



Prince Albert Planning District

Official Community Plan

2018



Rural Municipality of Buckland No. 491

BYLAW NO. 9 of 2017

The Prince Albert Planning District Official Community Plan

A Bylaw of the Rural Municipality of Buckland No. 491, to adopt the *Prince Albert Planning District Official Community Plan, 2018*.

The Council of the Rural Municipality of Buckland, in open meeting hereby enacts as follows:

1. Pursuant to Section 29 and 102 of *The Planning and Development Act, 2007*, the RM of Buckland adopts the *Prince Albert Planning District Official Community Plan*, identified as Schedule "A" to this Bylaw.
2. The Reeve and RM Administrator are hereby authorized to sign and seal Schedule "A" which is attached to a forms part of this bylaw.
3. Bylaw No. 1 of 2010, being the *Prince Albert Planning District Official Community Plan*, and all amendments thereto is hereby repealed.
4. This Bylaw shall come into force on the date of Ministerial approval.

READ A FIRST TIME THIS 10th DAY OF OCTOBER, A.D., 2017

READ A SECOND TIME THIS 19th DAY OF MARCH, A.D., 2018

READ A THIRD TIME THIS 19th DAY OF, MARCH A.D., 2018


REEVE


ADMINISTRATOR



Prince Albert Planning District

Official Community Plan

Being

RM of Buckland Bylaw 9 of 2017

RM of Prince Albert Bylaw 11 of 2017

City of Prince Albert Bylaw 18 of 2018

Adopted June 2018

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PREAMBLE

Development of the Prince Albert Planning District Official Community Plan

There is a long history of the Prince Albert Planning District (PAPD) and member municipalities working cooperatively, overcoming challenges, and working towards a shared vision for the future of the region.

In 2008, the Prince Albert District Planning Commission (PADPC) undertook a three year process to review existing policies and bylaws, develop goals for the District and formulate new objectives and policies. Economic, environmental, heritage, and intergovernmental priorities were established. The Prince Albert Planning District Official Community Plan (OCP) of 2009, and the years of work leading up to its adoption, was a fundamental change to land use planning and development in the District.

In 2014, the PADPC initiated a review and update of the current OCP. This Plan builds upon the policies of the previous plan, aligning with current goals of the District, the public, and the Statements of Provincial Interests.

This OCP update has been developed through an inclusive and transparent strategic planning process that involved member municipalities (steering committee), municipal staff, key stakeholder agencies, and the public. Public surveys, stakeholder meetings, interviews and an open house, all garnered public interests and comments during the development process.

This Plan will provide the member municipalities with goals, objectives and policies to guide future growth and development within the District for the period of 2018 – 2030 and beyond. The policies contained within are intended to provide the municipalities and the PADPC with direction and guidelines for establishing bylaws, policies on future land use and development proposals.

This Plan is designed to be a long-range planning document, but regular monitoring, review and periodic amendments are necessary in order to keep up with changing development trends in the region.

Provincial legislation is referenced throughout the Plan. When reference is made to “the Act”, it is the *Planning and Development Act, 2007*. All other acts are specifically named.

To achieve the intent and objectives of this plan, “shall” and “will” statements mean the action is required and “should” statements mean it is strongly advised that the action be taken. “May” statements mean a choice is available, with the action chosen being based on the merits of the situation.

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1 INTRODUCTION

1.0 The Prince Albert Planning District

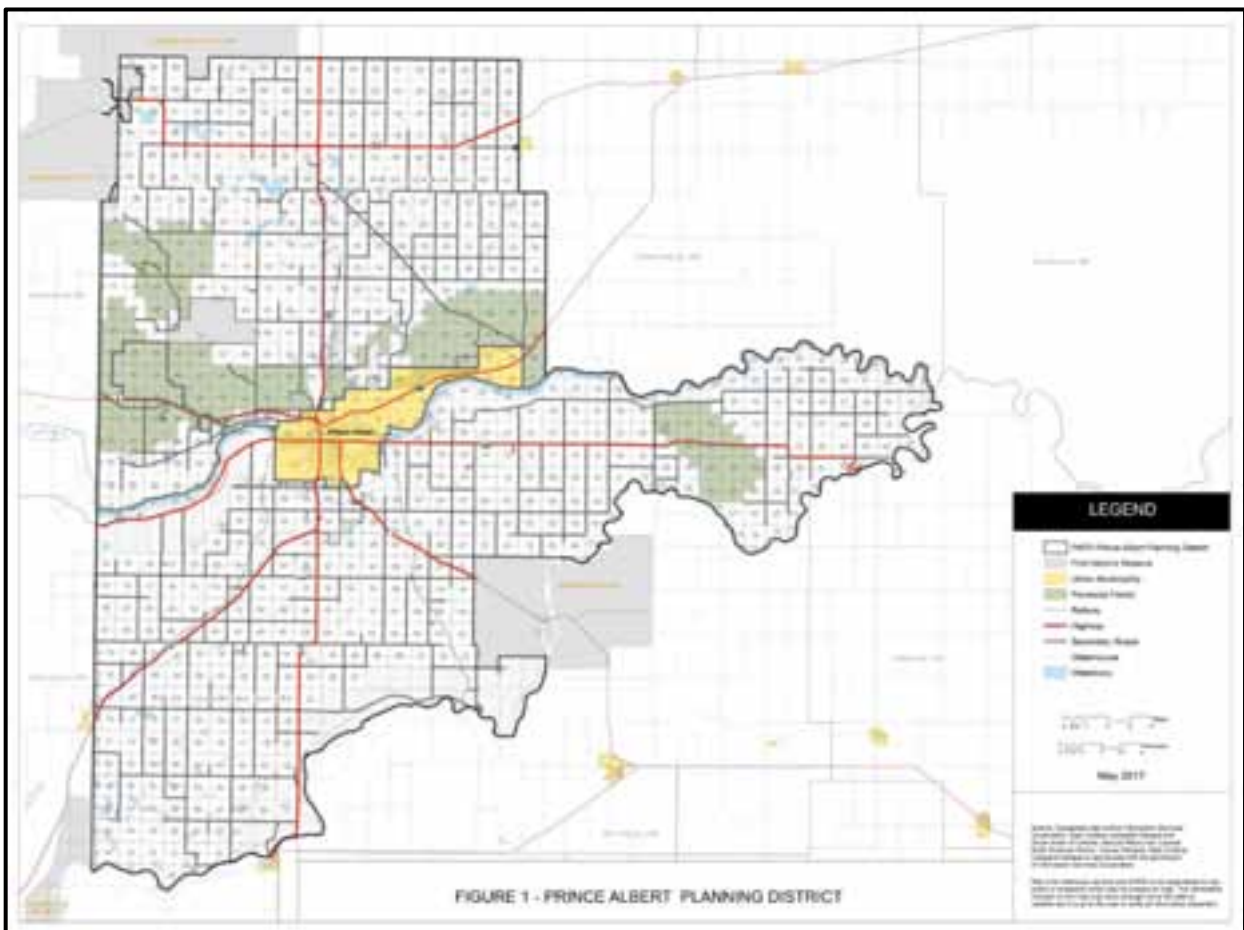
The Prince Albert Planning District (PAPD) is comprised of the incorporated boundaries of the Rural Municipality of Prince Albert No. 461, the Rural Municipality of Buckland No. 491 and the City of Prince Albert, who together represent the PAPD as the Prince Albert District Planning Commission (the PADPC).

The PADPC has prepared this document for adoption as the Prince Albert Planning District Official Community Plan (OCP).

The policies in this OCP shall apply to the PAPD and respective municipalities. All development within the incorporated boundaries of the Rural Municipality of Prince Albert No. 461 and the Rural Municipality of Buckland No. 491 shall conform to the objectives and policies contained in this OCP.

1.1 Purpose of the OCP

This Plan, prepared in accordance with the Act, provides an overarching framework of goals, objectives, and policies intended to promote orderly and sustainable growth in the District. It provides a decision-making framework for the municipalities to ensure that new land use and development is consistent with these goals and objectives.



2 REGIONAL GOALS

The PADPC has identified several shared economic, environmental and strategic goals:

Economic Growth

- Recognize the City of Prince Albert's role as an economic, employment, healthcare and service center for the region.
- Promote sustainable economic growth which balances both business and public needs, and is compatible with municipal financial and infrastructure capabilities.
- Strengthen the economic base of the region by creating a positive environment for sustainable business growth.
- Promote long term population growth for the region.

Environment and Heritage/Cultural Preservation

- Conserve significant aquatic and terrestrial ecological resources.
- Recognize the potential impacts of flooding, erosion and slope stability on development and municipal infrastructure.
- Provide ongoing opportunities for residents and visitors to enjoy and appreciate the environmental, cultural and heritage resources in the region.
- Conserve significant cultural and heritage resources.

Regional Cooperation

- Encourage effective dialogue among all municipalities and regional partners.
- Foster relationships with senior government to realize the goals and objectives of this plan.

3 AGRICULTURE LAND USE AND DEVELOPMENT

Agricultural areas support residents living rural lifestyles. Land is protected to allow agricultural producers to adapt and grow their operations as necessary.

Agricultural Objectives

- Promote the conservation and diversification of the agricultural industry, recognizing the value and role of agriculture in the District.
- Encourage continued development and operation of farms and farmsteads for field crops, pastures and livestock operations, increased economic diversification, agricultural innovation, farm-based business opportunities and agriculture-related value-added activities in the District.
- Prevent fragmentation of agriculture land, encroachment of non-agriculture conflicting uses, and retain agricultural lands in sufficient size of land holdings to facilitate the continuation of farming.
- Support intensive agricultural uses in the District provided they observe development standards and do not override environmental concerns.
- Accommodate farm residential needs and guide the location of farm residential development on agricultural parcels to preserve the agricultural capacity.
- Accommodate agroforestry as an agricultural use.
- Encourage aggregate development for the benefit of the Municipality and to protect these lands from incompatible developments.

3.1 General Agricultural Policies

1. Agricultural operations include grain farming, forage crops, livestock operations, farm operations and farm residences, intensive agricultural uses, agricultural value-added related commercial and industrial, and farm or home-based businesses.
2. Fragmentation of agricultural land for other than intensive agricultural operations will be discouraged within the District.



3. Non-agricultural activities are encouraged to locate on lower quality agricultural land. Highly productive prime agricultural lands should not be developed for non-agricultural uses, unless there is no suitable alternate site capable of serving the proposed use, or if the proposed development meets an important public need. Soil capability as defined by the Canada Land Inventory (CLI) Soil Class Rating System may be used as a reference for evaluating quality of agricultural lands.
4. 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.

5. The minimum unit of land constituting an agricultural holding is 26.3 ha (65 acres). Smaller land holdings for agricultural operations may be considered subject to the intensive agricultural policies, provided the parcel sizes of such operations are appropriate for the intended use and acceptable to the Municipality.
6. The *Zoning Bylaw* will contain an Agriculture District to provide for a wide range of agricultural uses and compatible development. Appropriate development standards for agricultural and associated developments shall be prescribed within the *Zoning Bylaw* to ensure land use compatibility, agricultural viability, and enjoyment of property.
7. Development of river lots and other nonconforming land units created under past planning bylaws will not be restricted due to the nonconformity of these sites with minimum site area and frontage requirements of the *Zoning Bylaw*.
8. Crop spraying, intensive agriculture production, pasturing livestock, and manure spreading are legitimate operations and should be restricted only by Transport Canada and Public Health regulations and/or environmental protection measures, unless otherwise stated herein. Legitimate farming activity shall not be curtailed solely on the basis of objections from property owners even though that activity was not practiced when the small holdings were created or non-farm uses were allowed.



3.2 Agricultural Subdivision

1. 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:
 - a. the parcel is fragmented from the balance of the quarter section by either natural or man made barriers (river, creek, coulee, roadway, railway, etc.)
 - b. the parcel 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.
 - c. the parcel is residual agricultural land left over from the subdivision of a parcel approved in accordance with the objectives and policies of this plan and the requirements of the *Zoning Bylaw*.
 - d. the subdivision will accommodate the purchase or lease of Crown land.
 - e. the subdivision will accommodate the purchase or registration of a Conservation Easement, pursuant to section 6.2.3 of this Plan.

3.3 Farm Dwellings

1. One farm dwelling will be permitted for agricultural operations. Additional farm dwellings may be permitted at the discretion of the Municipality, if accessory to a legitimate agricultural operation, provided the occupant is a relation of the primary farm operator and active in the farming operation, or to accommodate farm employees. The approval of

additional farm dwellings shall not be construed, in any way, as consent or approval for future subdivision.

3.4 Farm Based Business

1. Farm based businesses that diversify the local agricultural economy are encouraged within the region. Farm based businesses shall be listed as discretionary uses within the Zoning Bylaw. Approvals will be based on the evaluation of the individual operations relative to the specific Zoning Bylaw criteria to ensure that the agricultural character is preserved and land value is not diminished.
2. Farm based businesses shall be restricted to a maximum of five (5) onsite, non-seasonal employees. Any business with more than five (5) onsite, non-seasonal employees shall be required to seek commercial or industrial zoning designation.

3.5 Intensive Agricultural Policies

1. Intensive agricultural uses, agro-forestry and agro-tourism, will be encouraged and will be included as discretionary uses in the *Zoning Bylaw*. The proponents of such developments will be required 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.
2. Intensive agricultural operations may be permitted on parcels smaller than a quarter section as a discretionary use in the *Zoning Bylaw*, if it can be demonstrated that such a parcel is sufficient in size to accommodate the proposed operation.
3. New intensive agriculture development shall maintain minimum separation distances from existing industrial and hazardous industrial uses as shown in Table 1 – Required Separation Distances Between Land Uses.

3.6 Intensive and Non-intensive Livestock Operations (ILOs)

General Policies

1. Development of ILO's is appropriate, provided that unacceptable land use conflicts are not created as a result of such development. In general, the Municipality will support the development of intensive and non-intensive livestock operations unless specific locational conflicts would be created.
2. The *Zoning Bylaw* will define non-intensive livestock operations as livestock operations containing 100 or more and less than 300 animal units, where there is less than 370 m² of space per animal unit. Intensive livestock operations will be defined as operations having 300 or more animal units, where there is less than 370 m² of space per animal unit.
3. Both intensive and non-intensive livestock operations will be characterized by the total number of animal units and animal type. Any development permit issued will specify the permitted number of animal units. Any future increase in animal units or change in the type of animals will require a new permit.
4. The *Zoning Bylaw* shall include ILOs involving 300 animal units or more as a discretionary use subject to the specific policies contained herein. ILOs will be required to locate where they provide an appropriate land base size to support their operation and where they have a sufficient land base for manure application.

5. The *Zoning Bylaw* shall include non-intensive livestock operations involving less than 300 animal units as a permitted use subject to setback separations set out in Table 1 – Required Separation Distances Between Land Uses.
6. The temporary confinement of cattle on a farm during winter months, as part of a permitted general mixed farm operation, does not constitute an intensive livestock operation.
7. Council will coordinate review of ILO applications with relevant Provincial authorities and ensure a high level of community engagement prior to any ILO approvals.



8. The development, application and environmental monitoring of livestock operations shall be undertaken in consultation with the Saskatchewan Ministry of Agriculture to ensure the land use decisions and agricultural operating practices regulated by the Province are coordinated with the Rural Municipality.

9. The Municipality shall require an applicant to demonstrate all provincial regulatory permits have been obtained, including water allocation licensing demonstrating that the water supply is sufficient for the ILO and that the supply for neighbouring developments will not be adversely affected by the proposed operation.

Locational Policies

12. New ILOs shall not be permitted in the Residential land use area, as identified in Figure 3 - Future Land Use Map.
13. In order to minimize conflicts between intensive and non-intensive livestock operations and other land uses, policies for minimum separation between land uses are set out in Table 1 – Required Separation Distances Between Land Uses. These minimum separation distances shall apply both to development, alteration or expansion of ILOs and to other developments proposed in the vicinity of existing ILOs.
14. The Municipality may approve a lesser separation than set out in Table 1 – Required Separation Distances Between Land Uses, where the applicant submits a copy of an agreement between the ILO operator and the owner(s) of the other affected neighbouring development or urban municipality (as appropriate), agreeing to such lesser separation. Where such agreements are made, the affected Municipality shall be party to the agreement. Agreements shall contain provisions that the parties to the agreement will register the agreement as an interest on the titles of the affected lands, pursuant to the Act.
15. In determining proximity to a vacant single parcel country residential subdivision, multi-parcel country residential development, urban centers, rural industrial parks, or recreational uses, separation distances shall be measured from the area of confinement of the animals to the property boundary of the closest developable parcel.
16. In determining proximity to a single family dwelling located on agricultural property or within a single parcel country residential subdivision not owned by the livestock operator,

separation distances shall be measured from the area of confinement of the animals to the dwelling.

3.7 Mineral Resource Development

General Policies

1. Mineral resource development, including sand, gravel and clay extraction, is appropriate in agricultural areas, provided that unacceptable land use conflicts are not created as a result of such resource development.
2. The *Zoning Bylaw* shall include mineral exploration and extraction, and sand and gravel pit operations, as a discretionary use in the Agriculture Zoning District.
3. In order to minimize conflicts between sand and gravel pit operations and other developments, policies for minimum separation between land uses are set out in Table 1 – Required Separation Distances Between Land Uses.
4. As a condition of approval, the Municipality may impose standards to reduce the potential for conflict with neighbouring uses, which specify:
 - a. hours of operation;
 - b. mitigation measures for dust, odour, smoke and noise;
 - c. areas of stockpiling and placement of overburden;
 - d. buffering, screening, fencing and landscaping from adjacent roads and land uses;
 - e. drainage, stormwater management and erosion and sediment control; and/or
 - f. requirements for monitoring wells for water quality and quantity purposes.
5. Reclamation is necessary following the closure of a sand and gravel operation, and the site should be brought to a state that is environmentally and ecologically suitable. The Municipality may require the proponent, as a condition of approval, enter into a Development Agreement addressing the terms of the reclamation, including:
 - a. Final grading, with rehabilitation of slopes with final grades no steeper than 4:1;
 - b. Reapplication of topsoil, and revegetation of area;
 - c. Erosion and sediment control, and stormwater management;
 - d. Phasing of remediation;
 - e. Public safety;
 - f. Letter of credit, bond, or other form of financial security ensuring the completion of a reclamation plan.
6. The Municipality shall consider the environmental and heritage impacts of mineral resource development, including sand, gravel and clay extraction. Approvals are subject to specific policies contained in section 6.1.
7. In the Aquifer Sensitive Area, the Municipality may require the proponent to supply a hydrogeological assessment report certified by a Professional Engineer that shall address the specific policies contained in section 6.2.7.
8. All mineral resource development, including sand, gravel and clay extraction, shall adhere to all provincial requirements.

4 RESIDENTIAL LAND USE AND DEVELOPMENT

The rural municipalities within the District provide a variety of residential options. Country residential development fosters a rural lifestyle while respecting and conserving the natural environment and rural landscape.

Residential Objectives

- Ensure that planned country residential development is economical, safe, sustainable, and provides a choice of lifestyles for residents of the region.
- Ensure that new multiple lot country residential developments are created at a scale and density to discourage the formation of new organized hamlets within the Planning District.
- Ensure that country residential development is directed away from highly productive agricultural areas to allow for better utilization of agricultural land.
- Minimize negative impacts of country residential development on the environment and on surrounding land uses.
- Minimize the risk and adverse impacts of wildfire on country residential property and residents.
- Promote the clustering of developments in order to optimize the use of existing and planned infrastructure.
- Ensure a high standard of building and subdivision design for new mobile home park development.

4.1 Categories of Development

1. The OCP contains five categories of residential development; hamlets, agriculture residential development, single parcel country residential, multiple lot country residential and mobile home residential.
 - a. The hamlet district allows for limited residential and commercial development in existing unorganized hamlets.
 - b. Agriculture residential development (farm dwellings) allows for residential developments in the absence of subdivision on agricultural holdings while agriculture operations and residential uses remain directly related. Agriculture residential development is subject to compliance with agricultural land use and development policies of this Plan.
 - c. Single parcel country residential development allows for the subdivision and legal separation of an existing residence from an agricultural holding or for the creation of a new residential site of a quarter section of land.
 - d. Multiple lot country residential development allows for clustered, small lot rural residential development.
 - e. Mobile home residential allows for residential development in the form of mobile and modular homes, on lands either freehold or leasehold tenure.

4.2 General Residential Development and Servicing Policies

Development Standards

1. The *Zoning Bylaw* will provide appropriate development standards for residential development, including site area, frontage, boundary and roadway setbacks, and all other relevant development standards.
2. The *Zoning Bylaw* will provide for other forms of development, facilities and recreational uses in residential districts that are consistent with and complementary to the overall residential and recreational uses of the district.
3. To facilitate the resolution of encroachment issues, the Municipality will, in general, support applications for the subdivision of two or more residential sites that will result in a realignment of residential property lines intended to correct an encroachment provided no additional parcels are created.
4. All new residential developments within 0.8 km of Provincial Nisbet Forest (the forest/urban interface) shall incorporate FireSmart policies, subject to the specific policies contained in sections 7.2.1-4.
5. All new residential developments on flood fringe lands shall be subject to the specific policies contained in sections 7.3.8-13.
6. All new residential developments shall ensure a setback of at least 30 meters from the property line of existing railway lines.
7. All residential building construction shall comply with municipal Building Bylaws.
8. The *Zoning Bylaw* will provide for Home Based Businesses in residential areas. 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.

Highways, Municipal Roads and Access

9. Residential parcels shall have legal and year round, all season access to a municipal road.
10. Where a proposed residential development does not have physical access to an all-weather municipal road, the Municipality may require the proponent, as a condition of approval, enter into a Road Development Agreement to construct a new road or upgrade an existing road, to municipal standards. The proponent shall be solely responsible for all costs of the new or upgraded road construction.
11. Where a proposed residential development is expected to result in the accelerated deterioration of municipal roads, the Municipality may require the proponent, as a condition of approval, to enter into a Road Maintenance Agreement to recover the costs of maintaining the affected roadways.
12. All proposed residential developments adjacent to a primary or secondary Provincial Highway shall require approval from the Saskatchewan Ministry of Highways and Infrastructure, and shall meet all requisite Highway regulations pertaining to access and location of structures.

13. Multiple lot country residential subdivisions adjacent to a primary or secondary Provincial Highway or a primary grid road, shall not be developed in a linear fashion with direct access onto these high traffic roads.
14. All residential subdivisions and developments shall comply with minimum separation distances from conflicting neighbouring land uses, as set out in Table 1 – Required Separation Distances Between Land Uses, of this plan.

General Servicing Policies

15. Where a proposed residential development requires municipal services deemed necessary by the Municipality, the Municipality may require the proponent, as a condition of approval, enter into a Servicing Agreement pursuant to the policies within, to provide, including but not limited to, new road construction or road upgrades, potable water, sewer servicing, drainage improvements and utility installations, that directly or indirectly serve the subdivision, to the satisfaction of the Municipality and in compliance with Provincial regulations.
16. Where a proposed residential development requires municipal services, the proponent will be responsible for all on and offsite costs associated with providing the services.
17. Servicing Agreements and Development Levy Agreements are subject to the provisions of section 11.4.1-2, of this plan.

Onsite Wastewater Disposal

18. All residential subdivisions and developments shall comply with, or exceed, the onsite sewage treatment requirements as provided by the Prince Albert Health District and/or the Water Security Agency, within the Review Process for *Onsite Wastewater Disposal Systems for Developments and Subdivisions*.

Alteration of Drainage

19. All residential subdivisions and developments shall ensure that alterations to drainage happens in a way that avoids or mitigates on and offsite impacts, to the satisfaction of the Municipality and in compliance with Water Security Agency's drainage regulations. The WSA is the regulating authority for drainage alterations in the Province. The Municipality will work with the Water Security Agency on drainage alterations.

4.3 Hamlets

There are a number of hamlets situated in the Planning District. None of these communities have the status of Organized Hamlets.

The Municipalities 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.

1. The Municipality shall not approve requests for the rezoning of land to Hamlet District to accommodate the subdivision and development of new hamlets.
2. The *Zoning Bylaw* shall contain a Hamlet zoning district to accommodate the range of existing residential, commercial and community service uses and to regulate the form and the density of development.

3. Limited residential and commercial growth in the form of infilling of existing vacant land and the reuse or re-purposing of historic buildings, shall be allowed in the hamlets.
4. 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 Municipality. Proposals for premium density multiple lot country residential development will be considered by the Municipality for locations adjacent to existing hamlets.

4.4 Single Parcel Country Residential

1. A maximum of two single parcel country residential sites will be allowed to be subdivided per quarter section, or equivalent, unless otherwise provided within the policies contained herein.
2. In the Future Urban Growth Area, as identified in Figure 4 – Future Land Use Map – Future Urban Growth Area, a maximum of one single parcel country residential site will be allowed to be subdivided per quarter section.
3. A site consisting of 32.376 ha (80 ac) that existed as of September 26, 1980, is eligible for one single parcel country residential subdivision.
4. A river lot is eligible for two single parcel country residential subdivisions, provided all of the following criteria are met:
 - a. The additional residential subdivision(s) does not create additional building site(s) that exceeds a total of three residences per river lot;
 - b. If the river lot is previously subdivided due to a fragmentation by a natural or man made barrier, the site must be greater than 32.376 ha (80 ac) which can include more than one parcel(s) tied together, and;
 - c. The proposed development complies with the general location and access policies contained herein.
5. Additional residential subdivision(s) may be allowed to be subdivided for any site fragmented by either natural or man made barriers (river, creek, coulee, railway, roadway, etc) or to accommodate the subdivision of a residence on a site that is identified as a registered lease in the Land Titles Registry, provided all of the following criteria are met:
 - a. The additional residential subdivision does not exceed a total of three residential subdivisions on a quarter section;
 - b. The additional residential subdivision does not exceed two residential subdivisions on a site consisting of 32.376 ha (80 ac equivalent) that existed as of September 26, 1980;
 - c. The additional residential subdivision does not exceed a total of three residential subdivisions on a River lot;
 - d. The applicant can demonstrate to the satisfaction of Council that the proposed parcel contains at a minimum, 1.01 ha (2.49 acres) of contiguous developable land for a building site and can accommodate onsite sewage disposal and water services;
 - e. The proposed development complies with the general location and access policies contained herein.
6. New single parcel country residential sites will be restricted to a maximum site size of 4.04 ha (10 ac).

7. Where a proposed subdivision involves a yard site that existed prior to September 26, 1980, the site size may exceed the maximum site area permitted pursuant to the Zoning Bylaw to include all essential yard site features including but not limited to shelterbelts and a dugout.
8. Single parcel country residential subdivisions are encouraged to locate on lands contiguous to adjacent existing country residential parcels or agricultural residential building sites to minimize the fragmentation of agricultural lands.

4.5 Multiple Lot Country Residential

General Multiple Lot Country Residential Policies

1. The *Zoning Bylaw* will contain a series of country residential zoning districts to accommodate multiple lot country residential subdivisions. These will include:
 - a. Low Density Country Residential District (CR1) with site sizes ranging from 4.00 ha (9.884 acres) to 6.00 ha (14.83 acres). The intent of this district is to accommodate low density multiple lot country residential development together with compatible uses. This density of development is sufficiently low to be approved subject to the provision of onsite independent water system.
 - b. Medium Density Country Residential District (CR2) with site sizes ranging from 2.00 ha (4.94 acres) to 3.99 ha (9.85 acres). The intent of this district is to accommodate medium density country residential development together with compatible uses. Development at this density should be serviced by the Prince Albert Rural Water Utility.
 - c. High Density Country Residential District (CR3) with sites ranging in size from 1.00 ha (2.47 acres) to 1.99 ha (4.91 acres). The intent of this district is to accommodate high density multiple lot country residential development together with compatible uses. Development at this density should be serviced by the Prince Albert Rural Water Utility.
 - d. Premium Density Country Residential (CR4) with minimum site sizes of 0.4 ha (0.98 acre). The intent of this district is to accommodate the highest density of multiple lot country residential development in the Planning District. Development at this density shall be serviced by the Prince Albert Rural Water Utility.
 - e. Premium Density Country Residential – Red Wing Terrace (CR4 – RWT) with minimum site sizes of 0.24 ha (0.59 acres). The intent of this district is to accommodate the country residential development of Red Wing Terrace in the RM of Buckland.
2. Subject to all other policies in this document, the Municipalities will consider bare-land condominium development as an alternative to conventional subdivision, to achieve the goals and residential objectives set out in this document.
3. New multiple lot country residential developments should be located in the Residential land use area, as identified in Figure 3 - Future Land Use Map. Development proposals outside the Residential land use area can be considered on a case-by-case basis, upon review of a comprehensive development review, and having consideration for:
 - a. The proposed multiple lot residential development is compatible with the surrounding agricultural lands, and ensures normal agricultural activities will not adversely impact the residential use of the lands;

- b. Municipal and non-municipal services such as road maintenance, snow removal, school bussing and emergency response services, can be provided with reasonable efficiency and without undue cost to the Municipality;
 - c. Proximity to rural schools.
4. New multiple lot country residential developments within the Residential land use area shall be restricted to CR3 and CR4 Districts, with the maximum parcel size being 1.99 ha (4.91 acres). Exceptions may be made for development proposals within the forest/urban interface, or when the physical characteristics of the site indicate that a larger parcel size is warranted. Appropriate setbacks or buffers from adjacent agricultural operations shall be established and all applications shall address impacts on adjacent operations.
 5. New multiple lot country residential developments within 0.8 km of Provincial Forest (the forest/urban interface) shall include FireSmart design principles as set out in sections 7.2.1-4.
 6. Each rural municipality will be allowed a maximum of three multiple lot country residential subdivisions in developmental stages at any point in time. Multiple-lot country residential subdivisions with Residence Building Permits issued for fewer than 75% of serviced lots, will be considered to be in a developmental stage.
 7. Further to the previous clause, if one or more of those three multiple lot country residential subdivisions are in a developmental stage, but it appears that development is lagging because the developer/land owner is holding land vacant, or it has been more than eight years that the subdivision was developed, then that subdivision can be deemed to not be in a developmental stage and the affected rural municipality may consider additional multiple lot country residential subdivisions, bringing the total of up to three subdivisions in developmental stages.
 8. Where a multiple lot country residential development is proposed on lands near or abutting an existing multiple lot country residential neighbourhood, the proposed development shall be designed to complement the existing neighbourhood and respond to reasonable concerns and interests of the existing neighbours. Where required by Council, the developer shall provide visual buffering, dwelling site separation, complementary lot sizing or any other measures necessary to achieve compatible land use and development.
 9. A Comprehensive Development Review (CDR) should be completed by any proponent applying to rezone, subdivide or develop land for a multiple lot country residential development, prior to consideration by the Municipality. The CDR shall be prepared in accordance with section 11.3 of this plan.
 10. All multiple lot country residential developments shall be required, as a condition of approval, to be serviced by the Prince Albert Rural Water Utility, or, if otherwise approved by the Municipality, each site in the proposed development area shall have its own independent water system.



11. The rezoning and re-subdivision of lots within existing multiple lot country residential developments zoned CR1 and CR2 may be considered by the Municipality if the re-subdivision results in the creation of a maximum of three (3) parcels.
12. The re-subdivision of lots within existing multiple lot country residential developments may be considered subject to rezoning the parcel to an appropriate zoning designation and compliance with the following criteria:
 - a. The subdivision shall be consistent with all relevant policies within this plan;
 - b. The subdivision shall not be detrimental to the health, safety and general welfare of the existing community;
 - c. The proposed parcels are a minimum 2.00 ha (4.94 acres) in size;
 - d. A site grading and drainage plan demonstrating suitable drainage that minimizes on and offsite impacts;
 - e. The subdivision shall make efficient use of existing infrastructure; and
 - f. The subdivision shall comply with all standards set out in the Zoning Bylaw.
13. The re-subdivision of lots within an existing multiple lot country residential developments shall not require the submission of a Comprehensive Development Review prior to consideration by Council, and shall not be subject to section 4.5.6.

4.6 Mobile Home Residential

Within the District, most existing mobile home courts are non-conforming due to their current Zoning designation.

1. The expansion of the mobile home courts existing in the Planning District as of December 31, 2009 shall be prohibited, due to their close proximity to industrial areas.
2. Municipalities may consider the development of new mobile home courts or mobile home subdivisions, subject to redesignating the lands to the appropriate zoning district, and subject to the separation distances outlined in Table 1 – Required Separation Distances Between Land Uses of this Plan.
3. The *Zoning Bylaw* will provide appropriate development standards for mobile home residential and mobile home court development, including site area, frontage, boundary and roadway setbacks, internal road requirements, buffer areas, and all other relevant development standards.

5 COMMERCIAL AND INDUSTRIAL LAND USE AND DEVELOPMENT

Economic and business development is important for the entire region. A strong regional economic base and positive business environment is crucial for creating job growth, business retention and economic diversification.

Commercial and Industrial Objectives

- Promote economic development by designating suitable nodes of commercial and industrial development in the District.
- Encourage commercial and industrial developments to locate within existing commercial and industrial areas or along existing primary transportation corridors.
- Maximize existing and planned infrastructure.
- Minimize or eliminate land use conflicts between all land uses.

5.1 Categories of Development

1. The OCP contains three categories of commercial and industrial development; rural commercial, highway commercial and industrial.
 - a. Rural commercial development includes small scale convenience activities intended for use in Hamlets or located near country residential neighbourhoods.
 - b. Highway commercial development includes medium and large scale commercial and light industrial activities located along highway corridors.
 - c. Industrial developments are characterized as commercial uses with potential conflicts and negative impacts on adjacent land uses, and are not dependent on exposure to highway corridors. Light industrial, along with certain commercial uses are accommodated as permitted uses and heavy industrial uses are accommodated as discretionary uses within a single industrial district.

5.2 General Location Policies

1. Future commercial development should be located in Highway Commercial areas, as identified on Figure 3 - Future Land Use Map.
2. Future heavy industrial uses and future hazardous industries shall be restricted to Industrial Areas, as identified on Figure 3 - Future Land Use Map.
3. Commercial and industrial development should be located adjacent to, and nearby, compatible uses.
4. All commercial and industrial subdivisions and developments shall comply with minimum separation distances from conflicting neighbouring land uses, as set out in Table 1 – Required Separation Distances Between Land Uses of this plan.
5. Commercial and industrial developments in the RM of Prince Albert should locate in accordance with the goals, objectives and future land uses identified in *The Highway 11 and Highway 2 Corridor Master Plan, 2016*.

5.3 Commercial and Industrial Development Policies

Development Standards

1. Commercial and industrial development shall be compatible with adjacent and nearby uses. Future commercial or industrial subdivisions and developments should avoid and/or mitigate potential conflict with neighbouring developments, including but not limited to: noise, odours, smoke, fumes or other emissions emanating from the operation, dust, night lighting, glare, vibration, or increased levels or types of vehicle traffic which creates unsafe conditions for vehicles, cyclists or pedestrians within or adjacent to existing residential areas.
2. The *Zoning Bylaw* will provide appropriate development standards for rural commercial, highway commercial and industrial districts, including site area, frontage, boundary and roadway setbacks, parking, loading, landscaping, signage, buffering, and all other relevant development standards.
3. The *Zoning Bylaw* will provide for other forms of development and facilities in commercial and industrial districts that are consistent with and complementary to the commercial and industrial uses of the district.
4. All new commercial and industrial developments within 0.8 km of Provincial Nisbet Forest (the forest/urban interface) shall incorporate FireSmart policies per sections 7.2.1-4 of the Plan.



5. A Comprehensive Development Review (CDR) shall be completed by any proponent applying to rezone, subdivide or develop land for new commercial or industrial development, prior to consideration by the Municipality. The CDR shall be prepared in accordance with section 11.3 of this plan.
6. All commercial and industrial building construction shall comply with municipal Building Bylaws.
7. All buildings within commercial and industrial developments shall ensure a setback of at least 30 meters from the property line of existing railway lines.
8. Where a residential use is specifically provided for as a discretionary accessory use to industrial or commercial operations, a single dwelling unit shall be permitted only if it is intended to accommodate the owner, caretaker or operator of a use for which a permit has been issued, subject to the relevant standards contained within the Zoning Bylaw.

Highways, Municipal Roads and Access

9. Commercial and industrial development should locate in planned nodes or near key intersections of provincial highways and municipal roadways.
10. Commercial and industrial developments shall maintain the functional integrity of primary or secondary Provincial Highways through the use of service road systems, or controlled highway access points which are approved by the Ministry of Highways and Infrastructure. Proposed developments shall meet all requisite Highway regulations pertaining to access and location of structures. The Municipality should require a Traffic Impact Analysis report to confirm traffic safety is not compromised by the proposed development

11. Where a proposed commercial or industrial development does not have physical access built to adequate road specifications, the Municipality may require that the proponent, as a condition of approval, enter into a Road Development Agreement to construct a new road or upgrade an existing road, to municipal standards. The proponent shall be solely responsible for all costs of the new or upgraded road construction.
12. Where a proposed commercial or industrial development is expected to result in the accelerated deterioration of municipal roads, the Municipality may require the proponent, as a condition of approval, to enter into a Road Maintenance Agreement to recover the costs of maintaining the affected roadways.

General Servicing Policies

13. Where a proposed commercial or industrial development requires municipal services deemed necessary by the Municipality, the Municipality may require that the proponent, as a condition of approval, enter into a Development and Servicing Agreement to provide, including but not limited to, new road construction or road upgrades, potable water, sewer servicing, drainage improvements and utility installations, that directly or indirectly serve the development, to the satisfaction of the Municipality.
14. Where a proposed commercial or industrial development requires municipal services, the proponent will be responsible for all onsite and offsite costs associated with providing the services.
15. Where a proposed commercial or industrial development requests or requires connection to the City of Prince Albert water and/or sanitary sewer, in accordance to section 9.1.8 of this plan, the proponent should make application for service connection directly to the City.

Onsite Wastewater Disposal

16. All commercial and industrial subdivisions and developments shall comply with, or exceed, the onsite sewage treatment requirements as provided by the Prince Albert Health District and/or the Water Security Agency, within the Review Process for *Onsite Wastewater Disposal Systems for Developments and Subdivisions*.

Alteration of Drainage

17. All commercial and industrial subdivisions and developments shall ensure that alterations to drainage, landscape, or other natural conditions, occur in a way that avoids or mitigates on and offsite impacts, to the satisfaction of the Municipality and in compliance with Water Security Agency's drainage regulations.

Hazardous Industries

18. Industrial uses involving hazardous chemicals or materials will be included as a discretionary use in the *Zoning Bylaw*, subject to the following locational policies:
 - a. The minimum separation distances between hazardous industrial uses and other principal land uses are listed in Table 1 – Required Separation Distances Between Land Uses. These minimum separation distance policies shall apply both to development, alteration or expansion of hazardous industries and to other development proposed in the vicinity of existing hazardous industries.

- b. Separation from permanent surface water bodies or water courses of at least 1.62 km.
19. Hazardous industries shall be approved by applicable Provincial and Federal environmental agencies and provide clear evidence of compliance with The Hazardous Substances and Waste Dangerous Goods Regulations, The Saskatchewan Fire Code, *The Environmental Management and Protection Act*, *The Dangerous Goods Transportation Act*, *The Fire Prevention Act*, the National Building Code, and other applicable codes and standards.
20. Hazardous industries proposed in the Aquifer Sensitive Area should require plans to detect contamination in the aquifer, and provide annual soil test reports and/or other early contamination detection measure reports.



6 ENVIRONMENTAL AND CULTURAL RESOURCES

Community consultation indicates the residents of the region strongly support protecting the natural environment. The region supports a variety of ecological resources and habitats, from wetlands to the Nisbet forest.

Natural and Environmental Resource Objectives

- Protect significant natural features, resources, ecosystems and biodiversity and encourage the preservation of natural wildlife habitat in the District.
- Preserve wetlands, whenever possible, for the benefit they provide as catchment basins for drainage erosion and sediment control along with wildlife habitat.
- Encourage land use and development in the vicinity of the Nisbet Forest that complements the Nisbet Forest Integrated Forest Land Use Plan.
- Protect historic or archaeological sites of cultural heritage from incompatible development and, where such protection cannot be achieved, ensure appropriate mitigation of impacts.

6.1 General Development Policies

1. The Municipality will encourage the conservation and management of natural resources and heritage feature that are deemed significant by the Municipality or other government agency. Significant features may be designated for heritage protection pursuant to *The Heritage Property Act*.
2. Where a natural resource or heritage feature has been identified, no development will begin until the Municipality has considered the general and site-specific environmental, ecosystem and heritage characteristics of the development area. Proponents may be required to undertake and submit special studies as part of the approval process. Any costs associated with meeting such requirements will be the responsibility of the developer.
3. Wetland areas along lakes, sloughs, rivers and creeks will be protected. Future development will not alter such wetland areas. Buffer strips should be utilized adjacent to watercourses and water bodies to allow for shoreline protection measures against erosion and flood hazards.

6.2 Wetlands and Environmentally Sensitive Land

Wetlands serve important ecological functions, serve as catchment basins for drainage, protect against erosion, serve to recharge aquifers, and provide important wildlife habitat. Additionally, wetlands are generally unsuitable for most forms of development as they are prone to flooding. Drainage and flooding policies are further identified in Section 7.3.

Conservation Easements

1. Municipalities shall continue to work with government agencies, private groups and individuals to protect environmentally significant or sensitive areas. The District supports the use of conservation easements.
2. Developments proposed in areas designated as Conservation Districts or in areas that have been identified as environmentally significant, shall meet all requisite government

department requirements including but not limited to; Saskatchewan Ministry of Environment and Prince Albert Health District.

3. Further to section 3.2.1(e) - Agricultural subdivision, the subdivision of Agricultural holdings into parcels smaller than a quarter section for legitimate conservation purposes shall be permitted where:
 - a. A conservation easement is registered on the titles of the affected land;
 - b. The subdivision does not allow for a residential building site that would exceed a total of three residential building sites per quarter section, or two residential building sites for a site consisting of 32.376 ha that existed as of September 26, 1980.



Groundwater, Aquifers and Source Water Protection

The North Saskatchewan River Basin Council and the South Saskatchewan River Watershed Stewards, with assistance and support from the Water Security Agency (WSA) have completed Watershed Source Water Protection Plans for the North and South Saskatchewan Rivers which lie partly within the District. Recommendations and key actions have been identified respecting water conservation, ground water protection, surface water quality, and protection of natural habitat.

4. The Municipalities will ensure the public health is protected for subdivisions and developments not serviced by the Prince Albert Rural Water Utility, by locating them where soil and ground water conditions can sustain development and not pollute aquifers.
5. The Municipalities shall work in partnership with the WSA, the North Saskatchewan River Basin Council and the South Saskatchewan River Watershed Stewards, to maintain and conserve the North and South Saskatchewan Watersheds and their source water resources. The Municipalities will support the recommendations and the implementation of key actions of the North and South Saskatchewan Watershed Source Water Protection Plans. The provisions of this Plan promote rural and urban land management practices that conserve ground water supplies. Additionally, this plan promotes:
 - a. flood risk management, including the establishment of estimated peak water levels through mapping, to ensure protection of building structures and property.
 - b. development of watershed wide approaches to flood mitigation measures for new development.
 - c. identification of wetlands classified as being important to surface and ground water protection.
 - d. examination of the impact of high density country residential development on groundwater quality.

Aquifer Sensitive Areas

The Aquifer Sensitive Area are lands where near surface aquifers are part of the domestic water supply for a densely populated area. Within the District, areas within TWP 48 and 49, Ranges 27 and 28, in the RM of Buckland, are of particular concern, as the area has become densely populated and this area is not currently serviced by the Prince Albert Rural Water Utility. Residents and businesses rely on groundwater for their potable water supply. Recharge to the groundwater system is mainly from precipitation infiltration and supply is vulnerable during prolonged drought. Additionally, groundwater supply is vulnerable to surficial contamination. This Aquifer Sensitive Area should be protected against possible pollution from land use and development activities.

6. The Aquifer Sensitive Area is lands within the geologic surficial stratified drift unit and not serviced by the Prince Albert Rural Water Utility. This area is shown on Figure 2 - Environmental Constraints Map.
7. For all Multiple Lot Country Residential, Commercial and Industrial Rezoning, Subdivision or development applications, and gravel and sand pit applications, in an Aquifer Sensitive Area, the Municipality may require the proponent to supply a hydrogeological assessment report certified by a Professional Engineer that shall address:
 - a. the location of proposed development in relation to local aquifers;
 - b. site design, wastewater management and hazardous materials handling, storage and disposal, descriptions of site specific structures, plans and standards.
 - c. provincial requirements for groundwater conservation;
 - d. potential impacts on the aquifer from the proposed development; and
 - e. mitigative measures that can be employed to minimize the risk of groundwater contamination, approved by provincial agencies having jurisdiction over groundwater resources and their protection.
8. All proposed developments involving hazardous materials in the Aquifer Sensitive Area should require plans to detect contamination in the aquifer, and provide annual soil test reports and/or other early contamination detection measure reports.

6.3 The Nisbet Provincial Forest

Parts of the Nisbet Provincial Forest are situated within the District. Over the years the cumulative effect of infrastructure, recreation, economic activity and development has fragmented the forest and negatively impacted the forest ecosystem. The Ministry of Environment has prepared the Nisbet Integrated Forest Land Use Plan (NIFLUP) to establish sustainable and adaptive management strategies for the forest. Municipalities in the District have an important role to play in forest lands management pursuant to their control over municipal land uses within and adjacent to the forest, particularly in regards to access management for recreation and economic activities.

1. Residents and visitors are encouraged to access and enjoy the Nisbet Forest for hunting and fishing, hiking, snowmobiling, and other appropriate recreational activities.

The NIFLUP

2. The Municipalities and the PADPC will cooperate with the Ministry of Environment and the Nisbet Integrated Forest Land Use Planning Implementation Team (NIFLUPIT) respecting the implementation of the Nisbet Integrated Forest Land Use Plan and the protection of Representative Area Networks (RAN).

The Forest / Urban Interface

3. All lands within 0.8 km of the Provincial Nisbet Forest are considered part of the forest / urban interface. The forest / urban interface area is shown on Figure 2 - Environmental Constraints Map.
4. All Residential and Commercial Rezoning applications, along with applications for Multiple Lot Country Residential developments, will be referred to the Ministry of Environment for comments.

6.4 Cultural and Heritage Resources

No Municipal Heritage Properties have been designated to date within the RM of Buckland while five Municipal Heritage Properties have been designated within the RM of Prince Albert. The City of Prince Albert has ten Municipal Heritage Property designations and one Provincial Heritage Property. Various sites of cultural significance exist within the Planning District including 515 recorded archaeological sites and six "Sites of a Special Nature". The potential to find additional archeological sites in the district is high, especially along watersheds.



1. The Municipalities will work with provincial agencies to protect any significant heritage resources located in the District, as well as areas where there is high potential for additional archaeological sites to be found.
2. Development shall not damage or destroy any building or site deemed to be of cultural or heritage significance.

7 HAZARD LANDS

Hazard Land Objectives

- Prevent injury and loss of life, and to minimize the potential for property damage within developments exhibiting potential for flooding, loss from fire, erosion or slope instability.
- Ensure that development does not occur on potentially hazardous land without adhering to appropriate development standards.

The OCP contains three categories of hazard lands; lands at risk of wildfire, lands subject to flooding, and lands subject to slumping and/or slope instability.

7.1 General Hazard Lands Policy

1. Development shall avoid land that is hazardous due to flooding, erosion, soil subsidence, slumping, slope instability or at risk of wildfire.
2. Where lands have been identified by Council as being hazardous, Council may require that these lands be dedicated as environmental reserve at the time of subdivision. It is expected that these lands will remain in their natural state.
3. Municipal emergency response plans should identify emergency response measures to properties at risk of wildfire, flooding and slumping or slope instability.

7.2 Wildfires, FireSmart and Wildfire Protection Areas

The FireSmart Manual was developed to provide individuals and Municipalities with guidelines to reduce the risk of loss from wildfires.



1. All new residential and commercial Rezoning and Subdivision proposals within the forest / urban interface shall incorporate FireSmart policies with regards to multiple access routes, width, grade and design of roads, placement of roads and trails for emergency evacuation, availability of water for firefighting response, proximity to nearby wildland fuels, consideration of fuel breaks, topography, landscaping, and vegetation management.
2. The *Zoning Bylaw* should provide for a Wildfire Protection Overlay District. Developed neighbourhoods within the forest / urban interface with increased risk of fire and wildfire may be designated as Wildfire Protection Overlay Districts.
3. Proposed residential and commercial developments, along with any accessory structures and uses, within a Wildfire Protection Overlay District, should require a Wildfire Hazard Assessment to be conducted as part of the Development Permit process. The *Zoning Bylaw* will include regulations and recommendations for vegetation management and fuel

treatments surrounding structures in the three priority zones, to suppress risk of loss from fire and create defensible spaces.

4. FireSmart building construction and design techniques may be implemented through the use of restrictive covenants on titles to land agreed to by developers at the time of subdivision approval.
5. The Municipalities will encourage residents of existing neighbourhoods at risk of fire and wildfire to create a local FireSmart Board, and work towards becoming a FireSmart Community, pursuant to the FireSmart Canada Community Recognition Program.

7.3 Drainage and Flooding

The RM of Prince Albert is bounded by the North Saskatchewan River to the north and the South Saskatchewan River to the south and east. There are relatively few major tributaries to these rivers located within the RM. Only two named tributaries are presented on the 1:50,000 scale National Topographic Map Sheets, McFarlane and Red Deer Creeks, which both discharge to the South Saskatchewan River. Although the majority of the RM is within the South Saskatchewan River Basin, only a small portion actually contributes to the River on a frequent basis since the area is poorly drained with a large number of small knob & kettle sloughs.

The RM of Buckland is bounded by the North Saskatchewan River to the south. The Garden, Spruce, and Sturgeon Rivers all pass through the RM of Buckland before discharging to the North Saskatchewan River. Collectively, these three rivers drain the vast majority of the RM of Buckland with the remainder contributing directly to the North Saskatchewan via smaller ephemeral tributaries.

General Policies

1. The Water Security Agency (WSA) or other appropriate government agencies shall be utilized as a source of technical advice regarding flooding potential and flood proofing techniques. Development proposals in flood plain areas can be referred to the WSA for review prior to approval.
2. Unauthorized drainage of surface water runoff from any land throughout the Municipality shall be prohibited. Water courses shall not be filled or altered without the prior approval of the WSA and the Municipality.



3. In the RM of Prince Albert, the McFarlane Creek Drainage study investigates the drainage capacity of McFarlane Creek (also referred to locally as Red Deer Creek) and the potential impacts of future development of approximately 1600 ha on the south side of Prince Albert, and define measures to mitigate these impacts. Subdivision and development proposals within the study area shall implement the recommendations of the study.
4. Buffer strips or Environmental Reserves should be maintained adjacent to watercourses and water bodies to allow for shoreline protection measures against erosion and flood

hazards. Wetlands and riparian areas shall be preserved, whenever possible, for the benefit they provide as catchment basins for drainage and ecological aspects.

Two Zone Flood Plain

5. A two zone flood plain development policy comprising areas defined as floodways and flood fringe, which are distinguished by the potential severity and danger of a flood event, shall be utilized by the Municipality within the flood hazard areas.
 - a. Floodway shall be defined as a water body or the channel of a watercourse, including adjoining lands, where the majority of the floodwaters of a 1:500 year flood will flow, and where flow velocities and depths are prohibitive to structural development. Development will be restricted in the floodway to protect against the loss of life and to minimize property damage associated with flooding events. Floodway lands will generally be limited to agricultural, park and open space recreational uses.
 - b. Flood fringe shall be defined as that portion of the flood risk area not lying within a floodway that would be covered by floodwaters in the event of a flood. Some types of development may be accommodated subject to the application of proper flood proofing techniques.

Flood Plain Subdivision and Development Policies

6. The subdivision and development of land for non-agricultural use within a floodway shall be prohibited.
7. Lands within the floodway included as part of a multiple parcel subdivision proposal, shall be dedicated as Environmental Reserve at time of subdivision. It is expected these lands will remain in their natural state.
8. Where a subdivision or development is proposed on flood fringe lands, the Municipality may require a report prepared by a professional engineer licensed to practice in the Province of Saskatchewan, confirming that the land may be used safely for the intended purpose. This report shall identify the High Water Level (HWL) and Safe Building Elevations (SBE) using geodetic elevations, and include any conditions required for the safe use of the property. Additionally, the Municipality may require a Real Property Report (RPR), prepared by a Saskatchewan Land Surveyor, confirming developments are constructed according to the SBE recommendations in the engineered report.
9. Where a development is proposed near a permanent body of water or near a water course and the High Water Level (HWL) and Safe Building Elevations (SBE) has not been established, the *Zoning Bylaw* will prohibit development within 30 meters from permanent water bodies.



10. The *Zoning Bylaw* will provide appropriate standards for development on or adjacent to flood fringe lands including minimum site area, setbacks, and all other relevant development standards.
11. Every building or structure on flood fringe lands shall:
 - a. be constructed on a site raised by fill; or
 - b. be raised on piles and have all windows, exterior doors or other exterior openings, located at or above the Safe Building Elevation, unless they are part of an approved alternative floodproofing technique; or
 - c. implement an alternate floodproofing technique deemed acceptable to the Municipality and appropriate government departments and agencies; or
 - d. a combination thereof.
12. Where a subdivision or development is proposed on flood fringe lands, the Municipality may require the proponent, as a condition of approval, enter into a Development Agreement addressing the terms of the approval.
13. Attached accessory buildings or structures shall be subject to the flood proofing requirements that apply to the principal building or structure to which they are attached.

7.4 Erosion, Slumping, and Slope Instability Development Policies

In 2008, a Comprehensive Stability Assessment of the south shore of the North Saskatchewan River was prepared for the RM of Prince Albert. Areas of instability and potential instability along the south shore of the river were identified. It was recommended that any site considered for development along the riverbank undergo an onsite inspection by a qualified professional to identify any potential stability concerns.

General Policies

1. Subdivision or developments proposed within 30m of the crest of a slope greater than 20% shall be considered potentially hazardous due to slumping, landslides, and erosion.



2. When considering a proposal for rezoning, subdivision, development or redevelopment on lands potentially hazardous due to slumping, subsidence, landslides, erosion or any other instability, the Municipality may, at its sole discretion, require the proponent, at the proponent's sole expense, to submit a geotechnical report / slope stability investigation prepared by a professional engineer licensed to practice in the Province of Saskatchewan, assessing all pertinent hydrological, geological, and other natural or built conditions onsite, identifying potential hazards to the development and adjacent properties, including any measures that would avoid and/or mitigate hazards and demonstrating, to the Municipality's satisfaction, that the proposed development may be safely accommodated on the subject property.
3. All measures that would avoid and/or mitigate hazards shall be designed and certified by a professional engineer licensed to practice in the Province of Saskatchewan. The submission of the design shall be accompanied by a written report identifying the limitations to the design, expected lifespan and required maintenance.
4. The Municipality shall require the proponent to implement, at the proponent's sole expense, any mitigative actions required to ensure the safety of persons and the protection of property.
5. The *Zoning Bylaw* will provide appropriate development standards for development on or adjacent to lands deemed potentially hazardous due to slumping, subsidence, landslides, erosion or any other instability, including minimum site area, setbacks, and all other relevant development standards.

7.5 Emergency Response Planning

The municipalities have emergency plans prepared pursuant to *The Emergency Planning Act, 1989*, with the aim of preventing or limiting loss of life, harm to the safety, health and welfare, and damage to property.

1. The Municipalities shall ensure that emergency response plans are current and reflect the changes in land use and development activities.

8 TRANSPORTATION AND SERVICING POLICY

Transportation and Servicing Objectives

- Promote growth and development in the District in a manner that utilizes existing services and infrastructure in an effective and economic manner.
- Ensure development along provincial highways is consistent with the safety standards and access policies established by the Ministry of Highways and Infrastructure.
- Ensure that the road maintenance obligations created by any development can be fulfilled.
- Ensure that future development does not exceed capacities of municipal solid waste management, sewage disposal facilities, water supply, and storm water management systems.

8.1 General Servicing Policies

1. Where required by the policies of this plan, development proposals in the District will be subject to the submission of a Comprehensive Development Review to ensure all potential impacts of the proposed development are identified.
2. Where a proposed development requires municipal services, the proponent will be responsible for all costs associated with providing the services.
3. Municipalities will utilize Servicing Agreements, Road Development Agreements and Road Maintenance Agreements with developers to provide services and facilities that directly or indirectly serve new subdivisions and developments.

8.2 Transportation Policies

General Transportation Policies

As one of the largest cities in Saskatchewan, the City of Prince Albert is an important hub for commuters in the region. The City of Prince Albert Transportation Master Plan is an important long range plan and makes several recommendations which will improve safety and traffic flow, into and within the city.

1. The Municipalities will cooperate with the City of Prince Albert, the Ministry of Highways and Transportation, other adjacent jurisdictions, in long-range planning that addresses the transportation needs of the region.
2. The Municipalities will endeavor to upgrade major access roads in the municipality, within their ability to pay for such upgrades, with the support of senior government funding wherever possible.
3. The Municipalities will make the most efficient use of existing roads by encouraging development to locate adjacent to existing roads that have been designed and constructed to accommodate that level of development.
4. New developments shall not create any potentially unsafe traffic conditions. The Municipalities will ensure that appropriate road designs, speed limits, traffic control devices, safe access and egress points are used to ensure traffic and road safety.

5. All proposed developments adjacent to primary or secondary Provincial Highways shall require approval from the Saskatchewan Ministry of Highways and Infrastructure, and shall meet all requisite Highway regulations pertaining to access, location of structures, and sight triangles.
6. Multiple lot country residential subdivisions along with Highway Commercial and Industrial subdivisions and developments adjacent to a primary or secondary Provincial Highway or a primary grid road, shall not be developed in a linear fashion with direct access onto these high traffic roads.
7. The Municipalities are not responsible for paving roads. Road upgrades, including paving roads and the maintenance of paved roads into new developments, are addressed by Road Development Agreements or Servicing Agreement, with the proponent being solely responsible for all of the costs of the new or upgraded road construction.

Servicing Agreements, Road Development and Maintenance Agreements

8. Where a proposed development does not have physical access to an all season municipal road, or the existing road is not constructed to meet the needs of the proposed development, the Municipality may require the proponent, as a condition of approval, to enter into a Road Development Agreement to construct a new road or upgrade an existing road, to municipal standards. The proponent shall be solely responsible for all of the costs of the new or upgraded road construction.
9. Where a proposed development is expected to result in the accelerated deterioration of municipal roads, the Municipality may require the proponent, as a condition of approval, enter into a Road Maintenance Agreement to recover the costs of maintaining the affected roadways.
10. Where a proposed subdivision or development will require the installation or improvement of municipal services including: drainage, utilities, water supply systems, sewage disposal facilities, solid waste disposal facilities, fire protection facilities or recreation facilities, the developer will be required to enter into a servicing agreement with the affected rural 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.

Road Closures

- 11 Subdivision and development applications proposing a permanent road closure, intended to correct encroachments by development on municipal road right-of-ways, will only be supported after a thorough review by the Municipality, to ensure that:
 - a. the permanent road closure would not restrict or compromise access to other sites / areas in the municipality;
 - b. the road closure would not have an adverse effect on the municipality's ability to maintain or repair municipal roads; and
 - c. the road closure conforms to sections 13-15 of *The Municipalities Act*.

8.3 Water and Wastewater Management Policies

1. All developments within the District shall provide for:
 - a. individual onsite water supply appropriate to the proposed use; or,
 - b. water supply from the Prince Albert Rural Water Utility; or,
 - c. an independent communal water supply system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Prince Albert Health Region or *The Environmental Management and Protection Act, 2010* and associated regulations.
2. Where financially feasible, all multiple lot country residential developments shall be required, as a condition of approval, to be serviced by the Prince Albert Rural Water Utility.
3. All subdivisions and developments shall comply with, or exceed, the onsite sewage treatment requirements as provided by the Prince Albert Health District and/or the Water Security Agency, within the Review Process for *Onsite Wastewater Disposal Systems for Developments and Subdivisions*.
4. Applications to connect directly to the City of Prince Albert potable water and sewer lines shall be in accordance with policies established by the City of Prince Albert from time to time.

9 INTER-MUNICIPAL COOPERATION

The City and rural municipalities have worked collaboratively together for more than fifty years in managing land use changes and resolving development and servicing issues within the region.

Inter-municipal Objectives

- Foster inter-municipal cooperation and positive communication between municipalities.
- Identify and designate future urban growth areas, discuss staged boundary alterations within designated urban growth areas and identify appropriate interim land uses where the timing of urban development is uncertain.
- Pursue inter-municipal agreements that address joint planning, future urban growth and inter-municipal servicing, based on common interests and the interests of the region.

9.1 Future Urban Growth Area (FUGA)

The City of Prince Albert has identified areas of urban expansion and future growth outside of its current municipal boundaries (Schedule 16.1.2 of *City of Prince Albert OCP*). This Plan provides an inter-municipal referral process for land use and development proposals within the FUGA, to promote orderly growth and minimize land-use conflicts, while facilitating the transition of the area to urban density and development.

1. The Future Urban Growth Area is designated on Figure 4 – Future Land Use Map – Future Urban Growth Area.
2. The lands within the FUGA will generally be developed in accordance with the goals and objectives of this plan, and in accordance with the goals, objectives and future land uses identified in *The Highway 11 and Highway 2 Corridor Master Plan, 2016*.
3. Multiple lot country residential developments shall be prohibited in future urban growth areas.
4. Single parcel country residential subdivisions in future growth areas shall be limited to one per quarter section, to a maximum of two country residential sites per quarter section.
5. All zoning amendments, subdivisions, and discretionary use applications, as well as draft land use policies and proposed amendments to this Plan, within the FUGA, will be referred to the City of Prince Albert for comment.
6. The City will provide written responses to referrals within 30 days from the circulation date, unless otherwise negotiated. If no response is received within 30 days of the circulation date, the response may be considered as “no comment”.
7. The Municipalities may pursue cooperative planning, and inter-municipal partnerships in the planning, development, servicing and maintenance of infrastructure of lands in the FUGA.

8. The City of Prince Albert may extend water and/or sanitary sewer services to lands within the FUGA in accordance with the *City of Prince Albert OCP* and other policies established by the City from time to time. City water and sanitary sewer service connection applications should be made directly to the City.

9.2 General Planning and Development Policies

1. Land use planning within and in close proximity to the FUGA should consider possible locations for a new river crossing and highway bypass.
2. Scenic corridors into the City along Highway 2, Highway 3, and Highway 302, should be developed in accordance with the *City of Prince Albert OCP* to ensure they create a sense of arrival and present an attractive and desirable travel corridor.
3. The Municipalities should develop a compatible set of landscape standards for commercial areas within the FUGA for inclusion in their respective zoning bylaws. The standards should complement the landscaping policies and standards established by the City from time to time.

9.3 Boundary Alteration Process

1. The Rural Municipalities prefer incremental alterations of the City's boundary as lands are required to future urban development.
2. An affected Rural Municipality will evaluate boundary alteration proposals by the City of Prince Albert and the Village of Albertville on the following:
 - a. whether the proposed boundary alteration is within designated future urban growth area;
 - b. if the boundary alteration is not within the designated future growth area, the City's rationale for requesting the boundary alteration;
 - c. whether there has been a commitment to the installation of, and investment in, significant infrastructure in the area of the proposed boundary alteration;
 - d. whether public consultation has been completed with the land owners in and adjacent to the area of the proposed boundary alteration;
 - e. the financial implications of the boundary alteration and whether adequate compensation will be provided.
3. Where possible, boundary alterations shall follow legal property boundaries and natural features to avoid creating a fragmented pattern of municipal jurisdiction.

10 FIRST NATIONS

Objectives

- Develop partnerships with First Nations based upon respect for each other's jurisdiction and a common understanding of mutual interests.
- Collaborate with First Nations communities to achieve effective, efficient and coordinated land use and development in the District.
- Pursue agreements with neighbouring First Nations that will address joint planning, future growth directions and joint delivery of services, recreation amenities and parks based on common interests and the interests of the region as a whole.
- Assist federal and provincial governments in meeting their obligations within the Treaty Land Entitlement Framework Agreement and other relevant land claim agreements.

10.1 General Policies

1. The Planning District will strive to improve the relationships with First Nation communities to ensure the PADPC is a collaborative working body. An invitation will remain open for First Nation bands to participate and join in the development of the PAPD Official Community Plan.
2. The Planning District will encourage Municipalities and First Nations to enter into Land Use Compatibility Agreements or Memorandums of Understanding, to achieve complementary land use and development policies, as well as achieve continuity of public services.
3. The Planning District will recognize the Crown's legal duty to consult First Nations and Métis communities when actions or decisions could impact Treaty or Aboriginal rights. Where there is potential for developments to impact constitutionally protected rights, the Municipalities will work with the Province to consult the appropriate First Nations and Métis communities.
4. The Planning District will facilitate cooperation with their First Nation neighbours with respect to the impact of development decisions on the neighbouring community's services, facilities, residents and / or natural resources.
5. The Planning District or the Municipalities may refer subdivision or development applications to First Nations for review and comment.
6. The Municipalities shall seek to collaborate with First Nations where possible, on the construction, improvement and maintenance of municipal infrastructure.
7. Where land within the Municipality has been purchased by a First Nations Band who is pursuing Reserve status through either the Treaty Land Entitlement process or the Specific Claims process, the Municipality will encourage compatible land use and development. Municipalities will offer to meet with the Band Council of the First Nation to discuss, and if possible, negotiate Land Use Compatibility Agreements or Memorandums of Understanding, Servicing Agreements, compatible Bylaws and other matters of mutual interest.

11 PLAN IMPLEMENTATION

The success of this Plan depends on its implementation. The Zoning Bylaw, development and servicing agreements, and a comprehensive development review process are key tools used to achieve the goals and objectives of this Plan.

11.1 Zoning Amendment, Subdivision and Discretionary Application Review

The Planning Commission will review all Zoning Bylaw amendments, subdivision applications and discretionary use applications, and forward its recommendation for consideration to the affected Municipality. In reviewing these applications, the municipalities shall support such proposals only when they are consistent with the policies and the intent of this Plan, and adhere to the regulations of the Zoning bylaw.

11.2 Subdivision Process

The Ministry of Municipal Affairs is the approving authority for subdivisions in the rural municipalities in the District. The PADPC and the Municipalities will review all subdivision proposals to ensure compliance with this Plan, and provide comments and recommendations to the approving authority.

11.3 Zoning Bylaw

The Zoning Bylaw is the principal method for implementing the objectives and policies contained in this Plan. The bylaw will implement the land use policies by prescribing and establishing zoning districts for residential developments, mobile homes, community services, retail commercial and highway commercial developments, industrial businesses, and future urban growth areas. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations, off-street parking, landscaping, etc.

The Zoning Bylaw must generally be consistent with the policies and the intent of this Plan.

Amending the Zoning Bylaw

1. When considering amendments to the Zoning bylaw, the municipalities shall consider such amendments within the context of this Plan, to ensure the objectives and policies contained within are met.

Contract Zoning and Direct Control District

2. For the purposes of accommodating rezoning for a unique development situation, the affected Municipality may enter into a rezoning agreement with the applicant pursuant to the Act, for site specific development with reasonable terms and conditions. The Agreement should include:
 - a. The uses of the land and buildings and the forms of development;
 - b. The site layout and internal design, including parking areas, landscaping, signage and access points;
 - 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.

3. Within the Zoning Bylaw, a Municipality may designate an area as a Direct Control District, in accordance with the Act.

11.4 Comprehensive Development Review

1. A Comprehensive Development Review (CDR) is a land use plan for a localized area that has been proposed for development. The purpose of this plan is to identify and address land use, environmental issues and economic and servicing costs. This plan is intended to address the following:
 - a. The proposed land use(s) within, and surrounding, the lands along with proposed buffering from, or integration with, adjacent land use(s);
 - b. A site concept plan showing the dimensions of the lands, and the number, size and dimensions of all proposed parcels;
 - c. Identifying location of, and access to, major transportation routes;
 - d. Identifying existing and proposed power, natural gas and telecommunications utilities, water supply and wastewater disposal systems;
 - e. The allocation of Municipal and Environmental Reserves;
 - f. Identify storm water retention areas, and existing drainage routes;
 - g. The integration of the natural landscape into the design area;
 - h. Identify estimated response times for RCMP, fire and ambulance services;
 - i. Appropriate supplemental information specific to the particular land use.
2. In addition to the Comprehensive Development Review, the Municipality may require the proponent to supply technical reports, prepared by professionals certified to assess relevant factors, including:
 - a. A Hydrogeological investigation, to confirm availability, quantity and quality of a long term potable water supply;
 - b. A Level 1 Report, pursuant to the *2009 Saskatchewan Onsite Wastewater Disposal Guideline*, to confirm soil conditions are adequate for onsite wastewater disposal, and the proposed development will not adversely impact ground and surface water, or cause a potential public health hazard;
 - c. A Traffic Impact Analysis to identify current and future traffic conditions, and ensure traffic safety;
 - d. A Geotechnical investigation to confirm suitability and slope stability of the proposed development;
 - e. Identify High Water Levels (HWL) and Safe Building Elevations (SBE) to assess flooding potential;
 - f. A Storm Water Management Plan / Drainage Plan, confirming on and offsite storm water management;
 - g. A Ground Water Table report, identify ground water levels;
 - h. Phase 1 Environmental Site Assessment to address specific environmental hazards along with recommending mitigation measures;
 - i. Heritage Screening;
 - j. Financial Analysis;

11.5 Servicing and Development Levy Agreements

1. Where a Municipality requires a Servicing Agreement, the Agreement becomes a condition of approval, in accordance with the Act. The Agreement ensures that municipal standards for infrastructure and facilities that directly or indirectly serve the development are met, and that associated costs are not borne by the Municipality. Servicing Agreements shall provide:
 - a. Specifications for the installation and construction of all services within the proposed subdivision.
 - b. For the payment of fees that the Municipality may establish as payment in whole or in part of the capital cost of providing, altering, expanding or upgrading infrastructure and facilities, located within or outside the proposed subdivision, and that directly or indirectly serve the proposed subdivision;
 - c. Time limits for the completion of any work or the payment of any fees specified in the Agreement;
 - d. Any assurances as to performance that the Municipality deems necessary.
2. The Municipalities may establish a separate Development Levy Bylaw, authorizing the use of development levies to recover all or a part of the capital costs of providing, altering, expanding or upgrading infrastructure and facilities associated with a proposed development, in accordance with the Act.

11.6 Dedicated Lands, Municipal and Environmental Reserves

1. When reviewing subdivision applications, the Municipality may recommend to the Ministry, its desire to have unstable or flood-prone areas set aside as Environmental Reserve and/or Municipal Reserve, as a condition of subdivision approval.
2. The Municipality may recommend that the Ministry require, as a condition of subdivision approval, the provision of money in place of all or a portion of land that is required to be dedicated as municipal reserve.

11.7 Review of OCP

This PAPD OCP is a document that guides decision making over the long term and is not a static document that commits the Municipalities to an inflexible development policy. The Plan should be reviewed every five years to ensure that the stated goals and objectives are still appropriate and that the policies are effective in achieving those goals and objectives.

11.8 Statements of Provincial Interest

This OCP shall be implemented in conformity with applicable Statements of Provincial Interest, and in cooperation with provincial ministries.

Wherever feasible, and in the municipalities interest, the affiliate Municipality will avoid duplication of regulation of activity and development governed by provincial ministries.

11.9 Definitions

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