

RURAL MUNICIPALITY OF WILTON NO. 472

OFFICIAL COMMUNITY PLAN

Prepared for:

THE R.M. OF WILTON NO. 472

Prepared by:

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LANDSCAPE ARCHITECTURE AND PLANNING

Saskatoon, SK

August 2012

The Rural Municipality of Wilton No. 472
Bylaw No 15-2013

A Bylaw of the Rural Municipality of Wilton No. 472 to adopt the Official Community Plan.

The Council of the Rural Municipality of Wilton No. 472 in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- (1) Pursuant to Section 29 and 32 of *The Planning and Development Act, 2007* the Council of the Rural Municipality of Wilton No. 472, hereby adopts the Official Community Plan, identified as Schedule "A" to this bylaw.
- (2) The Reeve and Rural Municipal Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
- (3) Bylaw No. 02/89, the Basic Planning Statement Bylaw, and all amendments thereto are hereby repealed.
- (4) 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

(Rural Municipal Administrator)

Certified a True Copy of the Bylaw adopted by Resolution of Council

On the _____ day of _____, of the year _____

(signature) _____, (date) _____

A Commissioner for Oaths in the Province of Saskatchewan

My appointment expires _____

THE RURAL MUNICIPALITY OF WILTON NO. 472

OFFICIAL COMMUNITY PLAN

Being Schedule “A” to Bylaw No. 15-2013
of the Rural Municipality of Wilton No. 472

(Reeve)

SEAL

(Rural Municipal Administrator)

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1. INTRODUCTION

1.1 AUTHORITY

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007*, the Council of the Rural Municipality of Wilton has prepared and adopted this Official Community Plan to provide the Rural Municipality with goals, objectives and policies relating to approximately 20 years of future growth and development within the community.

Section 32 of *The Planning and Development Act, 2007* provides that the Official Community Plan is required to contain statements of policy with respect to:

- (1) sustainable current and future land use and development in the municipality;
- (2) current and future economic development;
- (3) the general provision of public work;
- (4) the management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
- (5) the management of environmentally sensitive lands;
- (6) source water protection; and,
- (7) the means of implementing the Official Community Plan.

1.2 SCOPE

The policies in this Official Community Plan shall apply to the incorporated area of the Rural Municipality. All development within the incorporated boundaries of the Rural Municipality shall conform to the objectives and policies contained in this Official Community Plan.

1.3 PURPOSE

The Official Community Plan is intended to serve as a statement of the goals, objectives and policies of the Rural Municipality of Wilton relating to the future growth and development of the community. The policies are intended to provide Council with direction in establishing other bylaws and programs to guide the future growth and establish guidelines for formulating decisions on future land use and development proposals.

2. GOALS

2.1 NATURAL AND HERITAGE RESOURCE BASE

- (1) To conserve the aquatic and terrestrial ecological resources of the municipality such that no net loss occurs.
- (2) To utilize the natural resources of the municipality in a manner which is economically, socially and environmentally sustainable.
- (3) To provide on-going opportunities for residents and non-residents of the municipality to enjoy and appreciate the water and land resource values of the municipality.

2.2 PHYSICAL AND ECONOMIC DEVELOPMENT

- (1) To ensure sustainable physical development which reflects both market conditions and public needs, and is compatible with municipal financial capabilities and the need for resource conservation.
- (2) To strengthen the economic base of the municipality by creating a positive environment for sustainable business development.
- (3) To provide high quality, dust free road infrastructure over the long term.
- (4) To maintain the low density residential character of the Municipality.

2.3 SENIOR GOVERNMENT INTERESTS AND INVOLVEMENT

- (1) To obtain the support and assistance of senior governments in the realization of the goals and objectives of this plan where such realization is consistent with the protection and maintenance of federal and provincial interests.
- (2) To support and complement the Statements of Provincial Interest where such interest has been made known to the Municipality.
- (3) To engage with neighbouring communities to identify issues and common interests in planning, municipal servicing, and growth opportunities.
- (4) To participate in broad regional planning initiatives, where beneficial to the community.
- (5) To continue to work with the City of Lloydminster and the Rural Municipality of Britannia No. 502 in jointly planning for positive change in the Lloydminster Planning District.

3. OBJECTIVES AND POLICIES

3.1 NATURAL AND HERITAGE RESOURCES

3.1.1 Findings

- (1) Stakeholder representatives have expressed concern about the protection of ground water within the R.M.
- (2) Survey respondents identified availability and proximity to potable water as an important issue.
- (3) The soil survey report for the R.M. of Wilton indicates that the Municipality is home to a significant amount of prime farmland (rated Class 2 or better at 85,500 ha). There is only a small portion of land (8,250 ha) in the south of the R.M. that is rated as having moderate farm land (rated as Class 3 & 4), and a small portion (along the Battle River and the Gully and Blackfoot Creeks) rated as having low capability. Due to the amount of prime farmland located in the Municipality, protecting it from being unnecessarily taken out of production for non-agricultural use is an important consideration.
- (4) A total of approximately 13,039 ha (32,221 acres) of wetlands have been identified in the Municipality. In addition to providing often important wildlife habitat, wetlands are generally unsuitable for most forms of development and land use and may also present a flood hazard to many forms of development. Ensuring land use and development in wetland areas exhibits a high degree of fit with the opportunities and constraints presented by wetland systems, is an important consideration in land use and development decisions.
- (5) No Municipal or Provincial Heritage Properties have been designated within the R.M. of Wilton. Various sites of cultural significance have been identified in the area including 34 archaeological sites and two “Sites of a Special Nature”. Ensuring development proceeds in a responsible manner, consideration must be given to these sites when formulating land use and development policies.
- (6) The Saskatchewan Watershed Authority has completed the North Saskatchewan Watershed Source Water Protection Plans (NSWSWPP) for the North Saskatchewan River Watershed which the municipality partly lies within. Recommendations and key actions have been identified respecting water conservation, climate change, ground water protection, surface water quality, apportionment of inter provincial water flows, surface water quality and protection of natural habitat. The approved watershed plans are now being implemented by all participating agencies.
- (7) To help ensure that development is consistent with the protection of significant natural resource values and for human enjoyment in the Municipality, it is important that

consideration be given to the development of policies to address these areas.

- (8) There are very limited known gravel resources in the R.M. of Wilton.
- (9) Wind Resource mapping furnished by Sask Power Corporation indicates that wind speed in most areas of the municipality falls within the 21.6 to 27 km per hour range (at 65 metres) and 21.6 to 28.8 km per hour range (at 80 metres). The highest projected wind speed in the province is in the 34.2 km per hour range (at 80 metres). The municipality does not have prime potential for the development of large wind energy generating systems (e.g. wind farms with multiple wind turbines). The likelihood of the development of single tower facilities by individual landowners for personal use holds greater potential in the municipality depending of course on the future economic viability for such systems.
- (10) No flood hazard assessments have been done within the R.M. of Wilton in recent years, however, three significant flood control projects are found: the Furness, the Lashburn and the Marshall East Flood Control Projects. These projects, consisting of drainage and conveyance channels, provide flood control to over 5,600 ha of land within the municipality. Discussions with the Saskatchewan Watershed Authority have indicated that while development can occur in these areas (as identified on the Future Land Use Concept Map 1), there should not be any development that might interfere with the drainage channels.

3.1.2 Objectives

- (1) To encourage the subdivision and development of land in the Municipality in an environmentally sustainable manner.
- (2) To protect resources, communities, ecosystems, and other natural and ecological features in the Municipality.
- (3) To protect ground water resources from contamination to ensure a safe supply of drinking water.
- (4) To protect historic, archaeological and other features, resources or sites of cultural heritage significance from incompatible development and, where such protection cannot be achieved, to ensure appropriate mitigation of impacts.
- (5) To encourage the preservation of natural wildlife habitat areas and other significant areas of natural vegetation in the municipality.
- (6) To support the implementation and evolution of the North Saskatchewan Watershed Source Water Protection Plan (NSWSWPP) consistent with the principles, objectives and land use policies of this Official Community Plan.
- (7) To discourage development on potentially hazardous land and ensure that appropriate

development standards are met when development is feasible.

- (8) To ensure the R.M. is aware of and uses the most recent information on flood hazard areas within the Municipality as it relates to new subdivision applications and development permits.
- (9) To protect gravel resources within the R.M. of Wilton.
- (10) To ensure development protects the Furness, Lashburn and Marshall East Flood Control Project drainage and conveyance channels.

3.1.3 Policies

- (1) Development shall avoid depleting or polluting ground water, including source drinking water in the Municipality.
- (2) Developments that ensure that water bodies, waterways, shore lands, groundwater and riparian systems are protected and sustained will be encouraged.
- (3) Council may employ site-specific planning programs, either alone or in cooperation with other agencies, organisations or governments, to protect water bodies, waterways and shore lands. Council may limit, restrict, delay or prohibit development in these areas until site-specific planning has been completed and/or until Council is satisfied that specific development projects will sustain these areas. Site-specific plans may result in limiting or prohibiting development in these areas.
- (4) No development will begin until Council has considered the size and configuration of an adjoining waterway, water body or shore land, the capacity for public access, the potential impacts (social, economic and environmental) of development, general and site-specific environmental and ecosystem characteristics and economic potential for development in the area. The developer is responsible for all expenses associated with these recommendations. These studies shall be undertaken by qualified professionals at the expense of the developer.
- (5) Agricultural practices, particularly with regard to manure management and chemical application, shall be encouraged to minimise risks to groundwater and surface water.
- (6) Chemicals and other products shall be stored, handled, manufactured, managed and used with methods that prevent and avoid contamination with aquifers and well heads.
- (7) The R.M. shall work in partnership with the Saskatchewan Watershed Authority to maintain and conserve the Battle River Watershed and North Saskatchewan River Watershed and its source water resources.
- (8) Development shall avoid land that is environmentally sensitive.

- (9) Development shall not needlessly damage or destroy current, viable fish habitat within the municipality.
- (10) Development shall not needlessly destroy unique flora or critical wildlife habitat.
- (11) Significant wetland areas along a lake, slough or creek will be protected and, where appropriate, integrated with recreational uses and development.
- (12) Development shall not needlessly damage or destroy any building or archaeological site deemed to be of cultural or heritage significance.
- (13) The Council will work with agencies of the provincial government to protect any significant heritage resources, critical wildlife habitat, or rare or endangered species located in the Municipality. Where significant potential for the occurrence of such features or resources 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. Any costs associated with meeting such requirements will be the responsibility of the applicant.
- (14) Development shall not needlessly destroy prime agricultural farmland.
- (15) Council shall work in partnership with the SWA to maintain and conserve the North Saskatchewan and Battle River Watersheds and their source water resources. The Council will support the implementation of the recommendations and key actions of the North Saskatchewan Watershed Source Water Protection Plan consistent with the provisions of this Official Community Plan notably with respect to recommendations regarding:
 - (a) Promotion of rural and urban land management practices that conserve ground water supplies (NSWSWPP).
 - (b) Flooding and flood risk management including the establishment through mapping of estimated peak water levels to ensure protection of building structures and property (NSWSWPP).
 - (c) Development of watershed wide approaches to flood mitigation measures for new development (NSWSWPP).
 - (d) Identification of wetlands classified as being important to surface and ground water protection (NSWSWPP).
 - (e) Examination of the impact of high density country residential development on groundwater quality (NSWSWPP).

- (16) Council will continue to identify and secure future gravel sources for the R.M. of Wilton.
- (17) Council will encourage the development of wind energy conversion facilities in the municipality and shall ensure that facilities are located and developed so as to minimize adverse visual, safety and environmental impacts.
- (18) Council may require a that a developer undertake a Heritage Resource Impact Assessment (HRIA), as per The Saskatchewan Heritage Property Act, should development be proposed in areas considered to have archaeological significance. Areas considered heritage sensitive have been identified on Map 2 - Potential Heritage Sensitivity and Critical Wildlife Habitat.
- (19) Council may require an ecological impact assessment should development be proposed in areas that contain undisturbed land, native vegetation, in proximity to major water sources and coulees and in areas identified as Critical Wildlife Habitat Areas on Map 2 - Potential Heritage Sensitivity and Critical Wildlife Habitat.
- (20) Potential developments located within a Flood Control Project area (Future Land Use Map 1), or on lands that Council feels may be hazardous, shall be referred to the Saskatchewan Watershed Authority to ensure that development does not interfere with the drainage channels.
- (21) Council may require subdivision and development permit applicants to consult with the Saskatchewan Watershed Authority to assess the potential hazard due to flooding. The flood hazard area shall be defined as the 1:100 year flood elevation plus wave and wind run-up or the 1:500 year flood elevation, whichever is greater.
- (22) Where a subdivision is proposed for land that is identified as being potentially hazardous, the applicant shall submit a report prepared by a qualified professional that assesses the risk associated with the proposed development (e.g. geotechnical suitability of the site, susceptibility to flooding or other environmental hazards, including potential site contamination, etc.) and identifies any necessary mitigation measures.
- (23) Council may refuse to support the subdivision of land or authorize the development of structures on land determined to be hazard land or may permit development only in accordance with specified mitigation measures. The costs of any required flood hazard or slope hazard report to identify the risk of proceeding with a proposed development on potentially hazardous land or recommending specified measures to mitigate the risk of development of hazardous land will be the responsibility of the proponent of the proposed development.

3.2 MUNICIPAL INFRASTRUCTURE AND SERVICES

3.2.1 Findings

- (1) The R.M. is currently responsible for the maintenance of approximately 450 km of all weather roads (winter ploughed) and 475 km of summer roads in the Municipality. The R.M. is in the process of planning out its key transportation network, including which roads will be upgraded. In order to ensure that future development does not place additional unnecessary pressure on existing road maintenance obligations of the Municipality, consideration should be made towards the development of appropriate transportation policies.
- (2) R.M. residents identified high levels of dust from roads, generated by traffic in the R.M., as an issue.
- (3) Survey respondents generally felt that the roads in the R.M. are suffering from heavy use by the oil and gas industry and are in need of improvement.
- (4) The R.M. has partnered with the WYWRA to manage waste and implement recycling. This landfill is also used by the Towns of Lashburn and Marshall. The landfill is owned and operated by the R.M. of Wilton, and the municipality owns the land on which the disposal site is located. Consideration should be made towards the development of policies with respect to future management and disposal of solid waste and sewage generated in the Municipality.
- (5) Survey respondents generally felt that being able to recycle materials at a facility within the Rural Municipality was either very important or somewhat important.
- (6) The R.M. has constructed a storage facility for cement and fly ash, a non-conventional material used by the R.M. to construct their roads.
- (7) Four water wells are located in the community, providing non-potable water to residents during spring to fall (NE 16-48-26-W3; NE 6-48-26-W3; SW 24-46-28-W3; & Pt SE 18-48-25-W3).
- (8) Section 172 of *The Planning and Developments Act, 2007 (The Act)* provides a Council the authority to enter into a servicing agreement with an applicant for subdivision approval to provide services and facilities that directly or indirectly serve the new subdivision. These fees may differ from one proposed subdivision to another based on the particular needs of each development. A municipality may establish a set procedure for identifying required services for individual developments and the manner of calculating servicing agreement fees for services required specific to each subdivision development.
- (9) Section 169 of *The Act* provides a Council the authority to establish development levies, by bylaw, intended to recover the capital costs of services and facilities that directly or

indirectly serve land that is not subject an application for subdivision. Under a Development Levy Bylaw, a Council may charge a development levy to an applicant for a development permit or enter into a development levy agreement with the applicant for payment of the development levy.

- (10) The R.M. owns and operates a sewage lagoon in the Hamlet of Lone Rock. In addition to this, Marshall and Lashburn also own and operate sewage lagoons that are located in the R.M. of Wilton. Development in close proximity to sewage lagoons must have regard for provincial setback requirements.
- (11) Protective services for the R.M. of Wilton are provided by the Royal Canadian Mounted Police “F” Division who investigate crime, maintain order, and enforce laws throughout the municipality.
- (12) Fire services for the west side of the R.M. of Wilton are provided by the Britannia Wilton Fire Department, served by volunteer members. The Lashburn Volunteer Fire Department serves the east side of the municipality.

3.2.2 Objectives

- (1) To ensure that any new development can reasonably be accommodated by existing municipal services.
- (2) To ensure that the road maintenance obligations created by any future residential development can be fulfilled.
- (3) To ensure that the road maintenance obligations created by any future oil and gas development can be fulfilled.
- (4) To ensure that development does not create any traffic safety issues.
- (5) To systematically undertake road improvements in the municipality to control the level of dust generated by traffic.
- (6) To ensure that future development does not exceed capacities of municipal solid waste management and sewage disposal facilities.
- (7) To ensure that R.M. residents have access to adequate recycling facilities.
- (8) To ensure the future management and disposal of solid waste and sewage generated by residents can be fulfilled by existing municipal services.
- (9) To encourage residents and businesses to take part in recycling at the municipal landfill transfer station located at NE 16-48-26-W3M.

3.2.3 Policies

- (1) All developments shall provide for:
 - (a) individual on-site water supply appropriate to the proposed use; or,
 - (b) water supply from a regional water distribution system; or,
 - (c) an independent communal water supply system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.
- (2) All developments shall provide for:
 - (a) on-site liquid waste treatment and disposal approved pursuant to *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority; or,
 - (b) an independent communal sewage collection, treatment and disposal system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.
- (3) The R.M. will not be responsible for the capital costs associated with the provision of municipal services to new subdivisions, except for developments owned by the Municipality. Where a private development requires municipal services, the proponent will be responsible for all costs associated with providing the services. Council may require a proponent of a development to undertake an engineering study that clearly articulates the on and off-site infrastructure required to support the development. On-site and off-site infrastructure to support new development proposals may:
 - (a) already exist and have the capacity to support the development, subject to the payment of applicable levies or fees; or
 - (b) be proposed to be constructed by the developer as an integral component of the development itself.
- (4) Council will not approve new development or subdivision applications unless infrastructure and utility systems and services have adequate capacity.
- (5) Council will consider proposed developments on the basis that a licenced solid waste management facility is available for use by the new development

- (6) Council will approve all new developments containing communal water and sewer systems on the basis that the users of these systems will be responsible for the costs of their construction, management and operation through the auspices of a public body such as the Board of an Organized Hamlet, a resident association, or a private utility arrangement in the form of a cooperative or non-profit corporation.
- (7) When reviewing development proposals, Council may request utility companies to indicate their existing and future services in and around the area of the development proposal. The availability of such services will be a consideration in Council's position with respect to development proposals.
- (8) Council will consider any proposals by residents of a hamlet for the development of a communal water distribution system. Proposals must be developed on a regional scale to include both farm and non farm residents for a designated area and be based on preliminary engineering design requirements and cost estimates for the system. The construction, operation and maintenance of the water delivery system will be financed by a private or public utility.
- (9) Where a subdivision of land will require the installation or improvement of municipal services such as roads or streets, utilities, water supply systems, sewage disposal facilities, and fire protection facilities the developer will be required to enter into a servicing agreement with the Municipality to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of services that directly or indirectly serve the proposed subdivision. These charges may differ from one proposed subdivision to another based on the particular needs of each development. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.
- (10) Public works in the form of solid and liquid waste management or disposal facilities will be allowed at the discretion of Council subject to locational and development standards as specified in the Zoning Bylaw and subject to the following locational policies:
 - (a) It is Council's view that public works in the form of solid and liquid waste management or disposal facilities have the potential to negatively affect the general welfare of nearby residents and the quality of recreation opportunity, relating to such factors as odours, blowing debris, decreased land values and perceived hazards. Therefore, in order to minimize conflict between such public works and other development, policies for separation between public works in the form of solid and liquid waste management or disposal facilities and other principal land uses are listed in Section 6, Table 6-1.
 - (b) Council may approve a lesser separation than set out in Section 6, Table 6-1 where the applicant submits a copy of an agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an applicant and an

owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Planning and Development Act, 2007* to register an interest to the title(s) of the affected lands.

- (c) Council may require a separation of 20% greater than set out in Section 6, Table 6-1. This would only apply where an unacceptable land use conflict would result with existing developments. (e.g. in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).
 - (d) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice of a proposal for the development, expansion or alteration of a solid or liquid waste management or disposal facility and shall hold a public hearing on the proposal.
- (11) Council may establish, by separate bylaw, policies respecting garbage pickup and solid waste disposal in areas of the Rural Municipality.
- (12) Transportation Policies
- (a) The Municipality will cooperate with the Ministry of Government Relations, the Ministry of Highways and Transportation, adjacent municipalities and other adjacent jurisdictions in long-term planning that addresses its transportation needs.
 - (b) Council will endeavour to upgrade the major access roads in the Municipality, within the Municipality's ability to pay for such upgrades, and with the support of senior government funding wherever possible.
 - (c) Development shall not create any potentially unsafe traffic conditions. Council will ensure that appropriate road designs, speed limits and traffic control devices are used to help ensure traffic and road safety.
 - (d) Development along provincial highways shall be consistent with the safety standards and access policies established by the Ministry of Highways and Transportation.
 - (e) The Municipality will not be responsible for the surfacing of roads in subdivisions.
 - (f) Subdivision applications requiring a permanent street or road closure, intended to correct encroachments by development on municipal road right-of-ways, will only be supported after a review by Council, to ensure that:
 - It is determined that the permanent street or road closure would not restrict or compromise access to other sites / areas in the Municipality; and

- It is determined that the street closure would not have an adverse affect on the Rural Municipality's ability to maintain or repair municipal streets and roads.
- (13) Future Land Use Map 1 - identifies key transportation corridors that could support development in the Municipality.
 - (14) Council shall enter into a road maintenance agreement where development involving heavy truck traffic has the potential to negatively impact municipal roads.
 - (15) Recycling facilities shall be located in areas that are accessible by community members, where possible.
 - (16) Generally speaking, Council will support cash-in-lieu of dedicated lands. Council will direct these funds to support recreation and open space development in the region.

3.3 INTERMUNICIPAL AND JURISDICTIONAL COOPERATION

3.3.1 Findings

- (1) The Town of Marshall, the Town of Lashburn and the Organized Hamlet of Lone Rock are situated within the Rural Municipality of Wilton. The City of Lloydminster is located adjacent to the R.M. of Wilton in the northwest corner of the municipality. The R.M. of Britannia is located to the north, the R.M. of Eldon is located to the east, the R.M. of Manitou Lake is located to the south and the Province of Alberta is located to the west of the R.M. (the County of Vermillion River).
- (2) The R.M. of Wilton and the communities of Marshall and Lashburn have worked in a cooperative environment in the past and the R.M. of Wilton has expressed a desire to keep working with the two municipalities in a continued cooperative environment.
- (3) The R.M. of Wilton, the R.M. of Britannia and the City of Lloydminster formed the Lloydminster planning district in 1968 to manage growth and development on lands adjacent to the City of Lloydminster's boundaries. The three municipalities continue to work in a cooperative environment and as of April 2012 were in the process of updating the Official Community Plan and Zoning Bylaw for the Lloydminster Planning District.
- (4) Given the assumptions about the future growth of the oil and gas industry within the R.M. of Wilton and the region, the municipality has the potential to grow between 1,548 - 1,627 people by 2016. By 2026, the R.M. has the potential to reach between 1,628 - 1,797. These numbers reflect an increase of in-migration to the R.M. for residential purposes, however the municipality currently does not encourage multiple parcel country residential development. As such, residential growth may be limited in the future based on the municipality's policies on residential development. Based on growth over the last ten years, the population could also potentially decline from 1,473 (2006) to 1,330 (2026). While residential development may be limited, dependant on the R.M.'s policies going forth, growth in the oil and gas industry will continue to be driver in the region, boosting the municipality's commercial and industrial development. So while population numbers may not increase substantially over the next few years, growth will still continue to occur in the R.M., in the form of commercial and industrial spin-offs from the Husky Oil Upgrader, as well as from the oil and gas industry in general.
- (5) The population of the Town of Lashburn is projected to increase over the next fifteen years, by a significant amount, from 914 (in 2006) to 1,681 in 2026. The Town of Marshall's population growth, however, is projected to remain fairly stagnant over the twenty year time frame (2006-2026). Addressing the potential need for annexation of land in the Municipality by the Town of Lashburn in the long term future, avoiding land use conflicts between the R.M. and the Town, as well as between the R.M. and other adjacent municipalities are important considerations.

- (6) According to community representatives, there has been limited interest in country residential development in the Municipality in the past.
- (7) There are no First Nation communities located in the Rural Municipality of Wilton.

3.3.2 Objectives

- (1) To facilitate inter-municipal / jurisdictional cooperation in providing municipal services that are more cost-effective and efficiently delivered on a regional basis.
- (2) To pursue agreements, with neighbouring urban municipalities, that will address future growth directions and joint delivery of services, based on the planning needs of the overall community.
- (3) To work collaboratively with the Town's of Marshall and Lashburn to accommodate development in the Highway #16 corridor.
- (4) To work collaboratively with the R.M. of Britannia and the City of Lloydminster to accommodate appropriate development and growth plans of the three municipalities within the Lloydminster Planning District.

3.3.3 Policies

- (1) Council will pursue inter-municipal cooperation with neighbouring municipalities in the provision of municipal services with the interest of improving municipal services and providing them on a more cost-effective basis.
- (2) Council will facilitate cooperation with neighbouring urban municipalities with respect to the impact of existing and future urban development on those parties services, facilities, residents and / or natural resources.
- (3) In all cases that subdivision or Zoning Bylaw map amendments are proposed within a Rural-Urban Fringe Area, Council shall notify the relevant Urban Municipality.
- (4) Council shall restrict development within Urban Future Growth Areas to agriculture.
- (5) Council will evaluate annexation proposals by all urban municipalities with consideration of its impact:
 - (a) on adjacent rural land uses;
 - (b) on the agricultural productivity of the area;
 - (c) on the relationship of annexed lands to the particular community's growth strategy as defined within its Official Community Plan; and,
 - (d) on the financial implications of the annexation to the Municipality.

- (6) Council will favourably consider boundary alteration proposals where the boundary alteration proposal is intended to accommodate community growth and development sufficient to accommodate up to ten (10) years projected growth providing that this growth / need is demonstrated to the satisfaction of Council.

3.4 AGRICULTURE LAND USE AND DEVELOPMENT

3.4.1 Findings

- (1) According to community representatives, no Intensive Livestock Operations (ILO's), including hog barns, cattle feedlots, and poultry barns, are known to exist in the R.M.. The location and development of ILO's in the R.M. , reflecting the role(s) and responsibility(ies) of both the province and the Municipality in controlling ILO development are an important considerations for the Municipality.
- (2) Responses to the community survey indicate that loss of farm land, as a result of non-agricultural development should be minimized.
- (3) Survey respondents strongly agreed that ILO's should only be permitted in those portions of the Municipality where they would not conflict with residential and other incompatible land uses.
- (4) Ensuring adequate site size and flexibility for agricultural holding facilities are important considerations for the Municipality. Consideration should be made to accommodate intensive agriculture, small-scale farms and farm diversification/agricultural innovation.
- (5) The subdivision of farm land as a result of the realities of farm debt settlement, farm debt consolidation, estate settlement and the existence of natural and human-created barriers and obstructions are key factors that warrant attention by the Municipality in the development of land use policies.
- (6) In order to provide for the orderly development of farm-based businesses in the municipality (e.g. seed-cleaning plants), development of appropriate policies is an important consideration.

3.4.2 Objectives

- (1) To recognize the value of high quality agricultural land for continuing productive agricultural use.
- (2) To protect agricultural land use from negative impacts of non-agricultural use and development.
- (3) To ensure that buildings and lots are constructed and maintained to acceptable standards.
- (4) To accommodate intensive agricultural uses in the Municipality provided they observe development standards and do not override environmental concerns.
- (5) To promote and encourage agricultural land use practices and development which enhance soil conservation.

- (6) To encourage agricultural and natural resource development which will improve the economic health of the Municipality.
- (7) To encourage, and provide opportunity for, further development and land uses that will result in increased economic diversification, agricultural innovation and agriculture-related value-added activity in the Municipality.
- (8) To provide opportunity for farm-based business opportunities.
- (9) To accommodate farm residential needs.

3.4.3 Policies

- (1) The primary agricultural uses include grain farming, livestock operations, mixed farms, farm operations and farm residences, intensive agricultural uses, agricultural related commercial and industrial developments, and farm or home-based businesses. The Zoning Bylaw will contain an Agriculture District to provide for these uses and compatible development. The quarter section is recognized as the primary land unit for general agriculture however, reduced areas and specific development standards will be provided to accommodate the development of intensive forms of agriculture.
- (2) Agriculture and farm-residential building construction will be regulated by the Municipal Building Bylaw.
- (3) Intensive Agriculture Uses:
 - (a) *Intensive Livestock Operations (ILO's)*
 - (i) It is Council's view that development of ILO's is appropriate, provided that unacceptable land use conflicts are not created as a result of such development. In general, Council will support the development of intensive agricultural and livestock operations (ILO's) unless specific locational conflicts would be created.
 - (ii) ILO's involving 300 animal units or more will be permitted subject to the discretion of Council in accordance with specific policies contained herein. An expansion of an operation to provide for a greater number of animal units than the maximum number specified in the initial discretionary use approval, or any change in an operation which alters the species of animal reared, confined or fed in the operation, shall require a new discretionary approval.
 - (iii) The Zoning Bylaw may provide for the temporary confinement of cattle on a farm operation during winter months as part of a permitted use general

mixed farm operation or livestock operation.

- (iv) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice advertisement of a proposal that will result in development of an intensive livestock operation, or in the expansion or alteration of an ILO requiring a new discretionary use approval, and shall hold a public hearing on the proposal.
- (v) Council shall require an applicant to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.
- (vi) Council may require an applicant to utilize manure management practices or other technology than conventional stockpiling and spreading.
- (vii) As a condition of approval, Council may impose standards to reduce the potential for conflict with neighbouring uses which specify:
 - the location of holding areas, buildings or manure storage and treatment facilities on the site.
 - manure management practices of the operation.
 - use of synthetic or other covers for liquid manure storage lagoons or earthen manure storage facilities.
 - use of ventilation measures in buildings to control odours.
 - requirements for monitoring wells for water quality and quantity purposes.
 - annual confirmation of the availability of sufficient suitable lands for the disposal of manure.
- (viii) Wild boar or other exotic species operations including expansions to operations that existed prior to October 1st, 2012 shall not be permitted in the R.M. of Wilton.

(b) *Locational Policies*

- (i) In order to minimize land use conflicts, Council shall observe the separation distances between the development of ILO facilities and other existing land use as set out in Section 6, Table 6-1. These minimum separation distance policies shall apply both to development, alteration or expansion of ILO's

and to other development proposed in the vicinity of existing ILO's.

- (ii) Council may approve a lesser separation distance than set out in Section 6, Table 6-1 where the applicant submits a copy of an agreement between the operator of the ILO and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an operator and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Planning and Development Act, 2007* to register an interest to the title(s) of the affected lands.
- (iii) Council may require a separation distance that is up to twenty per cent (20%) greater than set out in Section 6, Table 6-1 where an unacceptable land use conflict would result with existing development. (e.g. in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).
- (iv) Council may require a greater separation distance from any liquid manure storage or treatment facility involved in the ILO, to residential and other developments than set out in Section 6, Table 6-1. A separation distance to the lagoon or storage facility from a residence of 1.5 times the distance required as per (i) above will be considered adequate.

(c) *Other Intensive Agricultural Uses*

- (i) Intensive agricultural uses, such as nurseries, market gardens and other forms of intensive agriculture aimed at diversification of the farm economy, will be encouraged and permitted subject to the discretion of Council. Council may require the proponents of such developments to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation, as a basis for approval.
- (ii) The Zoning Bylaw will contain minimum site size standards for intensive agricultural uses. Smaller sites will be permitted for intensive agricultural uses, excluding intensive livestock operations, to facilitate their development.
- (iii) Council shall observe the separation distances between new intensive agriculture development such as market gardens and other principal uses as set out in Section 6, Table 6-1.

(4) Agricultural Related Commercial Uses:

- (a) The Zoning Bylaw will list principal agricultural related commercial uses as discretionary uses.
- (b) In order to minimize land use conflict, Council shall observe the separation distances between the development of agricultural related commercial facilities and other existing land use as set out in Section 6, Table 6-1.
- (c) Council may approve a lesser separation than set out in Section 6, Table 6-1 where the applicant submits a copy of an agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an applicant and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Planning and Development Act, 2007* to register an interest to the title(s) of the affected lands.
- (d) Council may establish minimum separation requirements that are up to twenty per cent (20%) greater than those listed in Section 6, Table 6-1. Such increases shall be dependent upon the degree of conflict resulting between land uses, in terms of such factors as (but not necessarily limited to): noise, dust, odours or other emissions, site lighting or traffic.
- (e) Approval for such commercial development may be granted if their function is related to agriculture and only after a review by Council, to ensure that:
 - (i) incompatibility with other land uses will be avoided, including consideration of proximity to urban centres and hamlets.
 - (ii) policies for environmental quality control will not be jeopardized, including water and waste disposal servicing.
 - (iii) the design and development of the use will conform to high standards of safety, visual quality and convenience.
 - (iv) the development will be situated along an all-weather municipal road.
 - (v) all relevant approvals are obtained from government agencies for uses such as anhydrous ammonia fertilizer facilities.

(5) Farm Dwellings:

- (a) One farm dwelling will be permitted for farm agricultural operations. Up to two additional dwelling units may be permitted, if accessory to a legitimate agricultural operation and if it is intended to accommodate farm workers. The granting of a dwelling development permit by Council for such additional dwelling(s) shall not be construed, in any way, as consent or approval for future subdivision.

(6) Agricultural Subdivision Policy:

(a) *Agricultural Land*

Except as otherwise provided for intensive agricultural operations, the fragmentation of agricultural holdings is not encouraged. However, subdivision of land into parcels smaller than a quarter section for legitimate agricultural purposes will be permitted where:

- (i) it is fragmented from the balance of the quarter section by either natural (river, creek, coulee, etc.) or man made (roadway, railway, etc.) barriers.
- (ii) it is intended to be consolidated under one title with adjacent land, in accordance with *The Land Titles Act, 2000*, to create a more viable agricultural unit.
- (iii) the agricultural parcel created results from the subdivision of land for purposes consistent with the objectives and policies in this plan.

(7) Farm Based Businesses:

- (a) It is recognized that farm based businesses and on-farm employment opportunities, such as but not limited to bed and breakfast establishments and vacation farms, can provide a valuable contribution to the diversified economic base of the municipality. Farm based businesses shall be listed as discretionary uses in the Zoning Bylaw. Approvals will be based on the evaluation of individual operations relative to specific zoning bylaw criteria to ensure that the agricultural character or land value is not diminished.
- (b) Farm based businesses shall be permitted to employ up to a maximum of five (5) non-seasonal employees. Any business with more than five (5) non-seasonal employees shall be required to seek commercial or industrial zoning designation.

3.5 RESIDENTIAL LAND USE AND DEVELOPMENT

3.5.1 Findings

- (1) Multiple parcel country residential development does not currently exist within the R.M. of Wilton, however, concentrations of single parcel country residential exist throughout the Municipality.
- (2) Pressure from developers and other business interests to develop country residential subdivisions in the R.M. has not been increasing in recent years. The R.M. is interested in continuing their policy of permitting two non-farm subdivisions per quarter.
- (3) Survey respondents generally agreed that Council should continue its policy of only allowing low density country residential development (no more than two single-parcel country residential subdivisions per quarter section).
- (4) Servicing levels and expectations are typically higher in multiple lot country residential subdivisions. Areas for multiple lot country residential development exist within the region (e.g. R.M. of Britannia). The R.M. of Wilton has not encouraged multiple lot country residential subdivisions in the past and due to the R.M.'s focus on other types of development (i.e. commercial and industrial) the R.M. does not consider development of multiple lot country residential subdivisions as a priority at this time.

3.5.2 Objectives

- (1) To ensure that country residential land uses do not jeopardize essential agricultural, recreational, or other natural resource activities.
- (2) To continue with Council's policy of only allowing low density country residential development (no more than two single-parcel country residential subdivisions per quarter section).
- (3) To balance the economic costs and benefits of country residential development to the Municipality.
- (4) To minimize negative impacts of country residential development on the environment and on surrounding land uses.
- (5) To ensure that buildings and lots are constructed and developed so as to minimize conflict with adjoining land-owners and development.

3.5.3 Policies

- (1) To retain the agricultural character of the Municipality, a maximum of two (2) single-parcel country residential subdivisions per 0.65 square kilometre (1 quarter section) will be allowed at the discretion of Council. The Zoning Bylaw will provide for single

parcel country residential development to accommodate the range of existing legally established residential uses, forms and densities.

- (2) The Zoning Bylaw will regulate the distances of building or structures from the property line, the maximum height of buildings or structures and the maximum coverage of a site by buildings or structures.
- (3) Residential building construction shall be regulated by the Municipality's Building Bylaw.
- (4) Single Parcel Country Residential Policy:

- (a) *Locational Policies*

- (i) In order to minimize land use conflict, Council will observe the separation distances between single-parcel country residential development and other existing land use as listed in Section 6, Table 6-1.
 - (ii) Council may approve a lesser separation than set out in Section 6, Table 6-1 where the proposed development will not conflict with the future long term development of an adjoining urban municipality as demonstrated by the urban Council or where the applicant submits a copy of an agreement between the applicant and the owner(s) of another affected development, agreeing to such lesser separation. Such agreements between an applicant and an owner (owners) of the other development(s) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Planning and Development Act, 2007* to register an interest to the title(s) of the affected lands.
 - (iii) Single parcel country residential subdivision and development will be permitted only where direct all-weather public road access has been provided to the satisfaction of Council.

- (b) *Development Standards*

The Zoning Bylaw will prescribe maximum and minimum site sizes and other appropriate development standards for single parcel country residential development, with the aim of limiting the amount of productive agricultural land taken out of production and ensuring that such development does not result in increased road hazards related to obstruction of sight lines, etc.

- (5) Multiple Parcel Country Residential Policy:

In order to pursue other strategic economic pursuits, the R.M. of Wilton will not pursue multiple parcel country residential development within the municipality.

- (6) It is recognized that home based businesses can provide a valuable contribution to the diversified economic base of the Municipality. Approvals will be based on the evaluation of individual operations relative to specific zoning bylaw criteria to ensure that the residential character or land value is not diminished.
- (7) To facilitate the resolution of encroachment issues, Council may, support applications for the adjustment of lot lines, or subdivision application of existing sites that will result in a realignment of property lines intended to correct an encroachment.

3.6 HAMLETS

3.6.1 Findings

- (1) There is currently one Organized hamlet in the municipality, Lone Rock.

3.6.2 Objectives

- (1) To accommodate future development in hamlets that will minimize conflict with other land users.
- (2) To ensure that future development within hamlets is consistent with the capacities of the Municipality's infrastructure to support it.
- (3) To recognize the need to regulate the subdivision of land in hamlets with regard to the provision of a safe drinking water supply and the maintenance of appropriate development densities so as to maintain the low-density residential character of hamlet areas and reduce potential negative impacts on existing development.

3.6.3 Policies

- (1) The Zoning Bylaw will contain a Hamlet Zoning District to accommodate the range of existing residential, commercial and community service uses and to regulate the form and density of the development.
- (2) Limited residential and commercial growth in the form of infilling of existing vacant land shall be allowed in the hamlets.
- (3) The provision of additional lots adjacent to existing hamlets will not proceed until such time as a detailed layout and servicing concept is prepared for the affected hamlet, and it is adopted by the affected Council.

3.7 COMMERCIAL / INDUSTRIAL LAND USE AND DEVELOPMENT

3.7.1 Findings

- (1) Industrial and commercial development, particularly that which accommodates the oil and gas industry, has been and will continue to be, encouraged and supported by the R.M. of Wilton to develop in the Municipality.
- (2) Survey respondents generally supported the concept of developing future highway oriented commercial development in the Municipality to enhance the area economy and the Municipality's tax base.
- (3) Survey respondents generally supported the concept of developing value-added processing/industrial enterprises in the Municipality to enhance the area economy and the Municipality's tax base.
- (4) Survey respondents felt that the promotion of economic development and diversification was somewhat important.
- (5) The most significant industrial development in the R.M. of Wilton is the Husky Oil Upgrader, located on Highway 16. In the past it was requested by Husky that a 2 to 3 km buffer be established around the upgrader for safety reasons, as well as to accommodate future expansion. Local stakeholders believe that opportunities exist for development to occur in proximity to the upgrader, depending on the type and location of the development. Consideration should be given to the development of land use policies in this area that allows for future industrial development, subject to successful consultation with Husky Oil Operations and the Lloydminster Planning District Commission.
- (6) Commercial and light industrial activity in the Municipality is limited. Direction for growth and development of industrial/commercial enterprises relating to agriculture and the oil and gas industry and other enterprises should be given consideration by the Municipality when demand arises. Opportunities for such development exist along major highway corridors, particularly Highway 16, and in close proximity to the Husky Oil Upgrader.
- (7) It is important for the Municipality to avoid conflict with other land uses and development and can be achieved by setting locational guidelines and other conditions under which industrial and commercial development may be permitted.
- (8) Undertaking future commercial and industrial development in an orderly, well-planned manner through the development of appropriate land use and municipal servicing policies will minimize the costs of future commercial and industrial development within the Municipality.
- (9) The R.M. of Wilton has successfully undertaken several economic development projects in the past including the Lashburn Seed Cleaning Plant, the Wilton Industrial Park, and the

Wilton Landfill which is used by the West Yellowhead Waste Resource Authority.

3.7.2 Objectives

- (1) To ensure that buildings and lots are constructed and maintained to acceptable standards.
- (2) To continue to encourage oil and gas and related development to located in the Municipality.
- (3) To encourage industrial development opportunities to locate in the designated highway corridors and in existing industrial areas.
- (4) To maintain and enhance the existing nodes of commercial and industrial development in the Municipality.
- (5) To facilitate new commercial and industrial development that would avoid land use conflicts.
- (6) To protect existing and future agricultural-oriented industrial land uses in the Municipality from incompatible forms of development.
- (7) To ensure that future agricultural-oriented industrial land uses do not conflict with other land uses and development within the Municipality.
- (8) To ensure that future commercial industrial development is consistent with the capacities of the Municipality's infrastructure to support it.
- (9) To balance the economic costs and benefits of future commercial and industrial development to the Municipality.

3.7.3 Policies

- (1) The Zoning Bylaw will contain a commercial district and an industrial district that will accommodate existing legally established and future commercial and industrial developments.
- (2) Principal light industrial uses will be accommodated as permitted uses within an industrial zoning district.
- (3) Principal heavy industrial uses will be accommodated as discretionary uses within the industrial zoning district.
- (4) Commercial and industrial building construction will be regulated by the Municipality's Building Bylaw.
- (5) In association with an application for a development permit, Council shall require submission of a site grading plan demonstrating that there is adequate drainage from a site

and that neighbouring properties and municipal infrastructure will not be adversely affected by potential runoff from the development.

- (6) In association with a rezoning for a multiple lot subdivision, Council may require submission of an engineered drainage plan.
- (7) Future commercial or industrial subdivisions or re-zoning for commercial or industrial development shall avoid conflict with existing land uses and development. Conflict with existing land uses and development will be demonstrated by, but such demonstration will not necessarily be limited to, the following:
 - (a) anticipated levels of noise, odour, smoke, fumes, dust, night lighting, glare, vibration or other emissions emanating from the operation will be sufficient to affect the residential character of existing residential areas; or
 - (b) anticipated increased levels or types of vehicle traffic may create unsafe conditions or situations for vehicles, cyclists or pedestrians within or adjacent to existing residential areas.
- (8) Highway commercial uses should maintain the functional integrity of the highway, through the use of service road systems, or controlled highway access points, which are approved by Saskatchewan Highways and Transportation.
- (9) In order to minimize land use conflict between commercial / industrial development and other existing land use, Council shall observe the separation distances as set out in Section 6, Table 6-1.
 - (a) Council may approve a lesser separation than set out in Section 6, Table 6-1 where the applicant submits a copy of an agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an applicant and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Planning and Development Act, 2007* to register an interest to the title(s) of the affected lands.
 - (b) Council may require a separation twenty per cent (20%) greater than that shown in Section 6, Table 6-1, based on the specific nature of the proposed development and the potential for conflict with other uses dependent upon the degree of conflict resulting between land uses, in terms of such factors as (but not necessarily limited to): noise, dust, odours or other emissions, site lighting or traffic.
- (10) Before considering an industrial or commercial development, subdivision or rezoning application, Council may require that the development application contain information with respect to:

- (a) The types of industry or commercial use to be contained on the site.
 - (b) The size and number of parcels proposed.
 - (c) The installation and construction of roads, services, and utilities.
 - (d) The potential impacts on adjacent land uses, and proposed measures to mitigate any negative impacts.
 - (e) The environmental suitability of the site and other potentially affected lands with particular consideration to the soils, topography, drainage and availability of services, proximity to public recreation and wildlife management areas and hazard land.
 - (f) The access, egress, and the potential impacts of the proposed development on the highway and all-weather roads systems, and traffic safety.
 - (g) Development standards or design criteria that include such aspects as parking for large trucks, landscaping, screening, storage, and signage.
 - (h) Any other matters that Council considers necessary.
- (11) Commercial and industrial development is encouraged to locate along existing primary transportation corridors.
- (12) Where Council is of the belief that a proposed commercial or industrial development may require large volumes of water, Council may require the applicant to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.
- (13) *Hazardous Industries*

Industrial uses involving hazardous materials or chemicals will be permitted only at the discretion of Council, subject to approval required by any government regulatory agency, and subject to the following locational policies:

- (a) It is Council's view that hazardous industries have the potential to negatively affect the general welfare of nearby residents and farm operations, relating to such factors as decreased land values and perceived hazards. Therefore, in order to minimize land use conflict between development of hazardous industrial uses and other existing land use, Council shall observe the separation distances set out in Section 6, Table 6-1. These requirements shall apply both to development, alteration or expansion of hazardous industries and to other development proposed in the vicinity of existing hazardous industries.

- (b) Council may approve a lesser separation than set out in Section 6, Table 6-1 where the applicant submits a copy of an agreement between the operator of the hazardous industry and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation. Such agreements between an operator and an owner (owners) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Planning and Development Act, 2007* to register an interest to the title(s) of the affected lands.
- (c) Council may require a separation twenty per cent (20%) greater than set out in Section 6, Table 6-1 where an unacceptable land use conflict would result with existing developments. (e.g. in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).
- (d) Separation from permanent surface water bodies or water courses of at least 1.6 km (1 mile).
- (e) Buildings or yards used for the storage, handling or processing of hazardous materials shall be located at least 75 m (250 feet) from any road or railway right-of-way.
- (f) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice of a proposal that will result in development, expansion or alteration of a hazardous industrial use and shall hold a public hearing on the proposal.

(14) Concept Plan

In the interests of ensuring a comprehensive and planned approach to development, a developer may be required to prepare a concept plan for industrial and commercial areas that are expected to have further development potential and submit supporting documentation, where appropriate, as follows:

- (a) Reports, prepared by professionals certified to assess relevant factors, to 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.
- (b) Engineering reports to address concerns such as availability of water supply, surface water drainage, and sewage treatment and disposal.
- (c) The initial concept plan shall provide an integrated layout for the total commercial and industrial subdivision development envisioned, showing road layout and

access to external public road, phasing of development, and dedicated lands. Once the initial concept plan has been accepted by Council, and subdivision and development commences, no subsequent subdivision that is inconsistent with the approved concept plan and all policies in this document will be permitted without approval of a revised concept plan.

- (d) Prospective developers must fill out and submit with their proposal, a copy of the R.M. of Wilton No. 472 Commercial/Industrial Subdivision Evaluation Workbook contained in Section 7.

Council may adopt concept plans, and agreed upon amendments to concept plans, as part of Section 9 this *Official Community Plan*, pursuant to Section 44 of *The Act*.

4. FUTURE LAND USE CONCEPT

The Future Land Use Concept for the Rural Municipality of Wilton No. 472 reflects the present land use patterns as well as identified opportunities for, and constraints on, future land use and development within the municipality. The concept identifies four "Policy Areas," to be referred to as:

- (1) Agriculture Policy Area
- (2) Highway Corridor Policy Area
- (3) Industrial Policy Area
- (4) Conservation Policy Area

The purpose of these Policy Areas shall be to help in applying the general goals, objectives and policies of the Official Plan, as well as objectives and policies relating more specifically to the spatial distribution of land use and development opportunities and constraints.

The designation of these Policy Areas in the Official Community Plan is shown on the map entitled "Map 1 - Future Land Use Concept", which forms part of the policies set out in this Plan.

4.1 AGRICULTURE POLICY AREA

4.1.1 Intent

The intent of the Agriculture Policy Area is to encourage agriculture, agricultural related commercial and other natural resource-oriented developments and uses.

4.1.2 Separate Residential Sites

Within the Agriculture Policy Area, single parcel residential development may occur in a limited fashion on separate sites, subject to the general and residential development policies in the Official Community Plan and to the development standards set out in the Zoning Bylaw.

4.1.3 Implementation

- (1) Agriculture Policy Area development requirements, limitations and standards shall be further specified in the Zoning Bylaw. Generally, land within the Agriculture Policy Area will be zoned as Agriculture District for agriculture development, farm-based businesses, single parcel country residential development and other compatible uses.
- (2) Lands within the Agriculture Policy Area occupied by existing commercial or industrial development will be zoned for such purposes in the Zoning Bylaw.
- (3) Where applications for commercial or industrial development or subdivisions are made in the Agriculture Policy Area, Council may consider amending the Future Land Use Concept and Zoning Bylaw to accommodate such development where it is demonstrated that:
 - (a) site conditions are suitable for the type of development;
 - (b) negative environmental impacts of such development are avoided or suitably mitigated;
 - (c) the proposed development will not conflict with surrounding land uses and development; and,
 - (d) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.

4.2 HIGHWAY CORRIDOR POLICY AREA

4.2.1 Intent

The intent of the Highway Corridor Policy Area is to accommodate a diverse range of commercial and industrial development. A broad range of service commercial and industrial uses that require large land areas and minimal services will be encouraged to locate in the Municipality, preferably in industrial park settings. Highway commercial development intended to serve the needs of the travelling public will be considered appropriate in this area. Single lot residential development will be allowed in accordance with appropriate zoning and development standards.

4.2.2 Implementation

- (1) Lands within the Highway Corridor Policy Area occupied by existing commercial or industrial development will be zoned for such purposes in the Zoning Bylaw.
- (2) Elsewhere within the Highway Corridor Policy Area, until and unless applications for commercial or industrial development are approved, land will be zoned generally as Agriculture District.
- (3) Where applications for commercial or industrial development or subdivisions are made in the Highway Corridor Policy Area, Council will consider such applications favourably and make required amendments to the Zoning Bylaw to accommodate such development where it is demonstrated that:
 - (a) site conditions are suitable for commercial or industrial development;
 - (b) negative environmental impacts of such development are avoided or suitably mitigated; and,
 - (c) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.
- (4) Where applications for single lot residential development or subdivisions are made in the Highway Corridor Policy Area, Council will only consider amending the Zoning Bylaw (if required) to accommodate such development where it is demonstrated that:
 - (a) site conditions are suitable for the type of development;
 - (b) negative environmental impacts of such development are avoided or suitably mitigated;
 - (c) the proposed development would not compromise or restrict future long-term commercial and industrial development in the broader Highway Corridor Policy Area;

- (d) the proposed development would not conflict with surrounding land uses and development; and,
 - (e) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.
- (5) Where applications for subdivision and development are made within a Rural Urban Fringe Area as designated on Map 1 - Future Land Use Concept, Council will only consider amending the Zoning Bylaw (if required) to accommodate such development provided:
 - (a) the proposed development is situated outside of a designated Urban Future Growth Area within the Rural Urban Fringe;
 - (b) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.

4.3 INDUSTRIAL POLICY AREA

4.3.1 Intent

The intent of the Industrial Policy Area is to accommodate a diverse range of industrial development. A broad range of uses that require large land areas and minimal services will be encouraged to locate in the Industrial Policy Area.

4.3.2 Implementation

- (1) Lands within the Industrial Policy Area occupied by existing industrial development will be zoned for such purposes in the Zoning Bylaw.
- (2) Elsewhere within the Industrial Policy Area, until and unless applications for industrial development are approved, land will be zoned generally as Agriculture District.
- (3) Where applications for industrial development or subdivisions are made in the Industrial Policy Area, Council will consider such applications favourably and make required amendments to the Zoning Bylaw to accommodate such development where it is demonstrated that:
 - (a) site conditions are suitable for commercial or industrial development;
 - (b) negative environmental impacts of such development are avoided or suitably mitigated; and
 - (c) the development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.
- (4) Where applications for single or multiple lot country residential subdivision and development are made in the Industrial Policy Area, the affected Council will only consider amending the Zoning Bylaw (if required) to accommodate such development where it is demonstrated that:
 - (a) site conditions are suitable for the type of development;
 - (b) negative environmental impacts of such development are avoided or suitably mitigated;
 - (c) the proposed development would not conflict with surrounding land uses and development;
 - (d) the proposed development would not compromise or restrict future long-term industrial development in the broader Industrial Policy Area; and
 - (e) the development conforms to all other relevant provisions of the Official

Community Plan and Zoning Bylaw.

4.4 CONSERVATION POLICY AREA

4.4.1 Intent

The intent of the Conservation Policy Area is to protect the Furness, the Lashburn, and the Marshall East Flood Control Project areas.

4.4.2 Implementation

- (1) All land administered by the Saskatchewan Watershed Authority shall be designated as Conservation Policy Area land.
- (2) Conservation Policy Area development requirements, limitations and standards shall be specified in the Zoning Bylaw. Land within the Conservation Policy Area will be zoned to identify the lands encompassed within each of the Flood Control Projects.
- (3) Where applications for commercial, industrial or residential development or subdivisions are made in the Conservation Policy Area, Council may consider amending the Future Land Use Concept and Zoning Bylaw to accommodate such development (if required) where it is demonstrated that:
 - (a) site conditions are suitable for the type of development;
 - (b) negative environmental impacts of such development are avoided or can be suitably mitigated;
 - (c) the proposed development would not conflict with surrounding land uses and development;
 - (d) any required improvements for improved municipal road access are accommodated through a servicing agreement with the proponent of the development;
 - (e) the development conforms to all other relevant provisions of this Plan and the Zoning Bylaw.

5. IMPLEMENTATION

5.1 ZONING BYLAW

The Zoning Bylaw will be the principal method of implementing the objectives and policies contained in this Official Community Plan, and will be adopted in conjunction herewith.

5.1.1 Purpose

The purpose of the Rural Municipality's Zoning Bylaw is to control the use of land providing for the amenity of the area within Council's jurisdiction and for the health, safety and general welfare of the inhabitants of the Rural Municipality.

5.1.2 Content and Objectives

The Zoning Bylaw will implement the land use policies contained in this Official Community Plan by prescribing and establishing zoning districts for residential uses, mobile homes, community service uses, retail commercial uses, highway commercial uses, industrial uses, future urban development lands and restricted development lands. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations, off-street parking, landscaping and so forth.

(1) A - AGRICULTURE DISTRICT

The objective of the **A** - Agriculture District is to provide for the primary use of land in the form of agricultural development, associated residences, limited single-parcel country residential development, location-dependent natural resource development other uses compatible with agricultural development.

(2) H - HAMLET DISTRICT

The objective of the **H** - Hamlet District is to provide for residential and commercial growth in the form of infilling of existing vacant land in existing hamlets.

(3) C - COMMERCIAL DISTRICT

The objective of the **C** - Commercial District is to provide for commercial, light industrial and other compatible development in specific areas, with standards for such development.

(4) M - INDUSTRIAL DISTRICT

The purpose of the **M** - Industrial District is to provide for light industrial, heavy industrial and other compatible development in specific areas, with standards for such development.

5.1.3 Amending the Zoning Bylaw

When considering applications to amend zoning regulations or standards, or requests for the rezoning of land, Council shall consider such proposals within the context of:

- (1) The nature of the proposal and its conformance with all relevant provisions of this Official Community Plan.
- (2) The need to foster a rational pattern of relationships among all forms of land use and to protect all forms of land use from harmful encroachments by incompatible uses.
- (3) The need for the form of land use proposed and the supply of land currently available in the general area capable of meeting that need.
- (4) The capability of the existing road system to service the proposed use and the adequacy of the proposed supply of off-street parking.
- (5) The capability of existing community infrastructure to service the proposal, including water and sewer services, parks, schools and other utilities and community services.

5.1.4 Zoning by Agreement

- (1) Where an application is made to Council to rezone land to permit the carrying out of a specified proposal, Council may, for the purpose of accommodating the request, enter into an Agreement with the Applicant pursuant to Section 69 of *The Planning and Development Act, 2007*.
- (2) Section 5.1.3 of this Official Community Plan shall apply in the review of applications for rezoning by agreement.
- (3) Council may enter into an agreement with the applicant setting out a description of the proposal and reasonable terms and conditions with respect to:
 - (a) The uses of the land and buildings and the forms of development.
 - (b) The site layout and external design, including parking areas, landscaping and entry and exit ways.
 - (c) Any other development standards considered necessary to implement the proposal, provided that the development standards shall be no less stringent than those set out in the requested underlying zoning district.
- (4) Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.
- (5) Council may consider rezoning by agreement to accommodate development or subdivision

proposals when:

- (a) limiting the uses within a zoning district will avoid land use conflict;
- (b) it is necessary to ensure that appropriate services and infrastructure are provided.

5.1.5 Use of the Holding Symbol "H"

- (1) Pursuant to Section 71 of The Act, Council may use the Holding Symbol "H" in conjunction with any zoning district designation, to specify the use to which lands or buildings may be put at any time that the holding symbol is removed by amendment to the zoning bylaw.
- (2) Council may use the Holding Symbol "H" to accommodate multiple phase subdivisions and developments.
- (3) In making a decision as to whether to remove the Holding Symbol "H" by amendment to the zoning bylaw, Council shall consider whether development has progressed to a point where extension of municipal services is appropriate.

5.2 OTHER IMPLEMENTATION TOOLS

5.2.1 Subdivision Application Review

In reviewing any application for subdivision, Council shall indicate support for such application only when it has:

- (1) Ensured that all policies and guidelines established regarding occupancy levels, development standards and design of the subdivision, as set out in this Official Community Plan, have been satisfied.
- (2) Ensured that the application is in conformity with the Zoning Bylaw.
- (3) Negotiated the terms of a servicing agreement, if required, with the applicant.
- (4) Determined its wishes with respect to the dedication of lands.

5.2.2 Dedicated Lands

- (1) When reviewing any application for subdivision, Council may indicate to the approving authority, its desire to have unstable or flood-prone areas set aside as environmental reserve and/or municipal reserve, as a condition of subdivision approval, pursuant to Section 185 of *The Planning and Development Act, 2007* (The Act).
- (2) Pursuant to The Act, Council may elect to request that an approving authority require the owner of land that is the subject of a proposed subdivision to provide money in place of all or a portion of land that would otherwise be required to be dedicated as municipal reserve.

5.2.3 Building Bylaw

Council will use its building bylaw to provide standards for the construction, repair and maintenance of buildings in the community as well as ensuring acceptable physical conditions. Provisions for occupancy permits and inspections can be included in the bylaw.

5.2.4 Development Levies and Servicing Fees

- (1) In accordance with Section 169 of *The Act*, the Council may establish, by separate bylaw, development levies for the purpose of recovering all or a part of the capital cost of providing, altering, expanding or upgrading services and facilities associated with a proposed development within an existing subdivided area. Such bylaw must be based on studies to establish the cost of municipal servicing and recreational needs and on a consideration of future land use and development and the anticipated phasing of associated public works.

- (2) In accordance with Section 172 of *The Act*, a Council may require a servicing agreement with the proponent of a subdivision development. In order to provide overall direction and guidance in the negotiation of individual agreements with developers a Council may establish, by resolution, a schedule of development specifications and servicing fees. Such servicing specifications will provide a consistent set of development standards for provision of services and works by developers within a proposed subdivision development. Subdivision servicing fees contribute in whole or in part towards the capital costs of services within or outside the subdivision that directly or indirectly serve the proposed subdivision. The schedule of fees will be based on the identification of overall services and public works that the municipality anticipates will be needed as a result of new subdivision development for a specified term. The negotiation of service fees for individual developments will be based on a calculation of the servicing needs being created by that individual development as a part of the municipalities overall servicing needs.

5.3 OTHER

5.3.1 Updating the Official Community Plan

Plans and projections for future development shall be monitored on an ongoing basis. Policies contained in this Official Community Plan, including the Future Land Use Concept, shall be reviewed and updated within five years of adoption.

5.3.2 Further Studies

As necessary, Council will undertake such studies or programs required to facilitate and encourage the growth and development of the Rural Municipality of Wilton No. 472.

5.3.3 Cooperation and Inter-Jurisdictional Consideration

Council shall cooperate with senior governments, other municipalities and public and private agencies to implement this Official Community Plan.

5.3.4 Programs

Council shall participate in senior government economic development, public utility, resource enhancement, housing, social and environmental protection programs and projects, where such will help in achieving its goals and objectives.

5.3.5 Provincial Land Use Policies and Interests

This bylaw shall be administered and implemented in conformity with applicable provincial land use policies and interests, statutes and regulations and in cooperation with provincial agencies. Where a reference is made in this Plan to a provincial statute or regulation and that statute or regulation is amended or repealed and substituted with a replacement statute or regulation, the reference herein to the statute or regulation shall be taken to mean the amended or replacement statute or regulation.

5.3.6 Binding

Subject to Section 40 of *The Planning and Development Act, 2007*, the Official Community Plan shall be binding on the Rural Municipality, the Crown, and all other persons, associations and other organizations, and no development shall be carried out that is contrary to this Official Community Plan.

5.3.7 Definitions

The Zoning Bylaw definitions shall apply to this Official Community Plan.

6. SEPARATION DISTANCE BETWEEN USES

7. COMMERCIAL/INDUSTRIAL SUBDIVISION EVALUATION WORKBOOK

Rural Municipality of Wilton Commercial/Industrial Subdivision Evaluation Workbook

This workbook is intended to allow the Rural Municipality of Wilton, No. 472 to thoroughly evaluate the impact of new commercial and industrial subdivision proposals on the Municipality. The workbook is intended to raise awareness of current development issues and identify best practices with respect to community design. Council will base decisions on moving forward with rezoning applications related to new commercial or industrial subdivision proposals on the responses provided by applicants to the questions contained within this workbook, subject to other relevant Bylaws and policies of the Municipality.

Please answer questions in the space provided within this workbook and attach additional sheets if necessary.

1. NATURAL AND BUILT ENVIRONMENTAL CONSIDERATIONS

The quality of both the physical and built environment can have a great influence on human health. These qualities may include physical human health; the natural environment's ability to maintain living conditions such as clean air, water and a suitable climate; production of renewable resources; quality of life for all people; and the beauty / aesthetics of the environment.

Please comment on the following development components:

1.1 What is the total area of the subdivision (hectares)?

Total subdivision area:

1.2 How many sites are proposed by the subdivision?

Total number of sites:

Range of site size (smallest site – largest site):

1.3 How does the subdivision design address storm water management (e.g., wet/dry ponds, natural features, linear parks, green roof treatment, permeable paving, on-site drainage)? Will stormwater be managed on-site?

Minimizing the impact of storm water helps to reduce and /or prevent pollution and flooding as well as promote aquifer recharge. Storm water management systems become increasingly important as areas become developed, both in terms of managing increased volumes and preventing pollution.

Describe

[illegible]

1.4 Are there potential geotechnical hazards (steep slope, streamsides, shorelines)?

Early recognition of geotechnical hazards is an important step in reducing the incidence of expensive and potentially unsafe situations.

Yes/No

Describe

1.5 Is this a “brown-field” site or other potentially contaminated area (e.g. old farm yard, railway right-of-way)? If yes, is environmental site remediation to be part of the development process?

Brown-field sites or land that may have been used for potentially noxious industrial or commercial purposes (e.g. dry cleaning, farm sites, gas stations) that may have been contaminated by hazardous waste or pollution and need to be restored / decontaminated before development occurs. Brown-field sites are unsafe to redevelop before an environmental remediation takes place.

Yes/Not Applicable

If yes, briefly outline the nature of the potential contamination and the proposed (actual) remediation approach (including the standards that were adhered to):

Comment on inclusion of the following methods to reduce energy use and improve air quality:

- 1.6** Energy efficiency of proposed structures and / or subdivision layout (e.g., building location responding to daily sun/shade patterns, north-south orientation of residential sites, high performance envelopes, passive solar gain, solar shading, natural ventilation, ground heating/cooling).

Reducing energy consumption through design and layout of buildings and communities conserves non-renewable fossil fuels, reduces air, water and land pollution, and reduces energy costs to the public. Site planning and building design are key components in increasing energy efficiency.

Yes/No

Describe

- 1.7** What proportion (%) of the sites in the subdivision have a north-south orientation appropriate for taking maximum advantage of passive solar energy?

Passive Solar Energy makes use of a steady supply of energy by means of building design and orientation. It reduces fuel consumption, lowers energy bills and increases natural light. Appropriate solar orientation for residential sites shall be defined as sites oriented within 30 degrees of a north-south axis.

Proportion (%):

- 1.8** Are there any existing wetlands that would be affected by this proposal?

Yes/No

Describe

1.9 Will landscaping and trees be provided within the subdivision (includes retention of existing trees)?
Are there unique landscaping provisions that will contribute to the sustainability of the development?

Yes/No

Describe

1.10 Are there any significant existing environmental features that will be maintained, enhanced or destroyed on the site (e.g., tree and/or shrub or other natural feature preservation, cultural / heritage resource preservation)?

Maintaining or enhancing environmental features and significant archaeological sites helps to create a sense of community, protects the natural environment, a community's past and creates unique and distinctive places for people to live and enjoy.

Yes/No

Describe

1.11 What is the length (in lane metres) of the streets (by type, including walkways) in the development?

The total amount of transportation infrastructure can be compared to the size of the subdivision and expected population of the subdivision at full build-out size. A lane metre is defined as 1 metre x 2.5 metres (2.5 m²).

Length of streets:

1.12 Are actions proposed to mitigate noise (e.g., traffic, industry, agricultural uses)?

Mitigative measures could include noise attenuation walls, buffers, berms, vegetation, etc.

Yes/No

Describe

1.13 What is the layout of the street network (e.g. grid, curvilinear)?

Street layout can influence maintenance costs as well as connectivity with surrounding development. Intersections and sight lines related to streets affect traffic and pedestrian safety.

Describe

1.14 Is the development proposed to be located within 1.6 km. of a significant grassland area? If so, have you considered subdivision design elements or building standards that are intended to reduce the potential risk to the development from wildfires?

Subdivision design and development standards can minimize risk through the selective placement of perimeter fire buffer areas, access roads, trail development, parks and open space areas. Fire Smart building construction and design techniques that provide for building separation, achieve fuel modified building sites and provide landscaping, can be implemented by developers through restrictive covenants on land titles.

Describe

- 1.15** Have you consulted with all existing residents, land owners and adjacent municipalities within 1.6 km (1 mile) of the proposed development?

Yes/No

If concerns were raised by surrounding residents / land owners or municipalities, please list and explain how you propose to mitigate those concerns.

Describe

- 1.16** Does the development meet all of the locational requirements (e.g. in the case of industrial land uses – 800 metres from an urban municipality) as required by the R.M. of Wilton?

Yes/No

Describe

2. ECONOMIC CONSIDERATIONS

The importance of economic considerations in the development review process relate to the integrity of our ecological and economic systems and helps to ensure long term prosperity through the responsible use of our resources. Economic sustainability enables the maintenance, service and support of communities without upward pressure on levies, property taxes and other development charges.

- 2.1** Is any prime farmland (Class 1 or 2) proposed to be developed (and therefore taken out of agricultural production) as part of this proposal?

The preservation of prime agricultural land is important to future agricultural production.

Yes/No

Describe (include approximate amount)

- 2.2** Does the subdivision have any features that will reduce the long-term costs to the municipality of operating and maintaining public services and infrastructure (e.g. reduce roads and pipes for servicing that will have to be maintained by the R.M.)?

Yes/No

Describe

- 2.3** Does the development result in special or additional costs that are specific to this particular subdivision (e.g. special storm water issues, transportation, fences) that would not be fully recovered by municipal taxes?

Yes/No

Describe

3. REGULATORY COMPLIANCE

- 3.1** Does the development comply with the policies and standards that are currently outlined in the Rural Municipality of Wilton Official Community Plan and Zoning Bylaw (assuming a rezoning must occur)? What zoning district(s) will be required to accommodate your proposal?

Yes/No

Comments

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- 3.2** If you will be seeking amendments to the Bylaws (other than a rezoning), indicate why such amendments are needed.

Comments

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8. MAPS



Rural Municipality of Wilton No. 472

Future Land Use Map





