approved March 7, 2024)**
 - b) on hazard lands, unless Council determines the lands are acceptable for remediation, and remedial measures and construction standards are prescribed by Council in accordance with Section 9.2.9 and registered as an interest on the title(s) to the lands. **(Bylaw 08/04, Approved July 8, 2004)**
- 5.2.1.6. Country Residential subdivisions should be directed to:
- a) locate on lands of “marginal” soil capability as defined by the Canada Land Inventory (CLI) Soil Class Rating System;
 - b) locate contiguous to existing residential development on the quarter section to limit agricultural fragmentation and minimize the disruption of agricultural operations; and
 - c) locations along existing municipally maintained roadways. **(Bylaw 04/09, Approved April 21, 2009)**
- 5.2.2. The Single Parcel Country Residential Subdivision Policies of the Plan shall be:
- 5.2.2.1. Within the Agricultural District (AG) and subject to the policies herein, a maximum of four single parcel country residential sites may be permitted to be subdivided from any quarter section in the Municipality, however no more than 8.1 ha (20 acres) may be subdivided from any quarter section. The remainder of the quarter section shall be eligible for one additional building. **(Bylaw 25/14, Approved March 20, 2015)**
- 5.2.2.2. Notwithstanding section 5.2.2.1., within the 5 per ¼ Constraints Overlay Areas identified in APPENDIX ‘B’ and subject to the policies herein, a maximum of two single parcel country residential sites may be permitted to be subdivided from any quarter section in Agricultural Districts within the Municipality, however no more than 8.1 ha (20 acres) may be subdivided from any quarter section. The remainder of this quarter section is not eligible for additional residential building sites. **(Bylaw 26/15, Approved October 5, 2015)**
- 5.2.2.3. Within the Agricultural Residential 1 District (AR1) and subject to the policies herein, a maximum of two single parcel country residential sites may be permitted to be subdivided from any 32.4 ha (80 acre) parcel within the Municipality, however no more than 4.05 ha (10 acres) may be subdivided from any 32.4 ha (80 acre parcel). The remainder of the 32.4 ha (80 acre) parcel shall be eligible for an additional single residential development. **(Bylaw 26/15, Approved October 5, 2015)**

- 5.2.2.4. Notwithstanding section 5.2.2.3., within the 5 per ¼ Constraints Overlay Areas identified in APPENDIX 'B' and subject to the policies herein, a maximum of one single parcel country residential site may be permitted to be subdivided from any 32.4 ha (80 acre) parcel in Agricultural Residential 1 (AR1) Districts within the Municipality, however no more than 4.05 ha (10 acres) may be subdivided from any 32.4 ha (80 acre) parcel. The remainder of the 32.4 ha (80 acre) parcel is not eligible for additional residential building sites. **(Bylaw 26/15, Approved October 5, 2015)**
- 5.2.2.5. Parcels physically severed as a result of a natural or man-made feature such as a river or permanent water body railway or roadway may be considered for subdivision to allow for separation of land title and the development of a building site subject to: **(Bylaw 25/14, Approved March 20, 2015)**
- a) outside of the 5 per ¼ Constraints Overlay Areas identified in APPENDIX 'B', the subdivision does not allow for a building site that would exceed a total of five building sites per quarter section;
 - b) inside the 5 per ¼ Constraints Overlay Areas identified in APPENDIX 'B', the subdivision does not allow for a building site that would exceed a total of three building sites per quarter section;
 - c) the fragmented parcel being less than 24.3 ha (60 acres);
 - d) the applicant can demonstrate to the satisfaction of Council that each parcel proposed for residential development contains at least 1 ha (2.47 acres) of contiguously developable land for a building site;
 - e) the site being capable of accommodating potable water service and an on-site wastewater/sewage disposal system;
 - f) the proposed use of the parcel does not negatively impact adjacent agricultural uses; and
 - g) the fragmented parcel has legal and year round, all-weather physical access to a municipally maintained roadway and, if not, the expansion or upgrade of the roadway to the R.M. of Corman Park's standard shall be at the applicant's expense.
- 5.2.2.6. Parcels physically severed as a result of a natural or man-made feature such as a river or permanent water body, railway or roadway and are larger than 24.3 ha (60 acres) but less than 32.4 ha (80 acres) may be considered for subdivision to allow for separation of land title and will be considered equivalent to 32.4 ha (80 acre) parcels to allow for further subdivision and development in accordance with: **(Bylaw 25/14, Approved March 20, 2015)**

- a) Section 3.2.7., if the parcel is located outside of the 5 per ¼ Constraints Overlay Areas identified in APPENDIX 'B'; or
- b) the subdivision does not allow for a building site that would exceed a total of three building sites per quarter section if the parcel is located inside the 5 per ¼ Constraints Overlay Areas identified in APPENDIX 'B,

5.2.2.7. A Basic Development Review (BDR) shall be completed prior to consideration of an application to rezone or subdivide land for single-parcel country residential use and shall address land uses, site servicing, hazard land, and potential conflict mitigation as set out in the Zoning Bylaw. **(Bylaw 25/14, Approved March 20, 2015)**

5.2.2.8. Single parcel subdivisions may be permitted on 16.2 ha (40 acre) parcels subject to:

- a) zoning the property to an appropriate District; and
- b) the consolidation of the remainder of the 16.2 ha (40 acre) parcel with an adjacent parcel.

5.2.2.9. Single parcel country residential subdivisions permitted in accordance with Sections 5.2.2.1., 5.2.2.2., 5.2.2.3, 5.2.2.4., and 5.2.2.5., shall have a minimum site area of 1 ha (2.47 acres) and a maximum site area of 4.05 ha (10 acres), except: **(Bylaw 26/15, Approved October 5, 2015)**

- a) In the case of a parcel physically severed as a result of road right-of-way or railway plans, drainage ditch, pipeline or transmission line development, or natural features such as water courses or water bodies there shall be no maximum site area. Existing residential parcels may be enlarged to include land physically severed as a result of the above noted barriers.
- b) In the case of parcels which existed prior to the adoption of this Plan there shall be no minimum or maximum site area.
- c) In the case of residential yard sites which existed prior to the adoption of the initial Development Plan (June 30, 1982), relaxations of the maximum site area may be permitted to allow the entire residential yard site to be included in the subdivision. **(Bylaw 62/96, Approved December 1996) (Bylaw 40/02, Approved February 2003)**

5.2.2.10. A single parcel country residential site may be permitted to be subdivided on the basis that:

- a) existing utilities are available or if the applicant will provide these services at his cost.

- i. there is existing road access at Municipality approved standards; or
- ii. the applicant enters into an agreement with the Municipality that deals with the provisions of road access; and
- iii. there is conformity with the Municipality's Public Works Road Program present and future;

b) all requisite government department requirements are met.

5.2.2.11. Subdivisions for a single parcel country residential site shall not be permitted: **(Bylaw 43/15, Approved November 23, 2015)**

- a) within 1 km (0.6 mile) of a Hazardous Industry measured from the property boundary of the Hazardous Industry to the closest property boundary of a single parcel country residential site;
- b) within 457 m (1500 ft.) of a Solid Waste Disposal Facility or a Liquid Waste Disposal Facility measured from the property boundary of the Solid Waste Disposal Facility or the Liquid Waste Disposal Facility to the closest property boundary of a single parcel country residential site;
- c) within the distance for a single family dwelling from an Intensive Livestock Operation as outlined in the Zoning Bylaw; **(Bylaw 41/23, Approved March 7, 2024)**
- d) notwithstanding subsection a) and b) aforementioned, in the event the site to be subdivided includes an existing residence, the subdivision for a single parcel country residential site shall not be permitted within 300 m (984 ft.) of a Solid Waste Disposal Facility or a Liquid Waste Disposal Facility measured from the property boundary of the Solid Waste Disposal Facility or the Liquid Waste Disposal Facility to the closest property boundary of the parcel to be subdivided.

5.2.2.12. In the case of residential yard sites which existed prior to the adoption of the initial Development Plan (June 30, 1982), a single parcel country residential subdivision may be permitted to cross quarter section and section lines to allow the entire residential yard site to be included in the subdivision. For the purposes of calculating residential development densities in accordance with Section 3.2.5., the residential site shall be attributed to the quarter section in which the residence is physically located.

- 5.2.2.13. Any country residential parcel which does not conform to the minimum or maximum site area requirement shall be deemed conforming with regard to site area, provided that a registered title for the site existed with Information Services Corporation prior to the coming into force of this amendment. **(Bylaw 04/09, Approved April 21, 2009)**
- 5.2.3. The Multi Parcel Country Residential Subdivision Policies of the Plan shall be:
- 5.2.3.1. A Comprehensive Development Review (CDR) shall be completed prior to consideration of an application to rezone or subdivide land for multi-parcel country residential use and shall address all matters of land use integration, environmental sustainability, public involvement and potential conflict mitigation, and the provision of services to the development as set out in the Zoning Bylaw.
- 5.2.3.2. Council shall consider the current demand for and existing inventory of undeveloped multi-parcel country residential lots when reviewing multi- parcel country residential subdivision proposals.
- 5.2.3.3. Preference will be given to proposals that:
- a) include significant natural or built amenities or other features which provide for a high quality living environment;
 - b) promote and include environmental and social innovation; and
 - c) significantly increase housing options available to people wishing to live in Corman Park.
- 5.2.3.4. Council may consider proposals for multi-parcel country residential development at any time where it is evident the proposed development meets a specific documented need that is not addressed within the available undeveloped lot inventory including alternative forms of housing and multi-parcel country residential development. Council may amend policy and development standards to accommodate such development.
- 5.2.3.5. The number and arrangement of approved lots shall be determined on a case by case basis and shall have consideration for:
- a) the carrying capacity of the lands proposed for development based on site conditions, environmental considerations and potential impacts, and other factors that may warrant consideration in the design of the proposal;
 - b) the suitability and availability of municipal and other services and infrastructure necessary to support the proposal; and

- c) the compatibility of the proposed subdivision design with that of the surrounding area.
- 5.2.3.6. The Municipality will ensure that new multi-parcel country residential subdivision proposals incorporate environmentally sustainable subdivision design principles including but not limited to the following:
- a) the subdivision design shall respond to and incorporate existing natural resources including: wildlife corridors and habitat, topographic features and environmentally sensitive lands with particular attention to hydrologic features and systems; and
 - b) the design of lots and internal roadways shall seek to minimize the length of roads constructed within the subdivision and to arrange house sites effectively relative to natural features and efficient roadway networks.
- 5.2.3.7. The maximum size of the development area for an individual multi-parcel country residential development shall be 64.8 ha (160 acres).
- 5.2.3.8. Where a substantive active public recreational amenity is being proposed in conjunction with a multi-parcel country residential development, the development may exceed the maximum development area identified in Section 5.2.3.7. In considering proposals to rezone property for this use, Council shall:
- a) permit only those developments which exhibit significant amenities or propose substantial recreational components;
 - b) equate the maximum number of residential lots which will be permitted with the level of investment in the recreational component; and
 - c) consider requiring the rezoning of the residential or recreational component, or both, to be undertaken in accordance with the provisions of section 69 of *The Planning and Development Act, 2007* and Section 12.2.4. of this Plan. (**Bylaw 39/17, Approved September 20, 2017**)
- 5.2.3.9. Where Council has approved a multi-parcel country residential subdivision incorporating an integrated active public recreational amenity, the amenity shall be developed concurrently with the residential component.
- 5.2.3.10. Comprehensive Development Reviews shall include a clear record of substantial public consultation including involvement in concept development, public review of the development options, and evidence of conflict resolution initiatives where necessary.

- 5.2.3.11. Where Council deems public consultation to have been too limited or ineffective, additional public consultation by the proponent may be required.
- 5.2.3.12. Residential developments shall, when deemed necessary by the Municipality, enter into servicing agreements, when subdivision is involved, including any considerations Council deems necessary in accordance with *The Planning and Development Act, 2007*.
- 5.2.3.13. All new proposals for multi-parcel country residential subdivision shall be serviced by a common potable water system in a legal form that is acceptable to the Municipality.
- 5.2.3.14. As a condition of approval of a multi-parcel country residential subdivision, Council may in accordance with a septic monitoring bylaw adopted pursuant to *The Municipalities Act*, require the developer to incorporate a Community Association to monitor the ongoing operation and maintenance of an on-site wastewater system. **(Bylaw 15/18, Approved July 27, 2018)**
- 5.2.3.15. Where a multi-parcel country residential development is proposed on lands near or abutting an existing multi-parcel country residential development, the proposed development shall be designed to complement the existing development and respond to the reasonable concerns and interests of the residents of the existing development and where required by Council, shall provide visual buffering, house site separation, complementary lot sizing or any other measures necessary to achieve compatible land use and development.
- 5.2.3.16. Where an organized hamlet indicates an interest in expanding through additional, adjacent development, the proponent shall integrate the new development into the existing and in doing so, shall service the new development with an extension of existing infrastructure.
- 5.2.3.17. Subdivision for a multi-parcel country residential development shall not result in the creation of any residential parcel located: **(Bylaw 43/15, Approved November 23, 2015)**
- a) within the distance of an Intensive Livestock Operation as outlined in the Zoning Bylaw; **(Bylaw 41/23, Approved March 7, 2024)**
 - b) on Hazard Land;
 - c) within 1 km (0.6 mile) of a Hazardous Industry measured from the property boundary of the Hazardous Industry to the property boundary of the closest developable parcel;
 - d) within 1 km (0.6 mile) of a rural industrial park measured from the property boundary of the closest developable

parcel located within the rural industrial park to the closest property boundary of a multi-parcel country residential parcel;

- e) within 457 m (1500 ft.) of the property boundary of a Solid Waste Disposal Facility or a Liquid Waste Disposal Facility measure from the property boundary of the Solid Waste Disposal Facility or the Liquid Waste Disposal Facility to the closest property boundary of a residential parcel; and
- f) on conservation lands.

- 5.2.3.18. Development must recognize and conserve areas containing significant wildlife habitat, cultural and historic resources.
- 5.2.3.19. Multi-parcel country residential subdivisions shall not be permitted on lands predominantly identified as prime agricultural lands according to the Canada Land Inventory (C.L.I) Soil Class Rating System and under agricultural production except where food production is an essential component of the development or where the development requires location on prime lands.
- 5.2.3.20. Multi-parcel country residential subdivisions proposed in the vicinity of a provincial highway shall consult and provide evidence of compliance with the requirements of the Saskatchewan Ministry of Highways and Infrastructure.
- 5.2.3.21. Council shall consider the capacity of existing school and bus facilities or the feasibility of expanding this capacity to suit a development when reviewing multi- parcel country residential subdivision proposals.
- 5.2.3.22. Approved multi-parcel developments shall be phased to ensure that roadway development and the provision of other services does not unnecessarily precede lot development. **(Bylaw 23/08, Approved July 3, 2008)**

SECTION 6: INDUSTRIAL OBJECTIVES AND POLICIES

(Bylaw 12/17, Approved September 20, 2017)

6.1. The Industrial Objectives of the Plan shall be:

- 6.1.1. To maximize the economic benefits of industrial development activities, while at the same time minimizing land use conflicts and environmental concerns associated with such development.
- 6.1.2. To regulate aggregate and mineral resources and accommodate industries which utilize these resources.
- 6.1.3. To provide for high quality rural industrial development through appropriate subdivision design and location criteria.

6.2. The General Industrial Policies of the Plan shall be:

- 6.2.1. In order to evaluate industrial development proposals, a Comprehensive Development Review (CDR) shall be completed prior to consideration of an application to rezone or subdivide land for industrial use. The CDR shall address all matters of land use integration, environmental sustainability, public involvement and potential conflict mitigation, and the provision of services to the development as set out in the Zoning Bylaw.
- 6.2.2. Industrial development should be located on sites that:
 - a) permit the economically-feasible provision of public services including but not limited to roadways, power, telecommunication, rail lines, police and fire protection;
 - b) are in close proximity to, or adjacent to, an appropriately engineered road way and/or rail access;
 - c) are not prime agricultural land;
 - d) do not have high quality aggregate resources, unless the purpose of development is to extract the aggregate resources;
 - e) are not prone to natural hazards and/or flooding;
 - f) do not have unique historical or archaeological significance;
 - g) do not have significant wildlife habitat;
 - h) are not high quality recreational land;
 - i) will not pollute or otherwise adversely impact groundwater and/or surface water resources;
 - j) have suitable drainage;
 - k) do not lead to land use conflicts with adjacent lands.
- 6.2.3. Industrial development shall not be permitted adjacent to an urban municipality unless the R.M. and adjacent urban municipality agree that the proposed development:
 - a) is compatible with current and planned urban land uses within the adjacent urban municipality; and

- b) will not place pressure on the urban municipality to develop, expand or upgrade services and infrastructure, without an approved Concept Plan or servicing agreement between the urban municipality and the R.M.
- 6.2.4. Notwithstanding compliance with the Official Community Plan and Zoning Bylaw, development permits for individual development shall require compliance with all provincial and federal legislation including but not limited to:
- a) *The Environmental Management and Protection Act, 2010;*
 - b) *The Dangerous Goods Transportation Act;*
 - c) *The Fire Safety Act;*
 - d) *The Fire Safety Regulations; and*
 - e) *National Building Code.*
- 6.2.5. Industrial development shall comply with the required separation distances from an Intensive Livestock Operation as provided in the Zoning Bylaw. ***(Bylaw 41/23, Approved March 7, 2024)***
- 6.2.6. Industrial developments shall meet all municipal and provincial regulations respecting access to and from provincial highways, arterial roadways, and other public roads.
- 6.2.7. All industrial developments must assess and avoid or mitigate potential impact on natural and heritage resources.
- 6.2.8. Industrial developments shall be designed and constructed to ensure that alteration to drainage, landscape, or other natural conditions occurs in a way that avoids or mitigates on and off site impacts and that respects any inter-municipal agreements on the extension of urban infrastructure to the area.
- 6.2.9. The applicant shall be responsible for the construction of all infrastructure and services associated with the industrial development.
- 6.2.10. Industrial developments shall, when deemed necessary by the Municipality, enter into servicing agreements, when subdivision is involved, including any considerations the Municipality deems necessary in accordance with *The Planning and Development Act, 2007*.
- 6.2.11. Appropriate development standards for industrial areas shall be applied through the Zoning Bylaw respecting parking, loading, landscaping, signage, buffering, building setbacks, and any other relevant standards.
- 6.2.12. Retail and wholesale of products produced on site may be permitted as accessory uses to industrial operations.
- 6.2.13. The output of an industrial use may be used as an input for another industrial use on the same site where the nature and extent of use does not detract from the use of adjacent and nearby properties and can be accommodated by existing infrastructure.

6.2.14. Hazardous industries shall locate in, or adjacent to, areas of existing concentrated industrial use or in new industrial parks. Hazardous industries shall only be approved if they have already been approved by applicable provincial and federal environmental agencies and provide clear evidence of compliance with the *National Fire Code*, and other applicable codes and standards.

6.3. The Industrial Land Use Classifications of the Plan shall be:

6.3.1. The plan contains three classifications of industrial land use comprised of Business, Light Industrial and Heavy Industrial. These land use classifications define the three levels of intensity for industrial land use and are distinguishable by their propensity for creating offsite impacts, the need for traffic exposure, and dependency upon the use of land for the outdoor storage of raw and unfinished goods. Specific Zoning Districts under these land use classifications will be provided in the Zoning Bylaw.

6.3.2. Business Classification is characterized as:

- a) accommodating service commercial/business and light industrial uses where the potential for offsite impacts and/or land use conflicts is minimal and location adjacent to major highways for exposure is important;
- b) permitting small and medium-sized, value-added manufacturing and service industries;
- c) having fully landscaped sites, screened loading areas, an absence of outdoor storage of raw materials and an overall quality of site development that is superior to light or heavy industrial areas;
- d) providing a buffer or transitional area between more intensive industrial uses and incompatible uses, such as residential areas, or along major transportation routes; and
- e) agricultural-related industrial uses including sales, processing and storage.

6.3.3. Business Classification development may be integrated into highway frontage for existing or planned industrial parks when suitable access can be provided. The Business District properties should function to visually buffer the Light and/or Heavy Industrial uses in the industrial park.

6.3.4. Light Industrial Classification is characterized as:

- a) accommodating developments which have low to moderate potential for offsite impacts and/or land use conflicts with regard to noise, vibration, dust, smoke, aesthetics or odour and are less dependent on exposure to high traffic areas;
- b) permitting a variety of industrial uses, including but not limited to manufacturing, assembly and repair, warehousing, wholesale distribution, and limited retailing as an accessory use.
- c) permitting limited outdoor storage of raw materials subject to screening to the satisfaction of Municipality and an overall quality of site development that is superior to heavy industrial areas;

- d) agriculturally related industrial uses including processing and storage.

6.3.5. Heavy Industrial Classification is characterized as:

- a) developments which have a high potential for conflicts with adjacent land uses and are not dependent on exposure to high traffic areas;
- b) land uses and processes that may potentially create offsite impacts and/or land use conflicts; and
- c) permitting the outdoor storage of raw and processed materials subject to the provision of screening to the satisfaction of the Municipality.

6.4. The Rural Industrial Park Policies of the Plan shall be:

6.4.1. Rural Industrial Parks shall not be located within:

- a) 1 km (0.6 mile) of multi-parcel country residential or recreational development measured from the property boundary of the closest developable parcel located within the multi parcel country residential development or recreational development to the property boundary of the closest developable parcel within the Rural Industrial Park;
- b) within the separation distances outlined in the Zoning Bylaw of an Intensive Livestock Operation. (**Bylaw 41/23, Approved March 7, 2024**)

6.4.2. The planning of industrial development within established or proposed industrial parks shall ensure that industries with a high potential for land use conflicts are located in a manner that provides for adequate buffering from non-industrial uses of land through the use of distance separation and/or landscaping, providing a visual buffer from potentially impacted properties.

6.4.3. As a condition of approval of a multi-parcel industrial park subdivision, Council may in accordance with a septic monitoring bylaw adopted pursuant to *The Municipalities Act*, require the developer to incorporate a Community Association to monitor the ongoing operation and maintenance of an on-site wastewater system. (**Bylaw 15/18, Approved July 27, 2018**)

6.5. The Site-Specific Industrial Policies of the Plan shall be:

6.5.1. The following industries may be permitted on a site-specific basis within the Municipality:

- a) Agricultural Industries;
- b) Aggregate Resource Extraction Industries or Aggregate Resource Processing or Storage Operations;
- c) large scale industries requiring specific siting near their source of materials, power or transportation;

- d) Mineral Resource Extraction Industries or Mineral Resource Storage and Processing Industries;
- e) Hazardous Industries; and
- f) other industries, subject to Section 6.2.1., if the applicant can clearly demonstrate to the satisfaction of Council that the use has specific location requirements that limit its location to a specific site.

6.5.2. In considering proposals to rezone property for site specific industrial uses, Council may require the rezoning to be undertaken according with the provisions of Section 69 of *The Planning and Development Act, 2007* and section 12.2.4 of this Plan.

6.6. The Industrial Re-subdivision Policies of the Plan shall be:

6.6.1. The re-subdivision of existing industrial developments may be considered subject to zoning and compliance with the following criteria:

- a) the subdivision shall be consistent with all relevant policies within this plan;
- b) the subdivision shall not be detrimental to the health, safety and general welfare of the existing development;
- c) the resulting lots shall have a documented source of potable water and sufficient water for firefighting requirements;
- d) the subdivision shall make efficient use of existing infrastructure including roadways;
- e) the resulting lots shall not infringe upon any required setbacks or buffers;
- f) the resulting lots shall not adversely impact drainage; and
- g) the subdivision shall comply with all standards set out in the Zoning Bylaw.

6.6.2. The re-subdivision of existing industrial development shall require the submission of a Basic Development Review prior to consideration by Council if the re-subdivision results in the creation of one (1) new parcel.

6.6.3. The re-subdivision of existing industrial development shall require the submission of a Comprehensive Development Review prior to consideration by Council if the re-subdivision results in the creation of two (2) or more new parcels

6.7. The Aggregate Resource Extraction, Processing and Storage Policies of the Plan shall be:

6.7.1. The municipality shall encourage the extraction of significant commercial Aggregate Resources prior to planned development that would preclude or constrain future extraction of the resource.

- 6.7.2. In reviewing applications for Aggregate Resource Extraction Industries and/or Aggregate Resource Processing and Storage Operations, Council shall consider the following matters:
- a) the effect on adjacent land uses due to conflicts with noise, vibration, smoke, dust, odor or potential environmental contamination;
 - b) minimizing the effect of the use on infrastructure and services, including but not limited to municipal roads;
 - c) the manner in which the pit, quarry, processing or storage site is to be operated;
 - d) the environmental implications of the operation including storage of fuel tanks or chemicals, measures for the release of contaminants and/or plans for restoration of the site; and
 - e) reclamation of the land for an approved end use.
- 6.7.3. Aggregate Resource Extraction Industries and/or Aggregate Resource Processing and Storage Industries shall comply with the development standards set out in the Zoning Bylaw.
- 6.7.4. Aggregate Resource Extraction Industries and/or Aggregate Resource Processing and Storage Operations shall meet all municipal and provincial regulations respecting access to and from provincial highways, arterial roadways and other public roads.
- 6.7.5. Aggregate Resource Extraction Industries and/or Aggregate Resource Processing and Storage Operations should be located on sites that:
- a) do not have high agricultural capability;
 - b) do not have unique historical or archaeological significance;
 - c) do not have significant wildlife habitat;
 - d) are not high quality recreational land;
 - e) do not lead to land use conflicts with adjacent lands.
- 6.7.6. Aggregate resource industries should not be located where they would adversely impact aesthetic or environmental quality.
- 6.8. The Mineral Resource Extraction, Processing and Storage Policies of the Plan shall be:
- 6.8.1. The municipality shall encourage the extraction of significant commercial Mineral Resources prior to planned development that would preclude or constrain future extraction of the resource.
- 6.8.2. In reviewing applications for Mineral Resource Extraction Industries and/or Mineral Resource Processing and Storage Operations, Council shall consider the following matters:

- a) the effect on adjacent land uses due to conflicts with noise, vibration, smoke, dust, odor or potential environmental contamination;
 - b) minimizing the effect of the use on infrastructure and services, including but not limited to municipal roads;
 - c) the manner in which the mine, pit, quarry, processing or storage site is to be operated;
 - d) the environmental implications of the operation including storage of fuel tanks or chemicals, measures for the release of contaminants and/or plans for restoration of the site; and
 - e) reclamation of the land for an approved end use.
- 6.8.3. Mineral Resource Extraction Industries and Mineral Resource Processing and Storage Operations shall comply with the development standards set out in the Zoning Bylaw.
- 6.8.4. Mineral Resource Extraction Industries and Mineral Resource Processing and Storage Operations shall meet all municipal and provincial regulations respecting access to and from provincial highways, arterial roadways and other public roads.
- 6.8.5. Mineral Resource Extraction Industries shall not be located within:
- a) 1.6 km (1 mile) of existing or approved urban residential neighbourhood, multi-parcel country residential or recreational developments or any residence not associated with the operation.
- 6.8.6. Mineral Resource Extraction Industries and/or Mineral Resource Processing and Storage Operations should be located on sites that:
- a) do not have high agricultural capability;
 - b) do not have unique historical or archaeological significance;
 - c) do not have significant wildlife habitat;
 - d) are not high quality recreational land; and
 - e) do not lead to land use conflicts with adjacent lands.
- 6.8.7. Mineral Resource Extraction Industries and/or Mineral Resource Processing and Storage Operations should not be located where they would adversely impact aesthetic or environmental quality.

SECTION 7: COMMERCIAL OBJECTIVES AND POLICIES

7.1. The Commercial Objectives of the Plan shall be:

- 7.1.1. To ensure that commercial development will be located in a rational manner.
- 7.1.2. To ensure that commercial development will be provided to serve the needs of the residents of the Municipality and the travelling public.
- 7.1.3. To ensure that commercial development takes place in a spatial form which will efficiently use the land and which will be aesthetically pleasing.
- 7.1.4. To ensure that commercial development takes place in a manner which can be economically and efficiently serviced.

7.2. The Commercial Policies of the Plan shall be:

- 7.2.1. Commercial developments shall locate at permanent access points as designated by the Department of Highways and Transportation.
- 7.2.2. Commercial developments will be encouraged to develop and locate in nodes at the intersection of highways and major municipal roads. Strip development shall be discouraged.
- 7.2.3. Where possible, commercial development should take place at existing developed Highway Commercial locations.
- 7.2.4. Commercial development shall take place in a location and form so as to minimize conflicts with adjacent land uses.
- 7.2.5. Commercial development should not take place on high quality agricultural land.
- 7.2.6. Commercial developments shall be in conformity with all Saskatchewan Department of Highways and Transportation regulations, specifically including building and sign regulations and 427 m (1400 ft) control radii regulations.
- 7.2.7. Commercial uses shall be limited to those uses which serve the needs of the residents of the Municipality and the travelling public.
- 7.2.8. Commercial developments shall display a high visual quality.
- 7.2.9. Commercial developments shall be required to provide such onsite services as are deemed necessary by Council.
- 7.2.10. Commercial developments shall, when deemed necessary by Council, enter into servicing agreements, when subdivision is involved, covering the following items:
 - a) access points;
 - b) municipal and service road upgrading or construction;
 - c) sewer and water provision;

- d) any other considerations Council deems necessary in accordance with Section 143 of the Planning and Development Act, 1983.
- 7.2.11. Commercial development shall only occur in such a manner as not to restrict future expansion of the road system in the Municipality.
- 7.2.12. Commercial development shall not occur within the distances of an Intensive Livestock Operation as outlined in the Zoning Bylaw. **(Bylaw 41/23, Approved March 7, 2024)**
- 7.2.13. Development of new commercial zones shall be planned in a manner so as to account for supply and demand of commercial property and the balanced development of commercial zones throughout the Municipality.
- 7.2.14. Provisions shall be made in the Zoning Bylaw for the development of agricultural tourism uses, home based businesses and home occupations.
- 7.2.15. As a condition of approval of a multi-parcel commercial subdivision, Council may in accordance with a septic monitoring bylaw adopted pursuant to *The Municipalities Act*, require a developer to incorporate a Community Association to monitor the ongoing operation and maintenance of an on-site wastewater system. **(Bylaw 15/18, Approved July 27, 2018).**

SECTION 8: RECREATION OBJECTIVES AND POLICIES

8.1. The Recreation Objectives of the Plan shall be:

- 8.1.1. To acknowledge the need for both intensive and extensive recreational land uses in selected areas within the Municipality.
- 8.1.2. To ensure that recreational development does not conflict with adjacent land uses, particularly agricultural and country residential development.
- 8.1.3. To ensure that environmental and historic features and wildlife habitat are protected from unauthorized recreational use.
- 8.1.4. To acknowledge the recreational value of the North and South Saskatchewan Rivers.
- 8.1.5. To acknowledge the interrelationship of passive recreational land use with Conservation policies.
- 8.1.6. To ensure that recreational developments, particularly those of an intensive character, do not place inordinate demands for new municipal services or for extensive improvements to existing services.

8.2. The Recreation Policies of the Plan shall be:

- 8.2.1. Recreational development (active or passive);
 - a) shall be restricted wherever possible, to lands of low agricultural capabilities;
 - b) may be considered:
 - i. contiguous to or within the boundaries of intensive country residential subdivision where it is complementary to country residential lifestyle pattern;
 - ii. where it is complementary to existing land conservation districts;
 - iii. where it will not conflict with the agricultural community and conservation of ecological preserves.
 - c) shall be designed in a manner which can be adequately supervised and policed.
- 8.2.2. Recreational uses shall not occur within the distances of an intensive animal related livestock operation as outlined in Section 4.2.3.
- 8.2.3. Commercial recreation uses should comply with the general intent of the Commercial Policies outlined in Section 7.2.

SECTION 9: LAND CONSERVATION OBJECTIVES AND POLICIES

9.1. The Land Conservation Objectives of the Plan shall be:

- 9.1.1. To ensure that conservation principles complement agricultural development and activity.
- 9.1.2. To acknowledge and protect natural features within the Municipality especially those related to the South Saskatchewan and North Saskatchewan River valleys.
- 9.1.3. To protect historic, archaeological, and other cultural features and sites from incompatible development.
- 9.1.4. To preserve the natural character of conservation areas including critical wildlife habitat areas and tracts of significant vegetative growth.
- 9.1.5. To restrict development in areas that could prove hazardous to development for reasons of flooding or ground stability.
- 9.1.6. To allow land uses that are compatible with and complementary to the natural character of the river valleys within the Municipality.

9.2. The Land Conservation Policies of the Plan shall be:

- 9.2.1. Only uses that are compatible with and complementary to the principle of river protection will be permitted in the South Saskatchewan and North Saskatchewan River valleys.
- 9.2.2. Areas identified as hazard lands that are not determined by Council to be acceptable for remediation shall be restricted from development other than for:
 - a) extensive agricultural development;
 - b) passive recreational uses;
 - c) mineral resource extraction industries (with appropriate approvals from all approving authorities.)
 - d) uses which assist in the conservation or management of water supplies. (**Bylaw 08/04, Approved July 8, 2004**)
- 9.2.3. Wherever possible protection shall be afforded areas of historical and archaeological significance.
- 9.2.4. All development shall have regard to the conservation of wildlife habitat and lands recognized as having unique natural features.
- 9.2.5. Passive recreational uses shall be designed in a manner which can be adequately supervised and policed.

- 9.2.6. Any applicant submitting a development proposal in a Conservation District shall provide the following information:
- a) the need for the proposed development in that particular area, including an indication of other areas that have been examined as potential sites;
 - b) the relationship of the proposed development with the natural character of the area;
 - c) measures to minimize the impact on the conservation features in question;
 - d) the potential impact on adjacent land uses, particularly other conservation land;
 - e) intensity of development;
 - f) servicing systems;
 - g) road requirements;
- 9.2.7. Council shall maintain liaison with agencies both public and private regarding the identification, protection and development of conservation lands within the Municipality.
- 9.2.8. The general intent of the above policies apply throughout the Municipality. The utilization and implementation of the Conservation District however will be initiated in those areas critical to the spirit and intent of the policies outlined.
- 9.2.9. Any non-agricultural development proposed on flood prone lands shall be constructed at or above the 1:500 flood level as defined by the Saskatchewan Watershed Authority, and in compliance with remedial measures and development standards prescribed by Council in consultation with the Saskatchewan Watershed Authority and Government Relations and Aboriginal Affairs. **(Bylaw 08/04, Approved July 8, 2004)**

SECTION 10: RURAL-URBAN FRINGE OBJECTIVES AND POLICIES

10.1. The Rural-Urban Fringe Objectives of the Plan shall be:

- 10.1.1. To provide a framework within which both the urban centers within the Municipality and the Municipality can rationally plan for long term growth.
- 10.1.2. To minimize potential land use conflicts within the rural-urban fringe.
- 10.1.3. To ensure development will not compromise mid and long term growth strategies of the urban centers within the Municipality.

10.2. The Rural-Urban Fringe Policies of the Plan shall be:

- 10.2.1. For the purposes of this Plan all land within 3 km (1.8 miles) of the corporate limits of the Towns of Langham, Martensville, Warman, Dalmeny and Osler shall be considered the rural-urban fringe.
- 10.2.2. It is hereby noted that all land within the areas of the Saskatoon Planning District shall be governed by bylaws adopted from time to time by the Municipality and the City of Saskatoon.
- 10.2.3. The Municipality will evaluate annexation proposals by all urban municipalities within the Municipality. The Municipality will consider the impact of the annexation:
 - a) on the adjacent rural land uses;
 - b) on the agricultural productivity of the area;
 - c) on the relationship of annexed land to the particular community's growth strategy, Basic Planning Statement or Development Plan;
 - d) on the financial effect of the annexation on the Municipality.
- 10.2.4. The following land uses may be permitted within the rural-urban fringe only if they are complementary to the long term growth strategy or the urban municipality, or if the urban municipality does not clarify its development intentions for the area:
 - a) multi parcel country residential development;
 - b) intensive recreation development;
 - c) rural industrial park development
 - d) commercial development.

The Municipality will circulate all development proposals referred to above within a rural-urban fringe, which require rezoning, to the appropriate urban municipality and will consider comments which are received within 60 days.

SECTION 11: SERVICING OBJECTIVES AND POLICIES

11.1. The Servicing Objectives of the Plan shall be:

- 11.1.1. To provide an effective and efficient road network throughout the Municipality to facilitate traffic flow generated by the variety of land uses.
- 11.1.2. To minimize the financial burden on the residents of the Municipality, resulting from developments in the Municipality.
- 11.1.3. To minimize the financial burden on residents of the Municipality, resulting from the school system in the Municipality.
- 11.1.4. To ensure services are provided in an economic and efficient manner.

11.2. The Servicing Policies of the Plan shall be:

- 11.2.1. All new development proposals in close proximity to any road in the Municipality shall allow for expansion of those roads to standards designated by Council.
- 11.2.2. Any person proposing a subdivision and/or development of land shall, as a condition of approval, construct at his or her own expense and to standards established by the Council such roads as may be required by the subdivision and/or development. **(Bylaw No. 3/11, Approved April 5, 2011)**
- 11.2.3. All development proposals shall have regard to existing school and school bus capacity.

SECTION 12: IMPLEMENTATION OBJECTIVES AND POLICIES

12.1. The Implementation Objectives of the Plan shall be:

- 12.1.1. To ensure that the intent of the policies outlined in the Plan are adhered to in the decision making process.
- 12.1.2. To ensure that the Zoning Bylaw clearly complements the intent of the policies outlined in the Plan.

12.2. Implementation of this Plan shall conform to the Policies set out below:

12.2.1. General Policies of the Plan shall be:

- 12.2.1.1. The proponent of any development involving a subdivision, shall, where required by Council, enter into a servicing agreement in accordance with Section 143 of the Planning and Development Act, 1983.

12.2.2. The Planning Policies of the Plan shall be:

- 12.2.2.1. Review of the Plan shall be undertaken in accordance with Section 59 of the Planning and Development Act, 1983, and in so doing the overall intent of any major policy shall be re-examined.
- 12.2.2.2. All figures, distances and quantities in the Plan are guidelines only, and any diversions are subject to the provisions of the Zoning Bylaw.

12.2.3. The Zoning Bylaw Policies of the Plan shall be:

- 12.2.3.1. The zoning controls to complement this Plan shall be the Rural Municipality of Corman Park No. 344 Zoning Bylaw. The Rural Municipality of Corman Park No. 344 Zoning Bylaw and amendments thereto, adopted in accordance with the provisions of this Plan, shall provide for the regulation and control of land uses in conformity with the development pattern and standards set down in this Plan.
- 12.2.3.2. In considering amendments to the Rural Municipality of Corman Park No. 344 Zoning Bylaw, consideration shall be given to the following:
 - a) that the proposal conform with the overall intent of this Plan;
 - b) that the proposal is not premature or inappropriate by reason of:
 - i. the financial capability of the Municipality to absorb any costs related to the development;
 - ii. the adequate proximity of schools, recreation and other community facilities;

- iii. the adequacy of road networks in, adjacent to or leading to the development;
- iv. the potential for the contamination of groundwater,
- v. the prevention of public access to shorelines or community facilities;
- vi. unduly affecting the mineral resource base;
- vii. the adequacy of fire and police protection;
- viii. suitability of the proposed site in terms of topographical features and soil and geological conditions;

c) effect on areas of historical and archaeological significance.

12.2.4. The Guidelines Pursuant to Section 82 of the Planning and Development Act, 1983 shall be:

12.2.4.1. Any request to rezone land to permit a specified proposal may be made the subject of an agreement pursuant to the provisions of Section 82 of the Planning and Development Act, 1983.

12.2.4.2. In reviewing the rezoning application, Council shall consider:

- a) the use of land and buildings proposed for the site and shall ensure that the proposal conforms to all applicable provisions of the Development Plan;
- b) the proposed development's density, bulk, height and site characteristics, and those of the surrounding area;
- c) the effect the development of the site will have on:
 - i. the financial capability of the Municipality to absorb any costs related to the development,
 - ii. the adequate proximity of schools, recreation and other community facilities,
 - iii. the adequacy of road networks in, adjacent to or leading to the development,
 - iv. the potential for the contamination of groundwater,
 - v. the prevention of public access to shorelines or community facilities,
 - vi. the adequacy of fire and police protection;
- d) the availability of existing land which is zoned to accommodate the type of land use proposed.

12.2.4.3. In evaluating a specific proposal which is the subject of a rezoning, Council shall consider:

- a) Land Use
- b) Site Frontage
- c) Site Area
- d) Front Yard
- e) Side Yard
- f) Rear Yard
- g) Lot Density
- h) Open Space

- i) Recreational Amenities
- j) Signs and Billboards
- k) Parking
- l) Landscaping
- m) Keeping of Livestock
- n) Timing and Phasing of Development

and in the agreement to rezone, may set standards for each of the above provisions equal to or greater than, the standards presently existing in the requested zoning district.

12.2.4.4. The agreement may further include the following:

- a) a description of the proposal;
- b) reasonable terms and conditions with respect to:
 - i. the uses of the land and buildings or the forms of development, and
 - ii. the site layout and external design, including parking areas, landscaping and entry and exit ways but not including the colour, texture or type of materials and architectural detail;
- c) time limits within which any part of the described proposal or terms and conditions imposed under Clause b) shall be carried out.

12.2.4.5. Before entering into an agreement with the applicant, Council may require the applicant to deliver a performance bond acceptable to Council to assure implementation of the agreement.

12.2.4.6. On the rezoning of the land, none of the land or buildings shall be developed or used except in accordance with the proposal, terms and conditions and time limits prescribed in the agreement.

12.2.5. The Direct Control District Policies of the Plan shall be: **(Bylaw 15/13, Approved April 25, 2013)**

12.2.5.1. In accordance with *The Planning and Development Act, 2007 (The Act)*, 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 Official Community Plan and Zoning Bylaw, designate an area as a Direct Control District.

12.2.5.2. Direct Control Districts are intended to provide for developments that, due to their unique characteristics, innovative ideas, environmental site constraints, historical significance or unusual site constraints, require specific regulations unavailable in other land use districts.

- 12.2.5.3. A Comprehensive Development Review shall be completed by any person proposing to designate an area as a Direct Control District.
- 12.2.5.4. Criteria utilized in the evaluation of development in Direct Control Districts shall be as follows:
 - a) The development shall successfully integrate with adjacent land uses and development;
 - b) The development shall be economically, physically, and socially sustainable;
 - c) The development shall conform to the overall goals and objectives of this Plan;
 - d) The development is not premature in terms of the provision of supportive municipal infrastructure;
 - e) The development manages significant impacts on environmental and heritage resources;
 - f) The development shall be appropriately serviced providing for adequate off-street parking and loading facilities, as well as special considerations for site layout and landscaping.
- 12.2.5.5. Following the finalization of the Comprehensive Development Review (CDR) process, the development proponent may proceed with an application for the designation of land to Direct Control District by amendment to this Plan and the Zoning Bylaw. The application shall include a Conceptual Site Development Plan, based on the concept for development approved as part of the CDR, showing the intended site layout and building envelopes, the intended use of land and the proposed density and phasing of development.
- 12.2.5.6. The Council shall evaluate each application on its merits and its conformity with the provisions of this Plan and make a determination respecting the approval or refusal of the designation request.
 - a) Subject to its approval of the designation request, the Council shall direct the Administration to prepare draft bylaw amendments to this Plan and the Zoning Bylaw to incorporate provisions for the requested Direct Control District.
 - b) The amending bylaws shall designate the Direct Control District by "DCD(#)". The amendment to this Plan shall contain guidelines applicable to the review and approval of detailed plans and drawings for the development pursuant to Section 65 of *The Act*. The Conceptual Site Development Plan shall be appended to this Plan.

SECTION 13: DEFINITIONS OF THE PLAN

In this Plan the following definitions shall apply. If no definition is provided, the definitions contained in the R.M. of Corman Park Zoning Bylaw shall apply to this Development Plan. ***(Bylaw 02/15, Approved June 22, 2015)***

- 13.1. **Active Recreation** - means a recreational land use concentrating users and development, and without restricting the generality of the above, includes beach areas, equestrian facilities, riding stables or race tracks, sports fields, golf courses, camp grounds, picnic areas and other similar uses.
- 13.2. **Administrator** - means the Administrator of the Rural Municipality of Corman Park No. 344
- 13.3. **Agricultural Capability** - shall be determined by an assessment of Canada Land Inventory (C.L.I.) Capability for Agriculture classifications. More specifically lands rated classes 1 - 3 shall be deemed to have high agricultural capability and lands rated from classes 4 - 7 shall be deemed to have low agricultural capability. However, Council may consider certain lands rated classes 4 and 5 as having high agricultural capability if they are capable of being irrigated or if they are located in an area containing viable specialty crops or viable ranching or dairy activity. The Canada Land Inventory rating may be subject to confirmation from site inspections, Institute of Pedology classifications, past productivity, municipal assessment or detailed study by a registered agrologist.
- 13.4. **Agricultural Operation** - means an operation that is carried out on a farm, in the expectation of gain or reward including: ***(Bylaw 02/15, Approved June 22, 2015)***
- a) cultivating land;
 - b) producing agricultural crops, including hay and forage;
 - c) producing horticultural crops;
 - d) non-intensive raising all classes of livestock, horses poultry, fur-bearing animals, game birds and game animals, bees and fish;
 - e) producing eggs, milk, honey and other animal products;
 - f) operating agricultural machinery and equipment, including irrigation pumps and noise-scare devices;
 - g) conducting any process necessary to prepare a farm product for distribution from the farm gate;
 - h) storing, handling and applying fertilizer, manure, organic wastes, soil amendments and pesticides, including both ground and aerial application;
 - i) any other prescribed agricultural activity or process as defined by Council from time to time.

- 13.5. **Buffer** - means a strip of land, vegetation or a land use that physically separates two or more different land uses. **(Bylaw 02/15, Approved June 22, 2015)**
- 13.6. **Building** - means a structure used for the shelter or accommodation of persons, animals, goods or chattels, having a roof which is supported by columns or walls.
- 13.7. **Council** - means the Council of the Rural Municipality of Corman Park No. 344.
- 13.8. **Development** - means the carrying out of any building, engineering, mining or other operations in, on or over land or the making of any material change in the use of any building or land, the moving of any building or structure onto land, the moving of a mobile home or trailer coach onto land, and the opening or stripping of land for the purpose of removing therefrom sand, gravel or other mineral resources.
- 13.9. **Dwelling** - means a building or part of a building designed exclusively for residential occupancy.
- 13.10. **Farmstead/Farmyard** - means the buildings and adjacent essential yard site features surrounding a farm including an agricultural residence serviced by an approach from a municipally maintained roadway. **(Bylaw 02/15, Approved June 22, 2015)**
- 13.11. **Garden Suite** - means a detached one-unit dwelling, mobile home or modular home which is temporarily located in the yard of an existing dwelling unit to provide accommodation for a specific person or persons who are physically dependent on the residents of the existing dwelling unit **(Bylaw 29/00, Approved July 24, 2000)**, or to provide accommodations for a caregiver of whom a specific person or persons residing in the existing dwelling unit is physically dependent. **(Bylaw 33/05, Approved December 12, 2005)**
- 13.12. **Hazard Land** - means land which may be prone to flooding, slumping, landslides, or erosion or any other instability, or is a flood plain or watercourse.
- 13.13. **Hazardous Industries** – means a building, structure or use involved in the storage, transfer or processing of a provincially regulated amount of a hazardous substance as defined by *The Environmental Management and Protection Act, 2002*. **(Bylaw 02/15, Approved June 22, 2015)**
- 13.14. **ILO Active Area** – means the active areas of an intensive livestock operation. This includes areas where livestock is confined for the purposes of growing, sustaining, finishing or breeding by means other than grazing and any fenced or enclosed lands, building or structures related to those purposes; manure, feed and other inputs and outputs are stored and any loading or unloading facilities are contained. It also includes the setback distances required for any building and potential expansion areas for facilities on the property. **(Bylaw 25/18, Approved September 4, 2018)**
- 13.15. **Industrial Park** - means a large tract of land that has been planned, developed and operated as an integrated development for a number of individual industrial uses with special attention to circulation, parking, utility needs, aesthetics and land use compatibility. Industrial parks are usually located close to transport facilities, especially where more than one transport modality (inter-modal) coincides: highways, railroads, airports and navigable rivers. **(Bylaw 02/15, Approved June 22, 2015)**

13.16. **Intensive Agricultural Operation** - means an intensified system of tillage and animal husbandry from the concentrated raising of crops or the concentrated rearing or keeping, on a continuous basis, of livestock, poultry or other products for market and without restricting the generality of the above includes:

- a) intensive livestock operation
- b) sod farms
- c) market gardens
- d) greenhouses
- e) mushroom farms
- f) nurseries and other similar uses.

13.17. **Intensive Livestock Operation** - means:

- a) the rearing, confinement or feeding of more than 100 animal units of poultry, hogs, sheep or cattle in an enclosure where the space per animal unit is less than 4000 square feet, or
- b) the rearing, confinement or feeding of more than 100 animal units of poultry, hogs, sheep or cattle in an enclosure where the space per animal unit is less than 4000 square feet, or
- c) the rearing, confinement or feeding of a lesser number of animal units of poultry, hogs, sheep or cattle in an enclosure where the space per animal unit is less than 4000 square feet and where the nearest edge of the enclosure is:
 - i. within 1000 feet of a body of water, drainage ditch, irrigation ditch or water course, except where such feature is entirely contained on the operator's property and does not overflow or discharge onto property not under control of the operator; or
 - ii. within 1000 feet of a dwelling not owned by the operator.
- d) any other livestock operation whose operator elects to apply for a permit under the Pollution (By Livestock) Control Act.

13.18. **Landscaping** - means the provision of horticultural and other related compatible features or materials designed to enhance the visual amenity of a site or to provide a visual screen consisting of any combination of the following elements: **(Bylaw 02/15, Approved June 22, 2015)**

- a) soft landscaping consisting of vegetation such as trees, shrubs vines, hedges, flowers grass and ground cover; and
- b) hard landscaping consisting of non-vegetative materials such as concrete, unit pavers, brick pavers or quarry tile, but does not include gravel, shale or asphalt.

13.19. **Mineral Resource Extraction Industry** - means development for the on-site removal, extraction, and primary processing of a mineral resource found on or under the site or accessible from the site for sale, or transfer off the site. Typical facilities or uses would include gravel pits (and associated crushing operations), sand pits, clay or marl pits peat extraction, and stripping of topsoil. **(Bylaw 02/15, Approved June 22, 2015)**

13.20. **Municipal Road** - means a public roadway subject to the direction, control and management of the Municipality.

13.21. **Municipality** - means the Rural Municipality of Corman Park No. 344.

13.22. **Non-conforming Use** - means a non-conforming use as defined in The Planning and Development Act, being Chapter P-13.1, 1983.

13.23. **Off-site Impact** - means impacts from noise, vibration, dust, smoke, aesthetics and/or odour that extend beyond the site. (**Bylaw 12/17, Approved Sept 20, 2017**)

13.24. **Passive Recreation** - means a recreational land use that does not require significant development upon the site and does not lessen the natural character of the area, and without limiting the generality of the above, includes viewing areas, hiking trails, skiing trails, canoe launches, observation points, interpretive centers, and other similar uses, and specifically excludes the operation of motor driven vehicles excepting motorized wheelchairs.

13.25. **Public Utility** - means a system, work, plant, equipment, or service, owned or operated by a corporation under Federal or Provincial statute that furnishes any of the following services and facilities to, or for the use of, the inhabitants of the Municipality:

- a) communication by way of telephone lines, optical cable, microwave, and cable television services;
- b) delivery of water, natural gas and electricity;
- c) public transportation by bus, rail, or other vehicle production, transmission;
- d) collection and disposal of sewage, garbage and other wastes; and
- e) fire and police services.

This use does not include Municipal Facilities, Solid Waste Disposal Facilities, Liquid Waste Disposal Facilities, Waste Transfer Stations, Snow Management Facilities, Construction and Demolition Materials Industries, Waste Management and Remediation Industries, Recycling Depots, Parks, Land Farms, Landfills, Construction Yards or Clean Fill Uses (**Bylaw 02/15, Approved June 22, 2015**)

13.26. **Quarter Section** - means 64.8 ha (160 acres) or a lesser amount that remains due to the original township survey, road widening, road right-of-way or railway plans, drainage ditch, pipeline or transmission line development, or natural features such as water courses or water bodies, or as a result of residential subdivision as may be permitted in Section 5.2.2.8. where the residential site is not attributed to the subject property. (**Bylaw 62/96, Approved December 13, 1996**) (**Bylaw 40/02, Approved February 11, 2003**)

13.27. **Shall, Should and May**

- a) Shall is an operative word which means the action is obligatory.
- b) Should is an operative word which means that, in order to achieve plan objectives, it is strongly advised that the action be taken.
- c) May is an operative word meaning a choice is available, with no particular direction or guidance intended.

- 13.28. **Site** - means an area of land, consisting of one or more lots consolidated under a single certificate of title considered as a unit devoted to a certain use or occupied by a building or a permitted group of buildings, and the customary accessories and open spaces belonging to the same. **(Bylaw 02/15, Approved June 22, 2015)**
- 13.29. **Site Area** - means total horizontal area within the site lines of a site. **(Bylaw 02/15, Approved June 22, 2015)**
- 13.30. **Use** - means the purpose or activity for which any land, building structure, or premises, or part thereof is arranged, designed, or intended or for which these may be occupied or maintained. **(Bylaw 02/15, Approved June 22, 2015)**
- 13.31. **Watercourse** - means river, stream, creek, gully, ravine, spring, coulee, valley floor, drainage ditch or any other channel having a bed and sides or banks in which water flows either permanently or intermittently.
- 13.32. **16.2 ha (40 acres)** - means 16.2 ha (40 acres) or a lesser amount that remains due to the original township survey, road widening, road right-of-way or railway plans, drainage ditch, pipeline or transmission line development, or natural features such as water courses or water bodies, **(Bylaw 62/96, Approved December 13, 1996) (Bylaw 40/02, Approved February 11, 2003)**
- 13.33. **32.4 ha (80 acres)** - means 32.4 ha (80 acres) or a lesser amount that remains due to the original township survey, road widening, road right-of-way or railway plans, drainage ditch, pipeline or transmission line development, or natural features such as water courses or water bodies, or as a result of residential subdivision as may be permitted in Section 5.2.2.8., where the residential site is not attributed to the subject property. **(Bylaw 62/96, Approved December 13, 1996) (Bylaw 40/02, Approved February 11, 2003)**
- 13.34. **64.8 ha (160 acres)** - means 64.8 ha (160 acres) or a lesser amount that remains due to the original township survey, road widening, road right-of-way or railway plans, drainage ditch, pipeline or transmission line development, or natural features such as water courses or water bodies, or as a result of residential subdivision as may be permitted in Section 5.2.2.8. where the residential site is not attributed to the subject property. **(Bylaw 62/96, Approved December 13, 1996) (Bylaw 40/02, Approved February 11, 2003)**

SECTION 14: DIRECT CONTROL DISTRICTS
(Bylaw 35/13, Approved September 26, 2013)

14.1. Designation of Direct Control Districts

The following area(s) are designated as Development Control District(s) in this Plan and the Zoning Bylaw:

14.1.1. DCD1 - Direct Control District 1 – Village at Crossmount

The purpose of the DCD1 – Direct Control District 1 is to accommodate the integrated planned “Village at Crossmount” development in LSDs 7-16, Section 29-35-5 W3M as shown on **Map 1 – Conceptual Site Development Plan**, attached to and forming a part of this bylaw. The intent of the DCD1 – Direct Control District 1 is to accommodate an “aging in place” seniors community featuring a mix of housing options and lifestyles and associated community facilities and amenities, specialized land uses, innovative design features and an environmentally sustainable development model. A high quality of development and building design will be observed with an emphasis on environmental awareness and sensitivity. The layout of lots, streets and green space will retain natural features to the greatest extent possible.

SECTION 15: WASTE MANAGEMENT AND REMEDIATION OBJECTIVES AND POLICIES
(Bylaw 02/15, Approved June 22, 2015)

- 15.1. The Waste Management and Remediation Industry Objectives of the Plan shall be:
- 15.1.1. To support innovative and alternative forms of waste management and remediation.
 - 15.1.2. To accommodate appropriately located Waste Management and Remediation Industries to minimize community and environmental impacts.
 - 15.1.3. To provide for and regulate Waste Management and Remediation Industries on the basis of purpose and scale.
- 15.2. The General Waste Management and Remediation Industry Policies of the Plan shall be:
- 15.2.1. Corman Park may consider coordinating its Waste Management and Remediation Industries with those of adjacent urban municipalities, where possible, so that the needs of rural and urban growth and the protection of the environment are accommodated.
 - 15.2.2. For the purposes of this plan, Waste Management and Remediation Industries include but are not limited to Clean Fill, Recycling Depots, Commercial Composting Operations, Land Farming, Snow Management Facilities, Construction and Demolition Materials Industries, Waste Transfer Stations, Solid Waste Disposal Facilities and Liquid Waste Disposal Facilities.
 - 15.2.3. Construction and Demolition Materials Industries shall comprise the collection, processing or recovery and reuse of non-hazardous waste materials from construction, renovation and demolition activities. This use does not include Landfill, Recycling Depot, Waste Transfer Station or Used Building Materials Retail Outlet.
 - 15.2.4. The regulation of Waste Management and Remediation Industries will be differentiated by:
 - a) the permanency of the management activity;
 - b) the scale of the management activity;
 - c) the source and type of waste being managed; and
 - d) the potential offsite impact of the management activity on municipal services and adjacent land uses.
 - 15.2.5. Self Generated Waste Management and Remediation Industries shall comprise the collection, disposition or processing of inert or organic waste materials from an onsite source within the host property where the effects of the activity do not extend outside of the boundaries of the host property.

- 15.2.6. Local Waste Management and Remediation Industries shall comprise the temporary collection, disposition or processing of inert or organic waste material from offsite sources having minimal offsite effects and may provide for physical remediation of a property.
- 15.2.7. Construction and Demolition Materials Industries and Regional Waste Management and Remediation Industries shall comprise the collection, disposition or processing of inert or organic waste material from offsite sources where:
 - a) the potential effects of the development may extend offsite; or
 - b) the activity may have a significant impact on municipal services.
- 15.2.8. Regional Waste Management and Remediation Industries shall require rezoning to an appropriate district and shall be subject to the submission of a Comprehensive Development Review that includes, but is not limited to, the following information:
 - a) needs assessment for the activity proposed;
 - b) servicing and access assessment;
 - c) evaluation of potential impacts on the subject property and existing land uses in proximity of the operation; and
 - d) evidence of compliance with applicable provincial environmental regulations.
- 15.2.9. In considering proposals to rezone property to this district, Council shall require the rezoning to be undertaken according with the provisions of Section 69 of the *Planning and Development Act, 2007*.
- 15.3. The Waste Management and Remediation Industry Servicing and Development Policies of the Plan shall be:
 - 15.3.1. The standards of development for Waste Management and Remediation Industries shall be provided in the Zoning Bylaw.
 - 15.3.2. Construction and Demolition Materials Industries and Waste Management and Remediation Industries involving land filling or excavation shall be designed and engineered by a geotechnical engineer who is licensed to practice in the Province of Saskatchewan.
 - 15.3.3. Construction and Demolition Materials Industries and Waste Management and Remediation Industries shall, when deemed necessary by Corman Park, enter into servicing agreements, when subdivision is involved, to provide services that directly or indirectly serve the subdivision. Local Waste Management and Remediation Industries involving land filling or excavation shall be considered at the discretion of Council.

15.4. The Waste Management and Remediation Industry Access and Location Policies of the Plan shall be:

- 15.4.1. To make the most efficient use of existing roadway facilities, Corman Pak will encourage Construction and Demolition Materials Industries and Waste Management and Remediation Industries to locations adjacent to existing roads that have been designed and constructed to accommodate them.
- 15.4.2. Construction and Demolition Materials Industries and Regional Waste Management and Remediation Industries shall not be permitted adjacent to urban limits unless Corman Pak and that urban municipality agree that the proposal:
 - a) is compatible with adjacent land uses within the rural and urban municipalities; and
 - b) will not place pressure on the urban municipality to develop, expand or upgrade services and infrastructure; unless otherwise agreed to by the urban municipality.
- 15.4.3. Construction and Demolition Materials Industries and Waste Management and Remediation Industries shall meet all municipal and provincial regulations respecting access to and from provincial highways and other municipal roads.
- 15.4.4. Where the separation distances prescribed in the Zoning Bylaw differ from applicable provincial regulations as amended from time to time, the more restrictive requirement shall apply. **(Bylaw 41/23, Approved March 7, 2024)**
- 15.4.5. The defined separation distance for a Recycling Depot or Commercial Composting Operation shall be determined based upon the types of materials being processed within the facility and through consultations with the Saskatchewan Ministry of Environment.
- 15.4.6. In determining proximity to a single family dwelling the separation distances shall be measured from the Waste Management and Remediation Industry property boundary to the dwelling.
- 15.4.7. In determining proximity to a vacant single parcel country residential subdivision, multi-parcel country residential development or recreational uses, separation distances shall be measured from the Waste Management and Remediation Industry property boundary to the property boundary of the closest developable parcel.

BYLAW NO. 8/94

Being a Bylaw of the Rural Municipality of Corman Park No. 344 under The Planning and Development Act, 1983 to adopt a Development Plan for the Municipality as well as to repeal Bylaw No. 7/87 and Bylaw amendments thereto.

The Council of the Rural Municipality of Corman Park No. 344 in the Province of Saskatchewan, pursuant to The Planning and Development Act, 1983, in open meeting assembled enacts as follows:

1. The Rural Municipality of Corman Park No. 344 adopts the Development Plan for the Municipality, with the exception of the area included in the Saskatoon Planning District, being the attached Schedule A entitled the Rural Municipality of Corman Park No. 344 Development Plan which forms this Bylaw.
2. Bylaw No. 7/87 and amendments thereto shall be repealed upon Bylaw No. 8/94 coming into force and effect.
3. This Bylaw shall come into force and effect on the date of final approval by the Minister of Municipal Government.

Adopted by a majority vote of the Council of the Rural Municipality of Corman Park No. 344 this _____ day of _____, 1994.

Reeve

Administrator

CORMAN INDUSTRIAL PARK Concept Plan, Bylaw No. 17/08

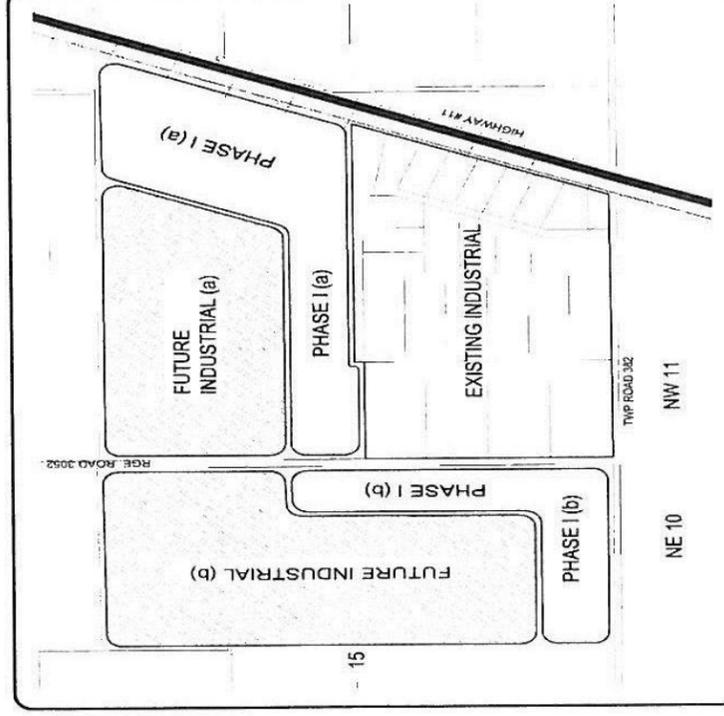
1.0 Concept Plan – Corman Industrial Park

The Corman Industrial Park is a hub of industrial activity that is significant to the municipality and the region. This Concept Plan is adopted under Section 44 of *The Planning and Development Act 2007*, as a supplement to the Official Community Plan of The R.M. of Corman Park NO 344 (Corman Park). This Concept Plan provides a framework for future infrastructure improvements and expansion of the Corman Industrial Park infrastructure sufficient to meet industrial land needs in the area for thirty years.

2.0 Objectives

The following objectives respond to the important role played by industrial land use and development in Corman Park:

1. To enhance the viability of existing industrial use.
2. To sequentially add more industrial land.
3. To provide effective infrastructure and services.
4. To manage the area and its use sustainably.



3.0 Policies

This concept plan provides policy direction under four Official Community Plan considerations: land use, infrastructure and drainage, environmental sustainability, and development phasing.

3.1 Land Use

The Corman Industrial Park shall accommodate a variety of industrial uses that require larger parcels of land with limited water supply and on site sewage systems.

Land adjacent to the existing railway shall be reserved for uses that show a specific need for rail service. The potential for rail spur construction shall be accommodated in subdivisions east of Range Road 3051.

Public reserve will be used to accommodate drainage works, tree planting, and environmental improvements.

The minimum lot size shall be 1.8 ha (4.4 acres) with no maximum size and wherever possible roadways shall be double loaded.

Industrial operations with outdoor (open yard) recyclable or scrap material storage shall be discretionary uses. These uses may store material for no longer than 200 days before processing or removal. Such uses shall be directed to the "Future Industrial" area at the west end of the park (see map).

3.2 Infrastructure and Drainage

Unless otherwise agreed, all new and upgraded infrastructure shall be provided by the developer.

Internal subdivision roads shall be at least 10 metre top, gravel surfaced, to Primary Grid and Special Road standard.

Water supply and sewage system operation and maintenance shall be the responsibility of the developer or a water and sewage utility. All sewage facilities must be approved by the Saskatoon Health District. Corman Park may provide water quality monitoring and billing/collection services to a water and sewage utility.

Other services such as natural gas, electricity, and telecommunications shall be installed by the developer.

Corman Park will address drainage issues in the existing park in co-operation with existing property owners and future developers. New subdivisions shall provide for necessary grading, drainage, water retention and other facilities and works as needed to mitigate potential on site and downstream

flooding. New subdivision and all future site development shall provide for retention of incremental runoff to a 1:100 year storm event.

All excavated material suitable for construction shall remain in the area and be used to construct drainage works, elevate land, or otherwise to mitigate flood damage. Excess soil shall be placed as directed by the municipality.

3.3 Environmental Sustainability

Drainage improvements shall consider environmental impacts including contamination potential, ecological effects, and socio-economic implications on and off site.

Industries operating in the Corman Industrial Park shall be in full compliance with Saskatchewan's Environmental Planning and Management Act, The Heritage Properties Act, and all other provincial and federal regulations governing the storage, handling, shipping, and use of hazardous materials, the release of contaminants, and other regulated impacts and effects.

Lighting shall be directed to roadways or onto the development site and light sources shall not be directly visible elsewhere.

Site development shall include perimeter and lot frontage landscaping including tree and shrub planting according to an approved, professional landscape plan using a variety of regionally hardy deciduous and coniferous plant material.

Existing industrial developments shall be encouraged to consider landscaping standards equal to new development.

3.4 Phasing

Both the north and west parts of the expansion will occur in phases as mapped, beginning with lands adjacent to roadways, north and west of the existing park. Subsequent phases shall be permitted as prior phases are at least 70% occupied, or as may be otherwise agreed from time to time by amendment of this Concept Plan.

A Bylaw of the Rural Municipality of Corman Park No. 344 of Saskatchewan to amend Bylaw No. 8/94 being a bylaw for the purpose of providing for the amenity of the area known as the Rural Municipality of Corman Park No. 344, and for the health, safety and general welfare of the inhabitants thereof. Under the authority of Section 44 of the Planning and Development Act this 14th day of April, 2008.

APPENDIX "B"

