

Rural Municipality of
Cymri No. 36

Official Community Plan 2015



Prepared by:

SARM

Saskatchewan Association
of Rural Municipalities

RURAL MUNICIPALITY OF CYMRI NO. 36

BYLAW NO. 2015-01

A Bylaw of the Rural Municipality of Cymri No. 36 to adopt an Official Community Plan.

Whereas the Council of the Rural Municipality of Cymri No. 36 has authorized the preparation of an Official Community Plan for the Municipality in consultation with Robin Baxter & Autumn Dawson MCIP, RPP, a professional community planner, pursuant to Section 29 of *The Planning and Development Act, 2007* Chapter P-13.2 (the "Act"); and

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

Whereas, in accordance with Section 207 of the Act, the Council of the Rural Municipality of Cymri No. 36 held a Public Hearing on 22, JULY, 2015, in regards to the proposed bylaw, which was advertised in a weekly paper on 17, JUNE, 2015 and 24, JUNE, 2015, in accordance with the public participation requirements of the Act;

Therefore, the Council for the Rural Municipality of Cymri No. 36 in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1. This bylaw may be cited as "The R. M. of Cymri No. 36 Official Community Plan".
2. The Official Community Plan be adopted to provide a framework to guide and evaluate future development within the Municipality, as shown on Schedule 'A', attached to and forming part of this bylaw.
3. This bylaw shall come into force on the date of final approval by the Minister.

REEVE

ADMINISTRATOR

Pursuant to clauses 37(1)(d), 37(2)(c) and 76(1)(a) of *The Planning and Development Act, 2007* (PDA), Bylaw No. 2015-02 is conditionally approved subject to Council preparing and adopting amendments to:

- identify flood hazard areas and designate floodway and floodway fringe portions on the zoning map;
- ensure land use designations are consistent with the flood hazard designation; and
- establish development standards to prohibit and regulate new buildings in flood prone areas in keeping with *The Statements of Provincial Interest*,

Within a period of six months from the date of this decision.

Assistant Deputy Minister
Ministry of Government Relations

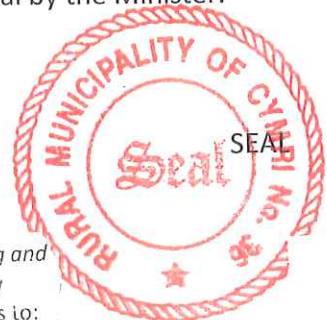


Table of Contents

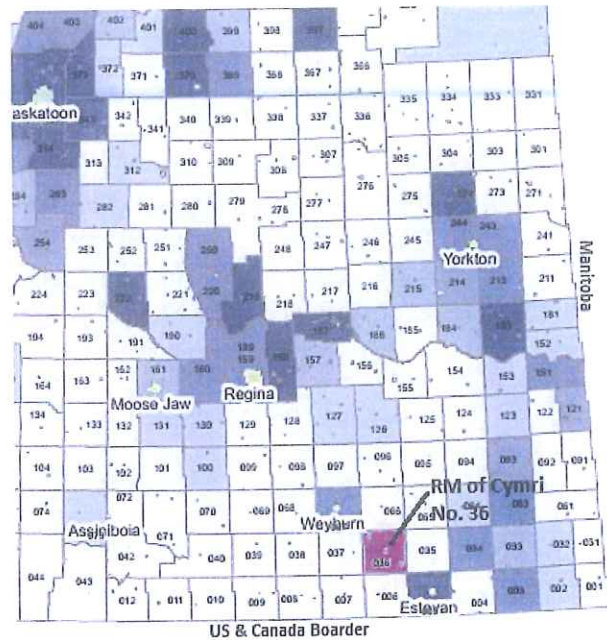
<u>PART</u>	<u>SUBJECT</u>	<u>PAGE</u>
Part 1	Introduction	7
Part 2	Municipal Goals	9
Part 3	Current and Future Land Uses	11
	Agricultural Lands	11
	Residential Development	15
	Business Development	19
Part 4	Municipal Services and Community Facilities	21
Part 5	Environmentally Sensitive Lands and Heritage Lands	25
Part 6	Implementation	29

Part 1 – Introduction

1.1 Purpose of the Plan

This Official Community Plan contains the goals, objects and policies for all lands within the Rural Municipality of Cymri No. 36 and will provide a plan for sustainable community growth. The plan will also provide direction and guidance to landowners as well as the municipal Council when reviewing development and land use proposals.

Without land use planning bylaws the Municipality does not have the tools they need to protect the current and future land uses within their jurisdiction. The plan will provide goals, objectives and policies to help guide the use of land and future development. Both goals and objectives describe how the community wants to be in the future. Goals are general statements of desired outcomes of the community and are long term and therefore usually have no completion date. Objectives have an achievable end that will help municipality's progress towards the goal. Policies create a course of action to achieve the objective and ultimately fulfill the goal.



1.2 The RM of Cymri

Population and dwelling counts	RM of Cymri
Population in 2011	524
Population in 2006	455
2006 to 2011 population change (%)	15.2
Total private dwellings	220
Population density per square kilometre	0.6
Land area (square km)	832.36

Source: Stats Canada

Regional Park of Mainprize are located within the RM boundaries. The town of Midale has a K-12 school that contains a swimming pool and rink. The Village of Macoun has a K-8 school and a playschool. The City of Regina is approximately 160 kilometres (km) northwest of the RM. The cities of Weyburn and Estevan are in close commuting distance from the RM, where residents of the RM can go to for services.

The Rural Municipality (RM) of Cymri No. 36 is located in the southeastern region of Saskatchewan and was established in 1909. The RM covers a land area of 832.36 km² and is home to 524 residents. The land is generally used for farming, ranching, and oil and gas exploration. The urban municipalities of Midale, Halbrite, and Macoun and the

The municipality has seen a strong population growth in the last few years. This growth is due to the oil and gas industry, the Mainprize Park, and the growth from both Weyburn and

Estevan. The RM of Cymri has benefited from the growth in both Weyburn and Estevan because the RM is within commuting distance to both urban centres. The RM has found that people that work in the urban centres of Estevan and Weyburn move out to the RM to enjoy the country living lifestyle.

Agriculture, oil and gas industries are the primary source of employment in the area; although there are other sources of economic gain such as construction, manufacturing, business, educational services, health care services and others. The Rural Municipality is supportive of both agricultural and non-agricultural land uses and understands that there are sometimes conflicts between different types of land uses and developments. Through this plan and the municipal Zoning Bylaw, guidance will be provided to Council for making decisions on land use proposals to enable different uses to co-exist in harmony within the RM. It is important to the RM of Cymri that their land use policies and growth intentions are coordinated with adjacent municipalities and to work together to ensure the residents of the area will benefit from regional cooperation. Planning is a shared responsibility among provincial and municipal governments as well as the residents and all decisions should consider and balance the interests of the stakeholders. Decisions will need to take into account the cultural, physical, social and economic factors of the development and the effects on the community as a whole.

Part 2 - Municipal Goals

The Rural Municipality of Cymri has identified goals for growth and development within their boundaries. Goals are necessary to keep the “big picture” in mind when making day to day decisions on development. The goals identified by the municipalities are as follows but not ranked by priority:

MUNICIPAL GOALS

- 2.1 Enhance the existing agricultural economic base and attract new opportunities that will support and enhance the rural lifestyle and agricultural lands.
- 2.2 Promote development of the land where services and transportation networks to support that development exist or are proposed to a standard acceptable to the Municipality.
- 2.3 To protect the environmental quality of land for future generations.
- 2.4 Attract resource and recreational development to appropriate lands within the Municipality.
- 2.5 Consider development that will benefit the community and restrict those that will inflict undue hardship on the existing ratepayers.
- 2.6 Communicate and cooperate with adjacent municipalities and neighbouring communities to ensure land uses and services are coordinated to allow for economies of scale and regional benefits to the residents.

Part 3 – Current and Future Land Uses

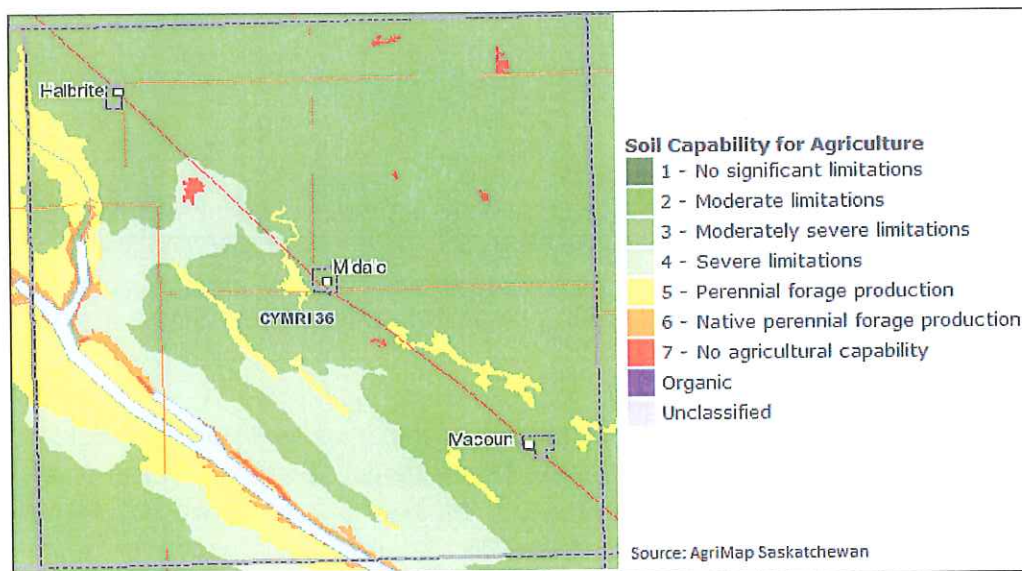
Section 1: Agriculture Lands

3.1.1 Discussion

Agriculture has been and will continue to be the heart and soul of the community. Agricultural based employment is the primary source of income for residents within RM of Cymri. Council supports the continuation of agricultural land use purposes. One of the main reasons for creating this Official Community Plan and accompanying Zoning Bylaw is to protect existing and future agricultural land uses in the area.

a. Development

Development in the municipality has been almost exclusively related to agriculture. Dryland crop farming techniques for crop production and non-intensive mixed farming are the most predominant forms of agricultural development in the community. Reason for this is because of the soil capability in the RM. Producers in the area take environmental features, such as exceeding zero till, into consideration and stay up to date on agricultural innovations.



Protection of agricultural activities and resources is the principal concern for the RM of Cymri. Council recognizes that there is a provincial and national trend towards more diverse forms of farm operation. The municipalities have seen this trend first hand as many of the producers in the area are moving towards consolidating into larger farms and more intensive forms of production, such as intensive livestock operations (ILO's) and intensive agricultural operations (berry farms, green houses, small forestry farms, etc). There is also a need to consider

commercial uses related to agricultural production on agricultural land. Council will encourage such developments while ensuring that land use conflicts are minimized.

Natural Resource Extraction, such as gravel extraction, oil and gas extraction and potash development, are encouraged where the potential for land use conflict has been minimized and where existing development adjacent to the development is not compromised. If Council is aware of known gravel deposits, incompatible future development on the lands may be restricted as it would limit the potential for extraction.

Large urban centers, such as the City of Weyburn and Estevan, provide many of the commercial establishments that are needed to assist agricultural land uses as they are not provided within the municipality. This includes equipment repair, parts supply, implement dealers, auction marts, etc. Council recognizes that the location these types of commercial establishments within the RM have not occurred to date, possibly due to provision of services, but would consider applications for development of these types of establishments within the municipal boundaries.

b. Services

All agricultural development within the Rural Municipality of Cymri is provided sewer and water through individual systems. As the population of the area grows, Council will re-evaluate the need for piped municipal systems.

c. Residential Use and Subdivision

Most of the agricultural land within RM of Cymri remains in parcels of land that are comprised of quarter sections. Therefore most of the residences are on parcels of land that are comprised of quarter sections. There are very few subdivisions with the exception of the separation of the residence from the remnant of the quarter section or those that may be necessary for road widening.

Council recognizes that there is some subdivision of land that is necessary and desirable. Subdivision of agricultural land will be limited two (2) subdivisions plus the remnant on a quarter section and those needed for road widening. Multi-parcel residential subdivisions proposals are not considered agricultural lands and Part 4 - Residential Use and Development within this Official Community Plan will be used as guidance for residential development.

d. Transportation

With the realignment of the transportation, elevator, and preliminary processing infrastructure, the Municipality will review road networks carefully to provide the most efficient and effective access for the agricultural sector and other emerging development opportunities. Heavy haul routes, secondary and primary highways will be favoured for

development and protected from incompatible land uses. Access to individual properties will be limited along major corridors and service road will be required.

3.1.2 Objectives

The Rural Municipality of Cymri has identified the following objectives for land use and development on agricultural lands. These objectives are achievable and will help the municipalities achieve their goals:

- a. Ensure agriculture remains a principal land use in the municipality, conserving high quality agricultural land for continuing productive agricultural use.
- b. Reduce land use conflict by restricting land uses on agricultural lands that are not compatible with agricultural production.
- c. Allow for intensive forms of agriculture and livestock production on appropriate agricultural lands which do not jeopardize reasonable development potentials or create significant environmental concerns.
- d. Allow for natural resource extraction and agricultural commercial land uses on appropriate agricultural lands which do not jeopardize reasonable development potentials or create significant environmental concerns.
- e. Restrict subdivisions on agricultural lands to avoid disordered land use patterns.
- f. Encourage development along major transportation corridors and restrict access points to provide for the safety of the travelling public.
- g. Provide Council with guidelines for development on hazard lands.

3.1.3 Policies

The RM of Cymri has identified the following policies that will provide the actions that the community will undertake to meet the overall goals and agricultural objectives identified in this Official Community Plan:

- a. Agriculture activities on lands of a quarter section or more for field crop, pasture and non-intensive livestock operations will not be restricted. Non-residential accessory buildings and structures for agricultural purposes on such properties will not require a development permit.
- b. Intensive agricultural operations and intensive livestock operations will be considered discretionary uses in the Zoning Bylaw and applications for such developments will be reviewed by council in accordance with the policies specific to such uses.

- c. Agricultural commercial land uses will be discretionary uses in the Zoning Bylaw and applications for such developments will be reviewed by Council in accordance with the policies specific to such uses.
- d. Two subdivisions which separate the existing or proposed residence from the remnant of the quarter section will be allowed on agricultural lands.
- e. Where a part of a section of land is physically separated from the remainder of the quarter section by a railway, a registered road plan containing a highway or developed road, or a river, lake or significant stream, the separated land may be subdivided from the quarter-section in addition to the two subdivisions provided for under section 3.1.2.d. The parcel shall meet the minimum and maximum site size requirements and all new and upgraded accesses and services shall be provided by the developer.
- f. Council will encourage non-agricultural subdivisions to occur on lands that have a soil classification that is not prime agricultural land.
- g. Council will not consider any development that will have an irreversible detrimental effect on environmentally sensitive areas or areas with demonstrated historical significance.
- h. All developments shall have an adequate water supply to provide for the needs of the proposed development and the water supply of neighboring developments shall not be adversely affected by the proposed development.
- i. A range of agriculture related uses will be included within the Zoning Bylaw to encourage diversified agriculturally related business development in addition to agricultural production.

Section 2: Residential Development

3.2.1 Discussion

The Rural Municipality of Cymri encourages multi-parcel residential development subdivision proposals within their municipal boundaries on land that is not considered prime agricultural land. Subdivisions that are planned and orderly will be considered favorably.

When reviewing proposals for multi-parcel residential development, Council will take into consideration:

- a. the topography of the land
- b. soil characteristics;
- c. surface and sub-surface drainage;
- d. potential flooding, subsidence, landslides and erosion issues;
- e. the availability and adequacy of a water supply, a sewage disposal system and solid waste disposal;
- f. economical provision of services;
- g. existing and prospective uses of land in the vicinity;
- h. provision for layout of streets and lanes;
- i. provision of access;
- j. protection of provincial highways and major roads;
- k. segregation of pedestrian and vehicular traffic and of traffic flow between streets and road and the protection of public safety by ensuring adequate sight distances at intersections;
- l. design and orientation of the subdivision including the size and shape of each parcel;
- m. the need to minimize the likelihood of air, water or soil pollution by the subdivision or the need to protect the subdivision from such pollution by outside influences;
- n. the anticipated need for school sites, recreational facilities and parks;
- o. the proposed storage or use of chemicals, flammable liquids or radioactive materials licensed by the Nuclear Safety Commission;
- p. the protection of critical fish and wildlife habitat; and
- q. the protection of significant natural or historical features.

The RM Council will review the considerations above as well as the provisions of this Official Community Plan and Zoning Bylaw when considering proposals. The RM Council is not the approving authority and therefore they do not make the final decision on subdivision applications, however, all zoning amendment applications are at the discretion of the municipality.

Developers will be responsible for the installation and construction of all services required to facilitate the proposed multi-parcel residential subdivision. A Servicing Agreement between the developer and the individual municipality will be required to ensure there is an

understanding of the type, standard and timing of installation or construction that will be required.

The RM of Cymri will work with adjacent municipalities to establish servicing requirements when multi-parcel residential subdivisions affect more than just the RM of Cymri in order to ensure the services are coordinated between the municipalities.

3.2.2 Objectives

The Rural Municipality of Cymri has identified the following objectives for land use and development on residential lands. These objectives are achievable and will help the municipality achieve their goals:

- a. Allow for multi-parcel residential development as is necessary and avoid scattered development that would be difficult to provide with necessary services, including roads.
- b. Provide Council with criteria for the consideration of multi-parcel residential development.
- c. Minimize the potential for conflict between agricultural development and residential uses.
- d. Ensure that any residential use can be served by a road of a sufficient standard to provide the needed level of access to the site.
- e. Provide Council with guidelines for development on hazard lands.

3.2.3 Policies

The RM of Cymri has identified the following policies that will provide the actions that the community will undertake to meet the overall goals and residential objectives identified in this Official Community Plan. The policies apply to all multi-parcel residential development:

- a. Residential subdivisions are required to be planned and orderly and as such will be required to be located adjacent to a major transportation corridor and be serviced in a manner that meets municipal standards.
- b. Council will encourage clustered development, by encouraging subdivisions to locate adjacent to each other or adjacent to urban municipalities, in order to conserve agricultural land and reduce servicing costs, such as roads and utilities.
- c. A buffer strip or landscaping requirements may be required in residential subdivisions to separate residential uses and agricultural development

- d. Residential development on hazard lands will be limited. This includes lands that are subject to flooding, sloping, slumping, wetlands, wildlife land, etc. Geotechnical reports, engineered studies and/or environmental reports will be required to verify the development is appropriate for the lands.
- e. The required separation distances from residential developments for locating of an intensive livestock operation, an anhydrous ammonia facility, a waste disposal facility, rendering facility, or other form of development, shall also apply to the locating of residential development proposals near those forms of development.
- f. Development of multi parcel subdivisions will be planned with the following considerations, but not limited to:
 - i. Retaining existing water courses and wetlands and actively integrates storm water management systems with natural water courses.
 - ii. Integration of natural, open space and recreational areas as habitat corridors.
 - iii. Wherever possible, to preserve existing trees and other natural features.
- g. All residential development is required to have adequate sewer and water services at the cost of the developer, which meets Council's standard and be approved by the Health District.
- h. Residential development adjacent to or on the Rafferty Reservoir may be considered by Council. Council may attach conditions before approving the development such as but not limited to:
 - i. A professional report on the proposed development that assess the geotechnical suitability, susceptibility of flooding, and/or environmental impact.

Section 3: Business Development

3.3.1 Discussion

The Rural Municipality of Cymri encourages commercial and industrial opportunities to locate within their municipal boundaries. All commercial and industrial development will be required to be compatible with the surrounding land uses.

Council recognizes that agricultural uses may need to be diversified through business development in addition to agricultural production. This type of diversification is encouraged within the municipality. Resource based activities are also encouraged within the municipality. All business development and resource development shall be accompanied by appropriate services and utilities at the cost of the developer.



Council acknowledges the significant importance of the resource industry and will encourage opportunities where those resources are located. Where the resource industry is capable of choosing multiple locations, Council will encourage businesses to cluster, typically adjacent to the existing roadways.

3.3.2 Objectives

The Rural Municipality of Cymri has identified the following objectives for business development within their boundaries. These objectives are achievable and will help the municipalities achieve their goals:

- a. Encourage diversified agriculturally related business development in addition to agricultural production.
- b. Provide for other business development opportunities including commercial, industrial uses and resource development.
- c. Ensure that business development occurs in a manner, which minimizes negative impacts on surrounding land uses and the environment.
- d. Ensure that any development can be served by a road of a sufficient standard to provide the needed level of access to the site.
- e. Ensure that any development is serviced to a standard that meets municipal standards.

3.3.3 Policies

The RM of Cymri has identified the following policies that will provide the actions that the community will undertake to meet the overall goals and business development objectives identified in this Official Community Plan:

- a. All business development shall have adequate services, including roads and utilities that meet municipal standards.
- b. The Zoning Bylaw will provide criteria for business development, including industrial and commercial uses, allowed within the municipalities.
- c. A business development to diversify an agricultural production use shall be located on the same site as the agricultural production use and shall be supplementary to the agricultural production use and not the primary use of the property.
- d. Resource development and extraction operations shall generally be located where the resource is located and in accordance with the criteria in the Zoning Bylaw.
- e. Council will have the ability to require screening, landscaping or buffering as a condition of approval and in accordance with the criteria in the Zoning Bylaw.
- f. Council will encourage business development to locate near a highway or a heavy haul road. If a business development were to locate on a thin membrane road, Council may require the developer to enter into an agreement with the municipality.
- g. On the Future Land Use Map, Council has identified areas that are ideal for commercial development and will encourage development to locate in these areas.
- h. Resource Extraction
 - i. Mineral resource exploration and development will be accommodated in the Zoning Bylaw as a permitted use.
 - ii. The approval of a development will be based on the results of any environmental impact assessment, availability of appropriate water and other resource supplies, compatibility of the operation with adjacent residences and other uses, and arrangements proposed for development or upgrading of necessary municipal services including the standard of roads necessary to support the development.
 - iii. The RM may apply special standards when issuing development permits for the oil and gas industry. The Zoning Bylaw including other Municipal Bylaws may be used when issuing conditions on a development permit.

i. Sand and Gravel

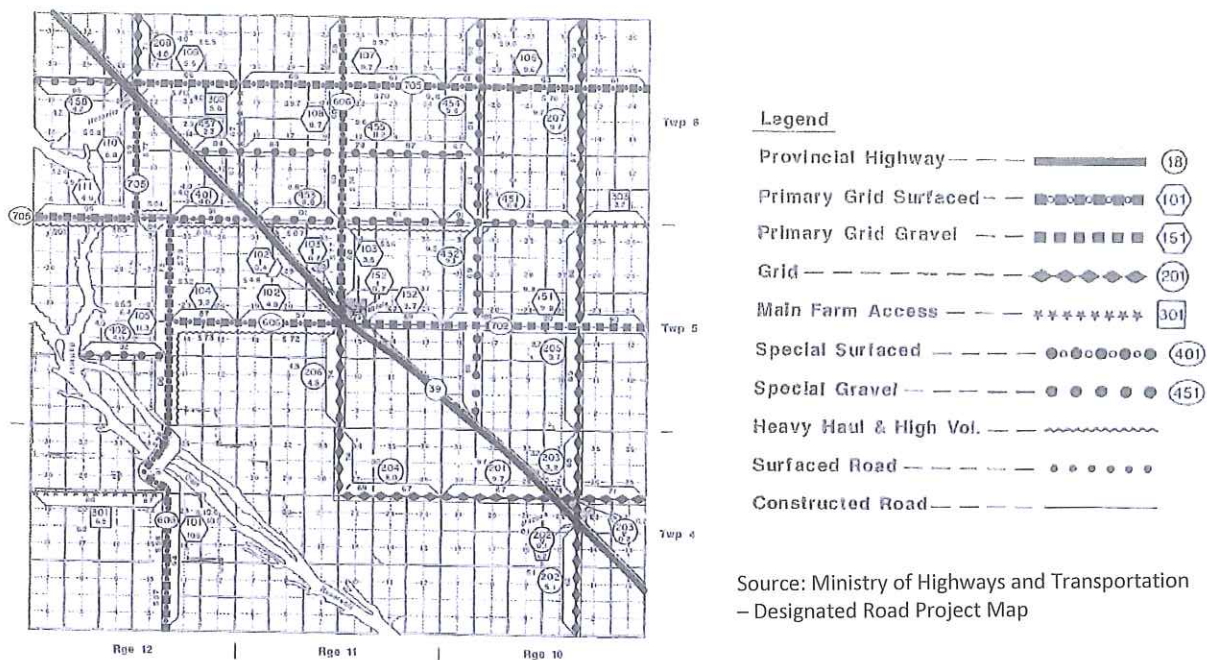
- i. Sand and gravel development will be discretionary use in the zoning bylaw.
- ii. The approval of a development will be based on the compatibility of existing and planned land uses, the disturbance to the environment and aquifers, the impact on municipal services and infrastructure, and the reclamation plan.

Part 4 – Municipal Services and Community Facilities

4.1 Discussion

It is a primary interest of the municipality to ensure proper roads, services, utilities and community facilities are provided to their ratepayers. Encouraging development where roads and services already exist will reduce additional demands on the municipal road network and utilities thereby reducing potential costs to the ratepayers.

a. Roads



The major road networks for the RM of Cymri consist of the provincial highway, heavy haul surface, and the primary grid route 705, 702, and 606. These road networks help continue the production of the agricultural and natural resource industry.

b. Emergency Services

Emergency services are provided by Midale Cymri Fire and Rescue and RCMP which is split between Weyburn and Estevan. Emergency services in the area have good response times and First Responders service is also available.

c. Care Services

The residents of the RM are provided health services through the Sun Country Health Region. The Town of Midale has both a long term care facility and a Doctor clinic that provides the RM

residents with services. The Doctor clinic also has a Nurse Practitioner and provides emergency services. The adjacent urban centres of Weyburn and Estevan both have hospitals that RM residents can go to for services.

d. Utilities Services

Residences of the Rural Municipality of Cymri have access to the Villages of Midale and Macoun's landfills. Midale's landfill is for household items and Macoun has a landfill for burnable items. Water and sewer is provided to residents through individual well water and sewer systems. There are currently no piped or municipal systems for sewer or water within the RM of Cymri.

The RM has been a part of discussions with Midale and Macoun in upgrading and expanding the water system to connect to all three urban municipalities within the RM and possibly to surrounding rural developments near the urban communities. Policy updates will be included once decisions have been finalized.

e. Recreation

The Mainprize Regional Park is located within the RM of Cymri next to the Rafferty Reservoir and provides a variety of recreational activities for the residence. The park has an 18 hole golf course, club house, campgrounds, fishing, boating, Bed-and-Breakfast, and a restaurant. Mainprize Regional Park has many seasonal residences, but recently there has been an increase of more permanent residence.



4.2 Objectives

- a. To improve the capacity and efficiency of services and facilities by entering into specific or general relationships with neighboring urban and rural municipalities.
- b. To provide for road, utility, parks, and other services at a standard appropriate to the area, and to ensure that development will support the cost of those services.

4.3 Policies

4.3.1 Roads and Services

- a. All development shall require direct access to a developed serviced road.
- b. Development will be encouraged where roads and services currently exist.

- c. Industrial development such as oil and gas shall be located on or near heavy haul roads to avoid wearing out Municipal roads such as thin membrane roads. If Industries propose to develop in a location that is not by a heavy haul road, the proposed development will need to be brought to Council.
- d. Where a proposed development requires the construction or upgrading of a road or services, Council will enter into an agreement with the developer, pursuant to *The Planning and Development Act, 2007*, to provide for the road and services at the developer's cost.
 - i. The RM may adopt a Development Levy Bylaw to control and outline development improvements through the use of a development levy agreement.
- e. Where a subdivision of land will require the installation or improvement of municipal services, the developer will be required to enter into a servicing agreement with the Municipality pursuant to *The Planning and Development Act, 2007* to cover the installation or improvements.
- f. Where pipelines, utility lines or other transportation facilities cross municipal roads the municipality may apply special standards for their construction that are necessary to protect the municipal interest.
- g. Solid or liquid waste disposal facilities shall be located in conformity with applicable minimum separation distances established within the zoning bylaw.
- h. New public utilities shall be located in areas of compatible land use and the RM will ensure new land uses are compatible with existing and planned public utilities
- i. A railway, associated uses accessory to a railway operation, or a petroleum or water pipeline and associated pumping or compressor stations, will be considered transportation facilities and permitted. Such uses shall avoid conflict with farmsteads and residential developments.
- j. Where the opportunity may arise the RM will work with adjacent municipalities in developing or improving regional public works, public facilities and transportation infrastructure.

4.3.2 Municipal Reserve Lands

- a. Money in lieu of municipal reserve land will be preferred unless the dedication of land for municipal reserve is required for municipal development opportunities. Land obtained for municipal reserve shall be considered good quality developable land.

- b. Environmental reserve dedication will be requested during a subdivision for lands that have environmental constraints.
- c. Deferral of dedicated lands may be considered for single parcel development.
- d. The dedicated lands account funds may be used for municipal reserve development either within the municipality or in urban areas where the development will serve the residents of the rural municipality.

4.3.3 Recreation, Care Facilities and Emergency Services

- a. The RM will continue to cooperate with adjacent municipalities to provide facilities and services to the residents.
- b. Council will exercise its discretion based on the suitability of the location and development with respect to physical access and available services, the separation distance to incompatible land uses, the extraction of future resources, and other factors that may make the development unsuitable for the area.
- c. The RM will consider the development of regional open space and leisure and tourism opportunities when land is identified as being suited for these types of developments and has adequate access.
- d. Tourist development, such as bed-and-breakfast operations ancillary to a residence or vacation farms ancillary to a farmstead and operating agricultural use, will be discretionary uses in the Zoning Bylaw.

Part 5 - Environmentally Sensitive, Heritage and Special Lands

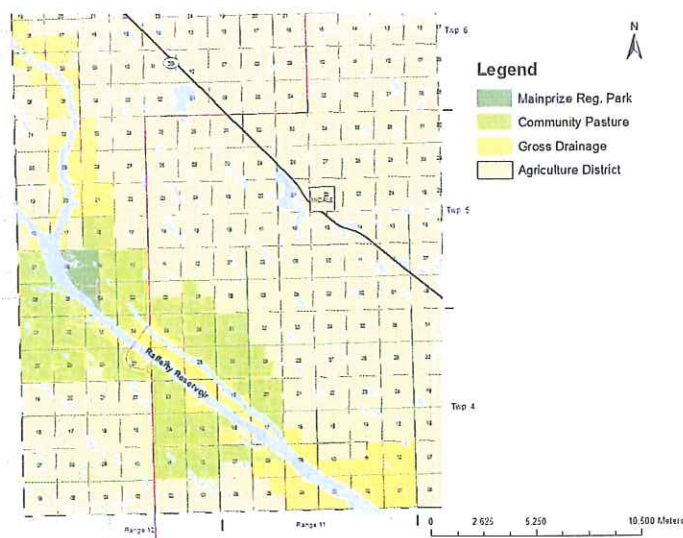
5.1 Discussion

Management of special lands is important to the Rural Municipality of Cymri. Council acknowledges and recognizes the efforts of the Provincial departments such as the Water Security Agency, Saskatchewan Environment, Saskatchewan Tourism, Parks, Culture and Sport and Saskatchewan Health who all work hard to achieve the sustainable management of special lands throughout the province. Council also recognizes that they have a role to play in and a responsibility for special lands such as hazard lands, environmentally sensitive lands and heritage lands at the local level. This Official Community Plan and the accompanying Zoning Bylaws will outline restrictions and requirements for development on lands that have special designation or are significant.

In 2011 the RM had experienced significant flooding around the Rafferty Reservoir. Since this flood the RM has been able to receive information from the Water Security Agency (WSA) that identifies the Maximum Flood Line and the water elevation of approximately 549.41 m. From this information the RM has identified all quarter sections touching the Maximum Flood Line as referral areas. Any proposed development within the referral area will be referred to the WSA prior to Council making a decision on the development. Lands identified as Watershed on the Future Land Use Map and Zoning District Map are lands that are owned by the WSA. Some of these lands have been leased out by WSA for pasture land. If development was to occur on these lands they will not only require approval from the RM but also from the WSA.

The Community Pasture Program was created in the 1930s for managing land that was badly eroded during the Prairie drought. The Program has helped improve the ecological value of these lands and have also increased the productivity.^[1] Since the Program has achieved the goal that was strived for the federal government has chosen to transfer the land back to the

province and to the patrons. Now that the land is no longer being managed by the Community Pasture Program the Rural Municipality of Cymri will continue to preserve these lands as special lands. The RM of Cymri sees these lands as an important natural feature and discourages development on them.



^[1] Agriculture and Agri-Food Canada

The RM of Cymri encourages environmentally sustainable planning and development practices and encourages their ratepayers to participate in available environmental programs, such as nearby recycling facilities and proper land management. The water, air and land of the community are invaluable resources that need to be preserved for future generations to enjoy.

Heritage lands consist of any site that has architectural, historical, cultural, archaeological, palaeontological, aesthetic or scientific value. Future land uses that are adjacent to or on the same site as any heritage lands will need to take into consideration the significance of the site. Proposed developments and subdivisions may be subject to restrictions to protect the value of the heritage lands. One parcel of land within the RM has been designated as municipal heritage property:

1. Steven Peterson Residence

The Peterson Residence is located in the RM of Cymri east of the Village of Halbrite. The house was built in 1916 by Gustav Peterson and at the time was one of the largest buildings in the district. The house was used as a gathering place for the community and host community events such as church services. The property's heritage value is based on the representation of the early wood-frame farmhouse construction.



<http://www.pcs.gov.sk.ca/heritage-property-search>

5.2 Objectives

- a. To encourage developmental practices that can be sustained by the environment without significant pollution, nuisance, or damage to the environmental resources.

- b. To restrict development in areas where special land considerations exist, such as on hazard land and on environmentally significant lands.
- c. To protect defined areas of critical habitat and heritage resources.
- d. To protect critical water supply resources including both ground and surface water resources.
- e. To construct and maintain services and utilities while balancing both environmental and financial considerations.

5.3 Policies

- a. Council will support farming practices and developments that conserve soil, improve soil quality, conserve moisture, and protect water supplies. Council may deny a permit to any development that may significantly deteriorate the land resources or deplete or pollute ground water sources.
- b. Council will work with agencies of the provincial government to protect any significant heritage resources, critical wildlife habitat, or rare or endangered species. Where significant potential has been identified to Council, Council may delay development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained.
- c. Council will minimize, mitigate or avoid potential development impacts to waterways, watersheds, water bodies, wetlands, shore lands, aquifers and groundwater.
- d. Development shall not deplete or pollute groundwater resources or permanent water bodies, or water courses with RM. Council will monitor the impact of development on groundwater and surface water resources and may incorporate development standards in the Zoning Bylaw to maximize aquifer protection and supply and to protect surface water quality and supply.
- e. Where development is proposed on hazard land a professional report on the proposed development will be required. The report shall assess the geotechnical suitability of the site, susceptibility to flooding, or other environmental hazards, together with any required mitigation measures. These measures may be attached as a condition for a development permit approval.
- f. Service and utility maintenance that is not environmentally sustainable, such as applying used oil to municipal roads, will not be an acceptable practice.
- g. No development shall take place in the flood way and flood proofing techniques are required to an elevation of 0.5 meters above the 1:500 in the flood fringe of any

waterway. Documentation may be required, at the developer's expense, to determine if the subject lands are in the flood way or flood fringe.

- h. Community Pastures will be preserved in their natural state and Council will not consider any development on these lands. Council may consider oil wells on Community Pastures.
- i. Any proposed development within the referral area identified on the Future Land Use Map and Zoning District Map shall be referred to the Water Security Agency prior to Council making a decision.
- j. Lands that have been identified as heritage sensitive on the Heritage Sensitivity Map, shall be referred to the Heritage Branch prior to Council making a decision on any proposed development.

PART 8 – Implementation

8.1 ZONING BYLAW

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

8.1.1. Content and Objectives

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

(1) Agricultural District

The objective of this district is to provide for the primary use of land in the form of agricultural development and associated agricultural uses. Other uses compatible with agricultural development are also provided for. Location dependent natural resource development is also provided for. Fragmentation of agricultural land in this district generally will be avoided.

(2) Country Residential District

The objective of this district is to provide for the subdivision and development of Residential development. It will be used to accommodate residential development where there are more sites proposed than are allowed in the Agricultural District. The Country Residential District will be used for residential purposes with limited agricultural uses allowed on the sites.

(3) Commercial District

The objective of this district is to provide for commercial and industrial development uses within the RM.

8.1.2. Amendments

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

8.2 OTHER IMPLEMENTATION TOOLS

8.2.1. Inter-Municipal Co-operation

- a. Council will work together with adjacent municipalities to provide economies of scale and to provide regional policies that will benefit the ratepayers. The RM of Cymri will also work with other neighboring rural and urban municipalities to develop joint service programs where such arrangements will be of benefit to the municipality and community.

8.2.2. Provincial Land Use Policies

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

8.2.3. Administration

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