

BYLAW NO. _____

OFFICIAL COMMUNITY PLAN

RM OF DUCK LAKE NO. 463

The purpose of an Official Community Plan (OCP) is to provide a comprehensive policy framework to guide the physical, economic, social and cultural development of the RM of Duck Lake No. 463.



RURAL MUNICIPALITY OF DUCK LAKE No. 463

OFFICIAL COMMUNITY PLAN

BYLAW NO. _____

PREPARED FOR:

THE RM OF DUCK LAKE No. 463

PREPARED BY:



Planning Ltd.
Meota, SK

NOVEMBER 2023

RM OF DUCK LAKE NO. 463
OFFICIAL COMMUNITY PLAN

Being Schedule "A" to Bylaw No. _____

in RM of Duck Lake No. 463

(Reeve)

SEAL

(Administrator)

The RM of Duck Lake No. 463

Bylaw No. _____

A Bylaw of the RM of Duck Lake No. 463 to adopt the Official Community Plan.

The Council of the RM of Duck Lake No. 463 in the Province of Saskatchewan, in an open meeting assembled enacts as follows:

1. Pursuant to sections 29 and 32 of *The Planning and Development Act, 2007* the Council of the RM of Duck Lake No. 463 hereby adopts the Official Community Plan, identified as Schedule "A" to this Bylaw.
2. The Council and Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
3. This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the _____ day of _____, _____

Read a Second Time the _____ day of _____, _____

Read a Third Time the _____ day of _____, _____

Adoption of this Bylaw this _____ day of _____, _____

(Reeve)

SEAL

(Administrator)

Certified a True Copy of the Bylaw adopted by Resolution of Council
On the _____ day of _____, of the year _____.

(Administrator)

TABLE OF CONTENTS

TABLE OF CONTENTS	4
INTRODUCTION	1
• 1.1 Authority and Mandate	1
• 1.2 Scope.....	1
• 1.3 Demographics	1
PRINCIPLES AND STATEMENTS.....	2
• 2.1 Agriculture and Value-Added Agribusiness	2
• 2.2 Biodiversity, Natural Ecosystems and Forest Resource.....	3
• 2.3 First Nations and Métis Engagement	4
• 2.4 Heritage and Culture.....	5
• 2.5 Inter-municipal Cooperation	5
• 2.6 Mineral Resource Exploration and Development.....	6
• 2.7 Public Safety	6
• 2.8 Public Works	7
• 2.9 Recreation and Tourism	7
• 2.10 Residential Development.....	8
• 2.11 Sand and Gravel.....	9
• 2.12 Shore Land and Water Bodies	9
• 2.13 Source Water Protection.....	10
• 2.14 Transportation.....	10
• 2.15 Community Health and Well-being.....	10
• 2.16 Economic Development and Growth.....	11
LAND USE	11
• 3.1 AGRICULTURAL LANDS.....	11
• 3.2 RESIDENTIAL LANDS	12
• 3.3 LAKESHORE LANDS	12
• 3.4 FOREST DISTRICT	13
• 3.6 COMMERCIAL DISTRICT	13
SUBDIVISION, MUNICIPAL RESERVE, SERVICING AGREEMENTS	14
• 4.1 SUBDIVISION.....	14
• 4.2 MUNICIPAL RESERVE AND DEDICATED LANDS.....	15

- 4.3 SERVICING AND DEVELOPMENT AGREEMENTS 15
- IMPLEMENTATION..... 16
- FUTURE LAND USE MAP 17

INTRODUCTION

According to *The Planning and Development Act, 2007*, (“the Act”), an Official Community Plan “is to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the municipality.”

This Official Community Plan (OCP) follows the principles and requirements of the Act and Provincial Statements of Interest and provides guidance and structure for all future planning and development within the RM of Duck Lake No. 463 (the RM).

- **1.1 Authority and Mandate**

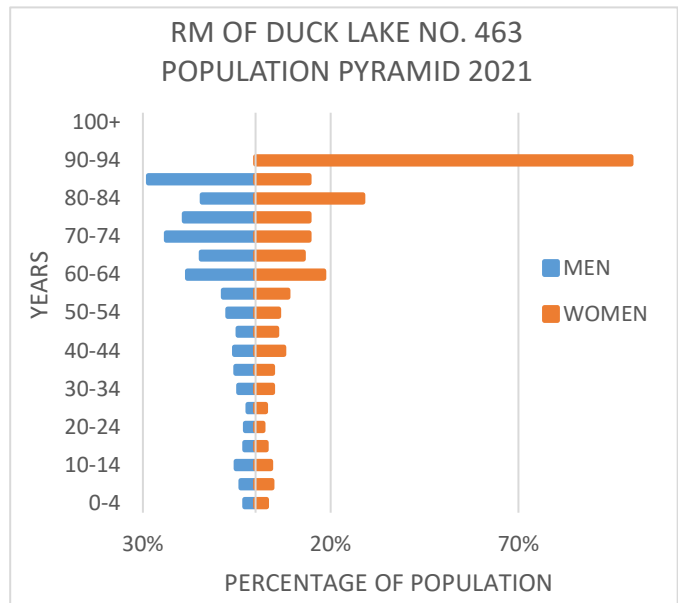
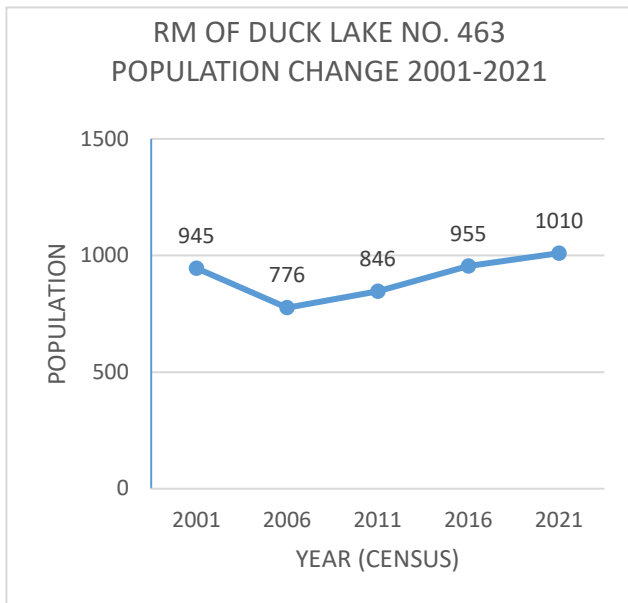
The adoption of this bylaw is subject to *the Act*.

- **1.2 Scope**

The goals and policies outlined within this OCP apply to all lands located within the RM boundaries. If any part of this OCP is found to be invalid, by the authority of a competent jurisdiction, such a decision shall not affect the validity of the remainder, or other sections, of this OCP.

- **1.3 Demographics**

The population trends of the RM over the past fifteen (15) years have been that of growth. The 2021 Census for the RM of Duck Lake indicated a population increase of +5.8% as compared to the 2016 Census. The 2021 Census recorded a population of 1,010 in 384 of the RM’s 450 total private dwellings.



Population trends are largely driven by numerous factors beyond the RM’s direct control, but the RM will strive towards maintaining a 0%-1% annual growth rate over the next 20 years

PRINCIPLES AND STATEMENTS

The RM shall create and adopt policy that is consistent with the *Act*, and Saskatchewan’s Statements of Provincial Interest.

- **2.1 Agriculture and Value-Added Agribusiness**

- 2.1.1 The RM recognizes the value of agricultural land and will promote policies and decisions that lead to the sustainable use and preservation of agricultural operations and value-added agribusinesses.
- 2.1.2 The RM shall minimize the fragmentation of productive agricultural lands by limiting subdivision and encouraging the clustering of residential development.
- 2.1.3 Land uses which may pose compatibility challenges for agricultural activities, such as private forestry operations, mineral resource extraction, residential development and other similar land uses shall be regulated as discretionary uses in the zoning bylaw. Petroleum resource extraction will be considered a permitted use.
- 2.1.4 The RM will encourage the development of agriculturally related commercial and industrial development along major transportation routes, and where the provision of municipal infrastructure and services is economically feasible.
- 2.1.5 The RM shall plan for opportunities related to intensive livestock operations (ILOs) and other value-added agricultural developments.
- 2.1.6 Any ILO development potentially located or expanding in the RM will be referred to the Twin Rivers District Planning Commission for review and recommendations.
- 2.1.7 New ILOs and the expansion of existing ILOs may be permitted within the RM at the discretion of Council in accordance with the discretionary use procedures outlined in Section 5.6(3) of the Zoning Bylaw.
- 2.1.8 The RM will encourage and support the implementation of environmentally sustainable agricultural practices to mitigate erosion, source water or site contamination and the loss of biodiversity within natural ecosystems.

PROVINCIAL INTERESTS

1. Agriculture and Value-Added Agribusiness
2. Biodiversity and Natural Ecosystems
3. Community Health and Well-being
4. Economic Growth
5. First Nations and Métis Engagement
6. Heritage and Culture
7. Inter-municipal Cooperation
8. Mineral Resource Exploration and Development
9. Public Safety
10. Public Works
11. Recreation and Tourism
12. Residential Development
13. Sand and Gravel
14. Shore Land and Water Bodies
15. Source Water Protection
16. Transportation

- 2.1.9 The RM will encourage value-added agricultural activities as a means to enable producers the ability to diversify their operations, process and provide for the direct sale of locally produced commodities.
- 2.1.10 The RM shall encourage retention of agricultural land for crop production, livestock operations, and related agricultural use, and to allow non-farm residential development at a level which will not jeopardize existing agricultural operations and that will minimize the removal of good farmland from production.

● **2.2 Biodiversity, Natural Ecosystems and Forest Resource**

- 2.2.1 The RM recognizes the value of environmentally sensitive areas and habitats.
- 2.2.2 The RM will encourage development that promotes the preservation and protection of significant ecological lands.
- 2.2.3 The RM will promote the sustainable use of natural resources.
- 2.2.4 The RM will adopt development standards to mitigate and minimize the impacts on sensitive lands.
- 2.2.5 The RM recognizes the significance of the Nisbet Provincial Forest, MacDowall Bog Protected Area, and Fish and Wildlife Development Fund Lands to provide suitable habitat for wildlife.
- 2.2.6 The RM will provide for natural resource harvesting and development in the Provincial Forest, with a minimum overlap between provincial and municipal responsibilities and processes.
- 2.2.7 Development proposed on private land regarding forestry operations, shall be regulated by this policy document and affiliated regulations in the Zoning Bylaw.
- 2.2.8 The area of the RM within the Provincial Forest is largely Crown Land, administered by the Ministry of the Environment and/or the Ministry of Agriculture. The primary uses of this land are natural resource harvesting, including forestry, grazing/haying, wild plant harvesting, fish harvesting, wild game management and recreational hunting and angling. These activities are regulated by provincial legislation.
- 2.2.9 Within provincial forest areas mineral, aggregate, and petroleum product exploration and extraction may take place depending on the location of the resources, but is typically controlled through provincial regulations, leasing and permit legislation and processes. Areas considered as the Forest District that are outside the provincial forest areas all abide by the policies outlined in this bylaw and its affiliated Zoning Bylaw.
- 2.2.10 The Rural Municipality of Duck Lake No. 463 supports the promotion of the sustainable use of forest land for the benefit of current and future generations by balancing the need for economic, social, and cultural opportunities with the need to maintain and enhance the health of forest land.
- 2.2.11 Development within the Provincial Forest shall meet the goals and objectives of the Nisbet Provincial Forest Integrated Forest Land Use Plan (NPFLUP). The NPFLUP and the Ministry of Environment will be consulted when considering new development within the Provincial Forest. The NPFLUP identifies areas within the provincial forest along a spectrum from being highly restricted for new development, through to areas where development may occur

following provincially set guidelines and best practices. Permits and/or dispositions from the Ministry may be required prior to development.

- 2.2.12 All Provincial Forest land in the RM shall be designated as the F - F-Forest District in the Zoning Bylaw. Uses allowable within this district will be guided by the NPFLUP and must receive permits, licenses, or dispositions from the Ministry of Environment.
- 2.2.13 The RM will encourage local biodiversity and ecosystem evaluations (i.e., ecological assessments) to determine whether these areas should be protected from the impacts of development.
- 2.2.14 The RM will promote, wherever possible, important natural or riparian areas, significant landscapes, features, and systems to be integrated into the design of new development such that they perform their natural functions.

● **2.3 First Nations and Métis Engagement**

- 2.3.1 The RM is located on Treaty 6 territory, the traditional territory of Cree Peoples, and the homeland of the Métis Nation.
- 2.3.2 First Nations located within or in proximity to the RM include Beardy's & Okemasis Indian Reserve, One Arrow Indian Reserve, Muskeg Lake Indian Reserve, Tipamahto Aski Indian Reserve, Mistawasis Indian Reserve, Muskoday First Nation Indian Reserve, Kistapinan Indian Reserve, Northern Lights Indian Reserve, Chief Joseph Cluster Reserve, Sturgeon Lake Indian Reserve, and Wahpeton Indian Reserve.
- 2.3.3 Metis Locals located within or in proximity to the RM include Duck Lake #10, Batoche #51, MacDowall #83, St. Louis #28, Lily Plain #168, Prince Albert #7, Nordale #109 and Sask Rivers #269.
- 2.3.4 The RM recognizes First Nations and Métis communities' interests and knowledge and present-day Indigenous land uses.
- 2.3.5 The RM will seek partnerships and common interests with First Nations and Métis communities whenever possible.
- 2.3.6 The RM may pursue opportunities with First Nations and Métis communities to coordinate land use planning and development, and any available tools, support, or agreements to do so.
- 2.3.7 The RM will support policies that avoid and minimize negative impacts on First Nations and Métis communities.
- 2.3.8 The RM will encourage early proponent engagement with First Nation and Métis communities for proposed development in proximity to Crown lands, public water bodies, and First Nation reserve lands.

● 2.4 Heritage and Culture

- 2.4.1 The RM recognizes the importance of heritage and culture and will support development and actions that protect, conserve and restore such areas and resources.
- 2.4.2 The RM shall maintain an inventory of cultural and historically significant areas and developments.
- 2.4.3 The RM recognizes Fort Carlton Provincial Park as a historically significant landmark.
- 2.4.4 The RM will consult with the relevant ministry to protect heritage resources. where lands are identified as being heritage sensitive.



Photo Courtesy: Tourism SK

● 2.5 Inter-municipal Cooperation

The RM is a member of the Twin Rivers Planning District (TRPD). The TRPD includes the Rural Municipalities of Rosthern No. 403, and Duck Lake No. 463; and the Towns of Rosthern, Waldheim, Duck Lake, Hague, Hepburn. The purpose of the TRPD is, *“to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the District.”*

- 2.5.1 The RM will work towards achieving the goals and objectives outlined within the TRPD District Plan.
- 2.5.2 All intensive forms of development including Multi-Parcel Country Residential, Intensive Livestock Operations and Industrial Parks shall be referred to the Twin Rivers District Planning Commission for their review and recommendations.
- 2.5.3 Per the TRPD District Plan, at Council’s discretion, the RM shall refer discretionary use developments within the TRPD to the Commission for comments.
- 2.5.4 Per the TRPD District Plan, all discretionary uses adjacent to a municipal boundary will be referred to the District Planning Commission for comment.
- 2.5.5 The RM will work with other communities, neighbouring municipalities, indigenous groups, and the TRPD to address challenges and opportunities of mutual concern.
- 2.5.6 The RM shall consider alternative options prior to annexation or expropriation through open communication with neighbouring municipalities and landowners.
- 2.5.7 The RM will identify, and attempt means of dispute resolution, if required, to ensure continued and positive inter-community and jurisdiction cooperation.
- 2.5.8 Where possible, the RM will seek opportunities for regional collaboration to provide the necessary assets to achieve efficient service delivery.
- 2.5.9 Where new development is proposed on or in proximity to lands of common interest, the RM may notify and engage with the prospective affected communities, including but not limited to adjacent municipalities, national, provincial and regional parks, First Nations, Métis locals, or any other group which may have an interest in the effects of the proposed development.

• 2.6 Mineral Resource Exploration and Development

- 2.6.1 The RM will support and plan for the exploration and development of mineral resources and will aim to coordinate its land use planning with industry in identifying areas for development.
- 2.6.2 The Zoning Bylaw will accommodate a range of uses related to mineral exploration and development in agricultural areas with minimal regulation.
- 2.6.3 Where mineral deposits may be identified, the RM will seek collaboration with industry to ensure they can be appropriately serviced and accessed.
- 2.6.4 Where mineral deposits may be identified, the RM may amend policy and regulation to protect them from potentially incompatible land uses and impose separation requirements.
- 2.6.5 The RM will coordinate its development reviews with provincial ministries and agencies that may have jurisdiction over the development of resources to minimize any potential for regulatory duplication.
- 2.6.6 Council may require applicants to provide a reclamation plan and/or a performance bond for uses related to forestry or mineral resource exploration and extraction as a condition of development permit approval.

• 2.7 Public Safety

- 2.7.1 The RM will identify areas prone to natural hazards and vulnerable to human-induced hazards to limit development on or near those hazard lands and will consider strategies and actions that will minimize the potential threats to people, property, and municipal interests.
- 2.7.2 The RM will ensure areas identified as hazardous due to erosion, slope instability and slumping, drainage concerns and flooding will be avoided for future permanent development unless sufficient mitigation measures are proposed at time of application.
- 2.7.3 Developers and/or landowners may be required to provide professional, certified environmental, geotechnical, and/or hydrological reports to address development hazards and may require a preliminary analysis by a professional engineer or environmental scientist to identify which hazards may exist in the area of a proposed development. Council may refuse to authorize the development of structures on such land or may authorize such developments only in accordance with recommended preventative mitigation measures which eliminate the risk or reduce the risk to an acceptable level and remedial measures.
- 2.7.4 New buildings and additions to buildings within the floodway of the 1:500-year flood elevation of any watercourse or water body shall be prohibited.
- 2.7.5 New buildings and additions to buildings within the flood fringe shall be adequately flood-proofed to an elevation of no less than 0.5 metres above the 1:500-year flood elevation of any watercourse or water body.
- 2.7.6 Development proposals in flood plains areas shall be referred to Saskatchewan Water Security Agency for review before approval. A site-specific legal land survey including contour lines shall be provided by the proponent at the time of proposed development.
- 2.7.7 The *FCM -RAC Guidelines for New Development in Proximity to Railway Operations* will be employed for guidance where new development is proposed in proximity to the rail line. Rail

operators may be engaged to determine relevant considerations for new development, and development standards and setbacks may be employed to protect the public and new development, and to minimize potential nuisance.

- 2.7.8 The RM will evaluate potential impacts from noise, odour, smoke, fumes, dust levels, night lighting, glare, vibrations, or other emissions, and how this will influence appropriate buffering, separation, or screening from adjacent existing land uses.
- 2.7.9 Where applicable, new subdivision and development applications within forested areas, adjacent to forested areas or for areas at risk for wildfire, shall employ Fire Smart principles through consultation with Saskatchewan Public Safety Agency.

● 2.8 Public Works

- 2.8.1 The RM shall efficiently manage those public works assets under its provision, and permit the effective development, improvement and expansion of public works and utilities provided by other authorities.
- 2.8.2 The RM shall create and maintain an asset management plan and inventory.
- 2.8.3 The RM will encourage development that aligns with the RM's asset management planning.
- 2.8.4 The RM will encourage development where roads and other infrastructure services currently exist.
- 2.8.5 The RM will be open to new opportunities for providing public works and service delivery through effective maintenance, improvement, or expansion of existing infrastructure and service delivery programmes where possible.
- 2.8.6 The RM will continue to pursue asset management planning to inform the budgeting and maintenance planning for RM infrastructure and ensure that adequate resources or financing is available for the expansion or replacement of public works.
- 2.8.7 Council will assess needs for improvement and replacement and prioritize projects to ensure appropriate and adequate services are available for RM ratepayers.
- 2.8.8 The RM will consult with the appropriate government ministries, agencies, and other qualified professionals where required when considering development. Consultation may be related to, but is limited to, the impacts on government services and infrastructure, storm and source water protection plans, existing developments, and other resources and land use in the RM.
- 2.8.9 The RM will cooperate with surrounding municipalities and other entities for solid and liquid waste management, recycling, and hazardous waste disposal programs that meet government standards and regulations.
- 2.8.10 The RM shall explore opportunities for collaboration on joint infrastructure projects that serve the needs of the municipalities, First Nations and Métis communities, national, provincial and regional parks, and other stakeholder groups within the region.

● 2.9 Recreation and Tourism

- 2.9.1 The RM will promote and welcome visitors and travellers and will encourage development that encourages leisure activities and active lifestyles.

- 2.9.2 The RM will seek out partnerships with neighbouring communities and organizations (such as Fort Carlton Provincial Park and Batoche National Historic Park) to fulfill the recreational needs of the community.
- 2.9.3 The RM will promote recreational and tourism development within the RM that is compatible with the initiatives of related organizations, such as the Nisbet Provincial Park and Fort Carlton Provincial Park.
- 2.9.4 The RM shall cooperate and partner with the Provincial government on promoting the sustainable use of the Nisbet Provincial Forest as it pertains to recreation and tourism opportunities.

● **2.10 Residential Development**

- 2.10.1 The RM shall make provision for residential development, so long as it is compatible with other uses, be located in specifically identified areas, and efficiently utilize the existing and required infrastructure and services.
- 2.10.2 Residential subdivisions shall be encouraged to locate on lands exhibiting "marginal" soil capability as defined by the Canada Land Inventory (CLI) Soil Class Rating System or where sufficient evidence is provided to show that the parcel is incapable of cultivation or the production of forage crops.
- 2.10.3 All residential development applicants must complete a development permit and building permit prior to construction and abide by the regulations of the Zoning Bylaw and the RM's Building Bylaw.
- 2.10.4 The Zoning Bylaw will regulate residential development through but not limited to, site size and frontage requirements, minimum setback requirements, land use options listed as permitted and discretionary uses, and affiliated evaluation criteria and implementation regulations.
- 2.10.5 All development, buildings, and structures, including accessory buildings and structures (but not limited to: decks, patios, and fences) shall be entirely contained within the boundaries of the site on which they are proposed to be located. Resolution of encroachment issues can be achieved by supporting the realignment of surveyed boundaries through subdivision, or the movement of buildings or structures.
- 2.10.6 The RM will seek to work with the Town of Duck Lake to allow for compatible growth strategies in the urban fringe to ensure a planned and sustainable approach to residential growth in the region.
- 2.10.7 A variety of housing options will be provided through the Zoning Bylaw to accommodate a range of demographics, lifestyles, and income levels.
- 2.10.8 The RM will work with the appropriate provincial ministries and agencies to protect heritage properties and culturally sensitive areas.
- 2.10.9 Sites for municipal facilities and public utilities will be excluded from density regulations.
- 2.10.10 New development shall be planned and designed to minimize human or environmental risks to people and property.
- 2.10.11 Development shall be considered in alignment with any asset management planning in place or to be undertaken by the RM.

- **2.11 Sand and Gravel**

- 2.11.1 The RM will promote aggregate extraction operations as an important resource for the municipality and the region, ensuring such development is permitted and compatible with other land uses, and includes the consideration of future reclamation of land.
- 2.11.2 The RM shall inventory aggregate deposits and accommodate extraction sustainably.
- 2.11.3 The development, operation, and extraction of aggregate resources shall adhere to any separate policy of the RM-related management of the resource(s).
- 2.11.4 The RM shall encourage aggregate extraction operations as an important resource for the municipality and the region.
- 2.11.5 The RM shall require sites for aggregate and mineral resource extraction development to be reclaimed to a pre-extraction condition either as a part of ongoing operations or upon conclusion of extractive activities.
- 2.11.6 Locations of deposits will be protected from competing or non-compatible development; extractive and processing activities will be prioritized in these locations.
- 2.11.7 The RM may impose development standards or conditions on operations such as but not limited to: time limits on permit validity, reclamation and performance requirements, bonding requirements, separation requirements and nuisance mitigation, site development and operating standards, etc.
- 2.11.8 The RM shall seek cooperation and coordination with its regional neighbours in the allocation and provision of aggregate resources and work cooperatively to coordinate extractive activities and heavy-haul transportation planning.

- **2.12 Shore Land and Water Bodies**

- 2.12.1 The RM recognizes the importance of the lakes, shorelands, and water bodies within the RM of Duck Lake.
- 2.12.2 The RM shall consider the impacts of development on shorelands and water bodies and will encourage the utilization of best practices concerning watershed management to safeguard the water systems and wetlands.
- 2.12.3 Riparian areas identified as critical ecosystems, wetlands and associated wildlife protection areas for endangered species, will be restricted for future development. These areas will be prohibited for development or protected through approved development and construction standards to minimize negative potential impacts.



- **2.13 Source Water Protection**

- 2.13.1 The RM will avoid development that threatens drinking water quality and quantity. Confirmation that adequate water resources are available, or that they are not unreasonably negatively affected may be a requirement of development and at the proponent's sole cost.
- 2.13.2 The RM will require mitigation measures to protect municipal water wells and aquifers from potential contamination. Where risks to source waters are not suitably mitigated, development may be restricted.
- 2.13.3 The RM may consult with government ministries and agencies while reviewing a potential development to ensure source waters are effectively protected.

- **2.14 Transportation**

- 2.14.1 The RM will plan, develop, and maintain a transportation system to meet current and future needs, ensuring compatibility with other transportation infrastructure and provincial agencies, and providing for the safe and efficient movement of goods and people for the benefit of residents, industry, and visitors.
- 2.14.2 The RM will participate and partner with provincial agencies to align local transportation policies with provincial transportation plans.
- 2.14.3 A section of the Carlton Trail Railway is located in the RM. The RM will utilize the guidelines contained in *FCM -RAC Guidelines for New Development in Proximity to Railway Operations* to assess development proposals in proximity to the rail line or any proposed rail lines.
- 2.14.4 The RM will strive to ensure municipal roadways are maintained and meet the needs of its residents as a means to promote public safety and the efficient movement of people and goods.
- 2.14.5 Sections of provincial Highway No.'s 11, 212 and 302 are located within the RM. The RM will consult with the Ministry of Highways on development proposals where the provincial highway network may be affected.
- 2.14.6 The RM will encourage development to be located adjacent to existing developed roads or highways capable of serving as legal and physical access suitable for the proposed use. Where road or access improvements are deemed to be necessary by Council, applicants will be responsible for the costs of road construction or improvements.
- 2.14.7 The RM will promote traffic and road safety by ensuring that appropriate road design, speed limits and traffic control devices are utilized.

- **2.15 Community Health and Well-being**

- 2.15.1 The RM will promote access to natural public environments, will ensure developers provide dedicated lands or money-in-lieu for public use and amenities, and will consider the diverse needs and perspectives of stakeholders in decision-making.
- 2.15.2 The RM will coordinate with the applicable provincial ministries and agencies to identify contaminated sites and work toward their remediation.

• 2.16 Economic Development and Growth

- 2.16.1 The RM will consider the benefits of economic development and will provide transparent and efficient regulation and review of development, promoting policy that results in a strong economy and high quality of life for residents.
- 2.16.2 The RM recognizes Agriculture as the primary economic activity and employer.
- 2.16.3 The RM will support the forestry industry while ensuring the environmental sustainability of the area is not compromised.
- 2.16.4 The RM will encourage commercial and industrial development adjacent to existing provincial highways and transportation routes.
- 2.16.5 The RM recognizes the benefits of employment retention and creation through the development and expansion of business and industry.
- 2.16.6 The RM will encourage economic development that utilizes existing RM infrastructure and resources.
- 2.16.7 The RM will consider home-based businesses that maintain or enhance the agricultural, residential and recreational character of the area.
- 2.16.8 The RM will participate in regional or provincially-led economic development initiatives to help grow the local economy.
- 2.16.9 The RM will encourage local employment to promote a healthy and growing local economy.
- 2.16.10 The RM will identify land use areas whereby commercial and industrial forms of development will be permitted.
- 2.16.11 All Industrial Parks and intensive industrial proposals shall be referred to the District Planning Commission for their review.

LAND USE

• 3.1 AGRICULTURAL LANDS

The RM shall designate Agricultural lands that accommodate a variety of land use types that are compatible with agricultural development. Agricultural lands will primarily be designated for agriculture development, livestock grazing, mineral resource exploration and extraction, home and farm-based businesses, low-density non-farm residential development and other compatible uses.

The Zoning Bylaw will contain the following Districts:

Agricultural District (A): The Zoning Bylaw will outline those uses which are permitted, accessory, discretionary, or prohibited, and all related regulations and standards. Any proposed development within the Agricultural District (A) shall follow all processes, procedures, and applications, as outlined within the Zoning Bylaw.



● 3.2 RESIDENTIAL LANDS

The RM is home to one (1) Organized Hamlet:

- a) Organized Hamlet: MacDowall

The RM shall designate Residential Lands that accommodate a variety of land use types that are compatible with agricultural development. These Lands will primarily be designated for small-lot residential within the RM.

The Zoning Bylaw will contain the following Districts:

Hamlet District (H): The Zoning Bylaw will outline those uses which are permitted, accessory, discretionary, or prohibited, and all related regulations and standards. Any proposed development within the Hamlet District (H) shall follow all processes, procedures, and applications, as outlined within the Zoning Bylaw.

Country Residential District (CR): The Zoning Bylaw will outline those uses which are permitted, accessory, discretionary, or prohibited, and all related regulations and standards. Any proposed development within the Country Residential District (CR) shall follow all processes, procedures, and applications, as outlined within the Zoning Bylaw.

● 3.3 LAKESHORE LANDS

Lakeshore Lands will be occupied by small-lot residential cottage developments near waterbodies. The RM shall require future development to be placed on individually titled residential lots, or through registered dwelling groups under *The Condominium Act* and associated regulations.

The Zoning Bylaw will contain the following Districts:

Lakeshore Development District (LD1): The Zoning Bylaw will outline those uses which are permitted, accessory, discretionary, or prohibited, and all related regulations and standards. Any proposed development within the LD1- Lakeshore Development District shall follow all processes, procedures, and applications, as outlined within the Zoning Bylaw. The purpose of LD1 is to accommodate low-density residential development in the lakeshore districts.

Lakeshore Development District (LD2): The Zoning Bylaw will outline those uses which are permitted, accessory, discretionary, or prohibited, and all related regulations and standards. Any proposed development within the LD2- Lakeshore Development District shall follow all processes, procedures, and applications, as outlined within the Zoning Bylaw. The purpose of this district is to provide and regulate sites intended for residential use of park model cottages, modular homes, manufactured and mobile homes and additional uses that are compatible.

● 3.4 FOREST DISTRICT

A portion of the Nesbit Provincial Forest is located in the RM which has been identified on the Future Land Use Map for increased clarity. The designated areas primarily correspond with the Nisbet Provincial Forest. The Nisbet Provincial Forest is approximately 80,000 ha in size. It is an “island forest” surrounded by agricultural development, and adjacent to city and rural residential development. Easy accessibility means the forest is subjected to more concentrated pressures for recreation and economic use than other, more northern, provincial forests. The forest provides a habitat for many wildlife species, and at the same time, people use it for recreation, forest products harvesting, cattle grazing, hunting, trapping, gathering of non-timber forest products and gravel extraction. Provincial highways, grid roads, railroads and major utility routes pass through the forest.

The Ministry of Environment is largely responsible for the management of the forest lands and has created the Nisbet Provincial Forest Integrated Forest Land Use Plan (NPFLUP) to manage lands within the provincial forest. The RM recognizes the Crown’s rights and responsibilities to regulate activities related to the utilization of and protection of forest resources on provincial forest lands. The NPFLUP guides resource management decisions under the authority of the Ministry of Environment and is not to be confused with municipal land use zoning and development controls provided for under the authority of the Act.

The Zoning Bylaw will contain the following District for lands that are outside of the Provincial Forest Lands:

Forest District (F): The Zoning Bylaw will outline those uses which are permitted, accessory, discretionary, or prohibited, and all related regulations and standards. Any proposed development within the Forest District (F) shall follow all processes, procedures, and applications, as outlined within the Zoning Bylaw and comply with any applicable Ministry of Environment guidelines.

● 3.6 COMMERCIAL DISTRICT

The RM shall designate commercial lands that accommodate a variety of commercial land use types that are compatible with agricultural development. Commercial lands will primarily be designated for commercial uses, highway commercial uses, and light industrial uses.

The Zoning Bylaw will contain the following Districts:

Commercial District (C): The Zoning Bylaw will outline those uses which are permitted, accessory, discretionary, or prohibited, and all related regulations and standards. Any proposed development within the Commercial District (C) shall follow all processes, procedures, and applications, as outlined within the Zoning Bylaw.

SUBDIVISION, MUNICIPAL RESERVE, SERVICING AGREEMENTS

• 4.1 SUBDIVISION

- 4.1.1 New subdivisions and development shall be encouraged to be located where appropriate infrastructure exists.
- 4.1.2 The infill of sites for residential and commercial development shall be encouraged before the subdivision of additional lands.
- 4.1.3 In considering a subdivision application or application for rezoning, the RM may require a Comprehensive Development Review (CDR) which shall be at the sole cost of the applicant. Council may request and require supporting and additional information to properly conduct such a review. The use of a CDR will generally be employed where a proposed subdivision or development would be introducing a high density of development or where it may introduce potential nuisance to surrounding land uses.

When conducting a CDR, the RM may consider the following:

- i) The type of development
 - ii) The phasing of development;
 - iii) The size and number of parcels proposed;
 - iv) The availability, installation and construction of roads, services, and utilities;
 - v) The types of uses proposed on the site;
 - vi) Potential impacts on adjacent land uses and proposed measures to reduce any potential negative impacts;
 - vii) The suitability of the site with particular consideration to the soils, topography, drainage and proximity to wildlife management areas and hazard land;
 - viii) The feasibility of water and sewage systems and their acceptability for the intended use(s), and access to solid waste collection and disposal facilities and services.
 - ix) The entrance and exit into a site and potential impacts on roads and highways, including traffic safety; and
 - x) Any other matters which the RM considers necessary.
- 4.1.4 In considering a review of a lakeshore subdivision, the RM may consider the potential impacts on existing public beaches and the health and sustainability of the water body.
 - 4.1.5 The responsibility for determining the flood elevation, and any required flood-proofing measures is the requirement of the applicant.
 - 4.1.6 Per the TRPD District Plan, all subdivision proposals adjacent to a municipal boundary will come to the District Planning Commission for comment.

● 4.2 MUNICIPAL RESERVE AND DEDICATED LANDS

- 4.2.1 The purpose of municipal reserve lands will be to provide opportunities to residents for recreation and public amenities through land dedication at the time of subdivision.
- 4.2.2 At the time of subdivision, money in lieu of municipal reserve land will be preferred unless the dedication of land for municipal reserve is required to meet community recreational needs.
- 4.2.3 At the time of subdivision, Council will encourage the approving authority, which in the case of the RM is the Minister of Government Relations, to dedicate environmental reserve for lands that have environmental constraints or are potentially hazardous, in accordance with section 185 of the Act.
- 4.2.4 The RM may dedicate lands as environmental reserve to protect riparian, biodiverse, and wildlife-sensitive areas, in consultation with the appropriate national or provincial agencies.
- 4.2.5 As prescribed by the Act and *The Dedicated Lands Regulations, 2009*, funds from the RM dedicated lands account may be used for municipal reserve, environmental reserve, or public reserve development either within the RM or in other municipalities where the development will serve the residents of the RM.
- 4.2.6 In lakeshore developments, a portion of the lands along the shore or bank of the waterbody may be designated as environmental reserve at the time of subdivision.
- 4.2.7 In lakeshore developments, the dedication of land as municipal reserve may be required to ensure appropriate recreational use and public access.
- 4.2.8 The RM may require the dedication of roadway or roadway widening at the time of subdivision.
- 4.2.9 The RM will use the natural topography of land to minimize the cost and risks associated with stormwater management and flood risk mitigation. Dedicated lands may be employed to protect natural drainage runs.
- 4.2.10 The RM recognizes the importance of supporting school opportunities. At the time this bylaw was approved, there was not an identified need for a future school site within the RM. If the need for a school site is identified, the RM will work with the Ministry of Education and where applicable, the Prairie Spirit School Division, Prince Albert Catholic School Division and Conseil des écoles fransaskois to ensure the creation of a site suitable for that purpose and amend their bylaws accordingly. If the need for a school site is identified in a neighbouring municipality that will accommodate students from the RM, Council will contribute funds from the dedicated lands account for the acquisition of that site.

● 4.3 SERVICING AND DEVELOPMENT AGREEMENTS

- 4.3.1 The RM shall consider the use of development levies, or servicing agreements, for future development and subdivision to recover capital costs incurred directly or indirectly by the RM as a result of development, to prescribe any specific performance requirement, and to ensure timely installation of infrastructure and services.

- 4.3.2 In accordance with section 172 of the Act, and where subdivision is involved, the RM may require an applicant to enter into a servicing agreement with the RM to address the provision of services and infrastructure that directly or indirectly serve a proposed development.
- 4.3.3 In accordance with section 169 of the Act, the RM may adopt a Development Levy bylaw and impose development levies to recover all or a part of the RM's capital costs of providing, altering, expanding or upgrading services and infrastructure associated directly or indirectly with a proposed development. Development Levies may be employed where no subdivision is involved.
- 4.3.4 All parcels shall have legal access by an all-weather municipal road allowance constructed to RM roadway and approach standards applicable for the proposed use. Where road construction or upgrades are required in the opinion of the RM, the applicant shall bear the costs and may be required to enter into an agreement for improvements.
- 4.3.5 New subdivisions and development shall be encouraged to locate where appropriate infrastructure exists.
- 4.3.6 In areas where additional municipal service installation or road construction is required, the development proponent shall be responsible for all costs associated with such improvements.
- 4.3.7 The RM will establish standards for infrastructure construction to include, but not be limited to, such improvements such as road, approach, and drainage construction.
- 4.3.8 Design and construction of roads internal to a subdivision should consider access for road maintenance, school bus travel, and emergency service equipment movement.

IMPLEMENTATION

The *Zoning Bylaw* will be the principal method of implementing the policies, principles, and statements contained within this OCP. The Zoning Bylaw will be adopted in conjunction with this OCP. The Zoning Bylaw outlines the procedures and regulations that must be followed and describes the roles and authority of the Development Officer, and how planning and development will be implemented in the RM.

- **Purpose:** The Zoning Bylaw controls the use of land within the jurisdiction of the RM of Duck Lake, for the health, safety, and welfare of its residents and visitors.
- **Definitions:** The Zoning Bylaw definitions shall apply to this OCP.
- **Contents and Regulations:** The Zoning Bylaw will activate the land use policies in this OCP by outlining the administration and regulations for Zoning Districts. Each District will have permitted and discretionary uses, and rules and regulations regarding a range of uses, development setbacks, site sizes and building locations.
- **Updating or amending the Official Community Plan:** The RM shall monitor plans and projections for future development on an ongoing basis. Policies contained in this OCP, including *RM of Duck Lake No. 463 Land Use Maps* should be regularly reviewed and if required, updated.
- **Amending the Zoning Bylaw:** When considering amendments to the Zoning Bylaw, the RM will consider proposals that align with the policies outlined in this OCP. The RM may consider expanding

Land Use by adding new Districts or expanding the scope of existing Zoning Districts to further the goals and objectives of this OCP.

- **Further Studies:** The RM may undertake such studies or programs required to facilitate and encourage positive development or change in the RM.
- **Contract Rezoning:** Where an application is made to Council to rezone land to carry out a specific development, Council may request that the applicant enter into a contract zoning agreement subject to section 69 of the Act.
- **Concept Plans:** The RM may adopt concept plans subject to section 44 of the Act to guide future subdivision and development of an area of land.
- **Binding:** Subject to section 40 of The Act, this OCP shall be binding on the RM of Duck Lake No. 463, the Crown, and all other persons, associations and other organizations, and no development shall be carried out that is contrary to this OCP.

FUTURE LAND USE MAP

The RM of Duck Lake No. 463 Future Land Use Map is the Twin Rivers District Official Community Plan, Future Land Use Map.

This Future Land Use Map identifies the general land use concepts for development within the RM, to communicate the vision for future development in the RM.