

RURAL MUNICIPALITY OF WEYBURN NO. 67

OFFICIAL COMMUNITY PLAN

Prepared for:

THE R.M. OF WEYBURN NO. 67

Prepared by:

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RURAL MUNICIPALITY OF WEYBURN NO. 67  
Weyburn, Saskatchewan

Official Community Plan  
BYLAW NO. 2-2024

A Bylaw to adopt an Official Community Plan (OCP). The Council for the R.M. of Weyburn No. 67, in the Province of Saskatchewan, hereby enacting as follows:

- (1) This Bylaw may be cited *The Official Community Plan Bylaw, 2024*.
- (2) Pursuant to section 29 and 32 of *The Planning and Development Act, 2007*, The R.M. of Weyburn No. 67 hereby adopts Schedule “A” to this bylaw as the Rural Municipality of Weyburn No. 67 Official Community Plan.
- (3) That Bylaw 5-2013 and all amendments, thereto are hereby repealed.
- (4) That this Bylaw come into force upon receiving approval by the Minister of Government Relations.

Read a First Time the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
Read a Second Time the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
Read a Third Time the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
Adoption of this Bylaw this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
(Reeve)

S E A L

\_\_\_\_\_  
(Municipal Administrator)

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

On the \_\_\_\_\_ day of \_\_\_\_\_, of the year \_\_\_\_\_

**THE RURAL MUNICIPALITY OF WEYBURN NO. 67**

**OFFICIAL COMMUNITY PLAN**

Being Schedule "A" to Bylaw No. 2-2024  
of the Rural Municipality of Weyburn No. 67

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(Reeve)

SEAL

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(Municipal Administrator)

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# 1 INTRODUCTION

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## 1.1 AUTHORITY

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007, (The Act)*, the Council of the Rural Municipality of Weyburn No. 67 (RM) has prepared and adopted this Official Community Plan (OCP) to provide goals, objectives and policies relating to approximately 20 years of future growth and development within the municipality.

Section 32 of *The Act* provides that official community plans are required to contain statements of policy with respect to:

- (1) sustainable current and future land use and development in the municipality;
- (2) current and future economic development;
- (3) the general provision of public works;
- (4) the management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
- (5) the management of environmentally sensitive lands;
- (6) source water protection;
- (7) the means of implementing the official community plan;
- (8) the co-ordination of land use, future growth patterns and public works with adjacent municipalities;
- (9) the implementation of the intermunicipal development agreements;
- (10) the provision of municipal reserve for school purposes, including policies that:
  - (i) ensure the creation of municipal reserve sites suitable in size to be used for school purposes;
  - (ii) designate the locations of municipal reserve sites to be used for school purposes; and,
  - (iii) provide for the dedication of land or money-in-lieu of land through the subdivision process that supports equity for all subdivision applicants and municipalities within the region; and
- (11) the management of lands that are in proximity to existing or proposed railway operations.

The Province of Saskatchewan adopted the *Statements of Provincial Interest Regulations* effective March 29, 2012, these regulations are applicable to planning and development under Section 7 of *The Act*. Section 8 of *The Act* provides that every official community plan and zoning bylaw must be consistent with the *Statements of Provincial Interest Regulations*.

In general, the *Statements of Provincial Interest Regulations* address:

- Agriculture and Value-Added Agribusiness
- Biodiversity and Natural Ecosystems
- First Nations and Métis Engagement
- Heritage and Culture
- Inter-municipal Cooperation
- Mineral Resource Exploration and Development
- Public Safety
- Public Works
- Recreation and Tourism
- Residential Development
- Sand and Gravel
- Shore Lands and Water Bodies
- Source Water Protection

- Transportation
- Community Health and Well Being; and
- Economic Development

## 1.2 SCOPE

The policies in this Official Community Plan shall apply to the incorporated area of the Rural Municipality of Weyburn No. 67. All development within the incorporated boundaries of the Rural Municipality shall conform to the objectives and policies contained in this Official Community Plan. However, lands within the Weyburn Planning District boundary shall comply with the Weyburn Planning District Official Community Plan (DOCP) and where conflicts between the R.M. of Weyburn OCP and DOCP the DOCP shall take president.

All development within the Rural Municipality shall conform to the objectives and policies contained in this Official Community Plan and the Weyburn Planning District Plan. Crown lands that lie within the Municipality are governed by separate and/or additional provincial legislation to *The Planning and Development Act, 2007*.

## 1.3 PURPOSE

The Official Community Plan is intended to serve as a statement of the goals, objectives and policies of the Rural Municipality of Weyburn No. 67 relating to the future growth and development of the community. The policies are intended to provide Council with direction in establishing other bylaws and programs to guide the future growth and establish guidelines for formulating decisions on future land use and development proposals.

## 1.4 REGIONAL CONTEXT AND EXISTING FRAMEWORK

The Rural Municipality of Weyburn, No. 67 is part of the Weyburn Planning District, which establishes joint policies, between the RM and City of Weyburn to regulate land use surrounding the City of Weyburn where there is shared areas of mutual interest. The area comprising the Weyburn Planning District is shown on Map 1 – Development Constraints and Map 2 – Development Considerations and is referred to as “the District” throughout this Plan. The District Plan is intended to guide future growth through a coordinated approach to land use, development and servicing by the RM and City as the population of the region continues to grow.



## 2 PROPOSED GOALS

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### 2.1 NATURAL & HERITAGE RESOURCE BASE

- (1) To continue dominance of the agricultural economic base of the Rural Municipality where agriculture production is supported, enhanced and continues to diversity
- (2) To ensure a sustainable natural resource sector for the benefit of the rural municipality where these lands are protected from incompatible development
- (3) To provide ongoing opportunities for residents and non-residents of the municipality to enjoy and appreciate the water and land resource values of the municipality.
- (4) To provide a variety of rural living environments which enhance agricultural areas and provide a rural lifestyle option for current and future RM residents
- (5) To minimize air, water, and soil pollution, reducing resource consumption and to protect environmentally sensitive and heritage resource areas.

### 2.2 PHYSICAL & ECONOMIC DEVELOPMENT

- (1) To ensure the continued development of the Weyburn Planning District and regional initiatives in a responsible inter-municipal development opportunity with appropriately planned and located developments.
- (2) To ensure sustainable physical development which reflects both market conditions and public needs and is compatible with municipal financial capabilities and the need for resource conservation.
- (3) To strengthen the economic base of the municipality by creating a positive environment for sustainable business development.
- (4) To provide orderly development of land within municipal infrastructure in place to support current land uses and to accommodate future growth demands and servicing requirements particularly a well-built and maintained transportation network

### 2.3 INTERGOVERNMENTAL INTERESTS & INVOLVEMENT

- (1) To obtain the support and assistance of senior governments in the realization of the goals and objectives of this plan where such realization is consistent with the protection and maintenance of federal and provincial interests.
- (2) To support and complement the Statements of Provincial Interest where such interest has been made known to the Municipality.
- (3) To engage with neighbouring communities to identify issues and common interests in planning, municipal servicing, and growth opportunities.
- (4) To participate in broad regional planning initiatives, where beneficial to the community.

- (5) To continue to work with the City of Weyburn in jointly planning for positive change in the Weyburn Planning District.

## 3 OBJECTIVES AND POLICIES

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### 3.1 NATURAL & HERITAGE RESOURCES

#### 3.1.1 BACKGROUND

- The protection of natural environmental features and systems, particularly around the Souris River, Tatagwa Parkway, and Nickle Lake, is a significant consideration to the RM.
- The soil survey report for the R.M. of Weyburn indicates that the Municipality is home to a moderate amount of prime farmland (rated Class 2 or better at 10,800 ha). Due to the amount of prime farmland located in the Municipality, protecting it from being unnecessarily taken out of production for non-agricultural use is an important consideration.
- Wetlands have been identified in the Municipality. In addition to providing often important wildlife habitat, wetlands are generally unsuitable for most forms of development and land use and may also present a flood hazard to many forms of development. Ensuring land use and development in wetland areas exhibits a high degree of fit with the opportunities and constraints presented by wetland systems, is an important consideration in land use and development decisions.
- The R.M. of Weyburn is located within the Tatagwa/Long Creek region of the Upper Souris River Watershed. The Upper Souris River Watershed has a Source Water Protection Plan developed by the three Watershed Advisory Committees (Tatagwa/Long Creek, CanAM, and Moose Mountain) within the watershed planning area. The membership of the Watershed Advisory Committees includes representatives from rural and urban municipalities, First Nations, Métis communities, conservation and development authorities, local industries and interest groups.
- To help ensure that development is consistent with the protection of significant natural resource values and for human enjoyment in the Municipality, it is important that consideration be given to the development of policies to address these areas.
- At the time of writing, there are no known recorded heritage resources located within the RM, however, consideration needs to be made towards the potential that heritage resources may still exist within the lands that make up the Planning District (Potentially Heritage Sensitive Lands are shown on Map 1 – Development Constraints).
- The Statements of Provincial Interest Regulations provides the following statements regarding natural, cultural and heritage resources (which are addressed in the objectives and policies that follow):
  - *The province has an interest in ensuring Saskatchewan's cultural and heritage resources are protected, conserved, and responsibly used.*
  - *The province has an interest in the protection of water sources that provide safe drinking water.*
  - *The province has an interest in conserving Saskatchewan's biodiversity, unique landscapes, and ecosystems for present and future generations.*
  - *The province has an interest in maintaining and encouraging the exploration for and development of mineral resources.*
  - *The province has an interest ensuring that sand and gravel resources are accessible for development.*
  - *The province has an interest in ensuring the safety and security of individuals, communities and property from natural and human-induced threats.*

### 3.1.2 OBJECTIVES AND POLICIES

#### Objective 3.1.2.1: Natural Features

To protect natural features, resources, communities, and ecosystems in the Municipality, and to encourage the preservation of natural wildlife habitat areas and other significant areas of natural vegetation.

- Policy (a)** The Council will work with agencies of the provincial government to protect any significant heritage resources, critical wildlife habitat, or rare or endangered species located in the Municipality. Where significant potential for the occurrence of such features or resources has been identified to Council, Council may delay development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained. Any costs associated with meeting such requirements will be the responsibility of the applicant.
- Policy (b)** significant wetland areas along a lake, slough or creek will be protected and, where appropriate, integrated with recreational uses and development. Future development will not alter such wetland areas other than by the addition of appropriate structures such as walkways, pedestrian bridges, boardwalks, and interpretive media. Any proposed alterations will be undertaken in consultation with the Water Security Agency.
- Policy (c)** Development shall not damage or destroy fish habitat within the RM, nor needlessly destroy unique flora or critical wildlife habitat.
- Policy (d)** Development shall avoid land that is environmentally sensitive.

#### Objective 3.1.2.2: Water Resources

To protect ground water and other water resources from contamination to ensure a safe supply of drinking water as to maintain the highest possible level of overall water quality in the municipality, and to support the implementation and evolution of the Watershed Source Water Protection Plans consistent with the principles, objectives, and land use policies of this Official Community Plan.

- Policy (a)** Development shall avoid depleting or polluting ground water in the municipality.
- Policy (b)** The R.M. of Weyburn is committed to protection of ground and surface water, public health, property, and the environment through the use of water management programs that:
- (i) maintain healthy ecosystems;
  - (ii) provide safe and reliable drinking water; and,
  - (iii) provide advanced waste-water treatment and storm water management to the greatest possible extent within the constraints of the municipality's resources.
- Policy (c)** Developments that ensure that water bodies, waterways, shore lands, groundwater and riparian systems are protected and sustained will be encouraged.
- Policy (d)** Agricultural practices, particularly with regard to manure management and chemical application, shall be encouraged to minimise risks to groundwater and surface water.
- Policy (e)** Chemicals and other products shall be stored, handled, manufactured, managed and used with methods which prevent and avoid contamination with aquifers and well heads.

**Policy (f)** The RM shall work in partnership with the Saskatchewan Water Security Agency to maintain and conserve The Upper Souris River Watershed and its source water resources. The Council will support the implementation of the recommendations and key actions of the Upper Souris River Watershed Protection Plan consistent with the provisions of this Official Community Plan.

**Objective 3.1.2.3: Historical and Heritage Resources**

To protect historic, archaeological, and other features, resources, or sites of cultural heritage significance from incompatible development and, where such protection cannot be achieved, to ensure appropriate mitigation of impacts.

**Policy (a)** Development shall not damage, destroy, or otherwise negatively impact any building or site deemed to be of cultural, historical, or heritage significance.

**Policy (b)** Ensure that subdivision of land in potentially heritage sensitive parcels as indicated on Map 1 – Development Constraints – Potential Heritage Sensitivity and Terrestrial Wildlife Habitat, occurs in accordance with the guidelines and criteria identified by the Heritage Conservation Branch of Saskatchewan. The RM may delay development until such time as the requirements of the relevant provincial agencies to protect such resources (such as the undertaking of mitigative measures) has been obtained. The developer may be required to contract a professional to assess potential impact(s) to the development area. Any costs associated with meeting such requirements will be the responsibility of the applicant.

**Policy (c)** Support the designation of provincial heritage and municipal heritage buildings and sites within the R.M. of Weyburn.

**Objective 3.1.2.4: Responsible Development**

To encourage the subdivision and development of land in the district in a responsible manner.

**Policy (a)** The RM may employ site-specific planning programs, either alone or in cooperation with other agencies, organisations, or governments, to protect water bodies, waterways, and shore lands. The Municipality may limit, restrict, delay, or prohibit development in these areas until site-specific planning has been completed and/or until the Municipality is satisfied that specific development projects will sustain these areas. Site-specific plans may result in limiting or prohibiting development in these areas.

**Policy (b)** No development will begin until the Municipality has considered the size and configuration of an adjoining waterway, water body or shore land, the capacity for public access, the potential impacts (social, economic, and environmental) of development, general and site-specific environmental and ecosystem characteristics, and economic potential for development in the area. The developer is responsible for all expenses associated with these recommendations. These studies shall be undertaken by qualified professionals at the expense of the developer.

**Objective 3.1.2.5: Aggregate Resources**

To protect known aggregate (gravel) and other mineral sources from incompatible forms of development and accommodate industries which utilize these resources.

- Policy (a)** The extraction of significant commercial mineral and aggregate resources must be undertaken prior to planned development where such development would preclude or constrain future extraction of the resource.
- Policy (b)** In reviewing applications for mineral and aggregate resource industries within the Planning District, the following matters should be considered:
- (i) The effect on adjacent land uses due to conflicts with noise, vibration, smoke, dust, odour, or potential environmental contamination;
  - (ii) Minimizing the effect of the use on infrastructure and services, including municipal roads;
  - (iii) The manner in which the pit, quarry or storage site is to be operated;
  - (iv) Potential impacts to surface water, groundwater, drainage patterns, slope stability, wildlife habitat, heritage resources and rare or endangered species;
  - (v) The environmental implications of the operation including storage of fuel tanks or chemicals, and/or measures for the release of contaminants;
  - (vi) Plans for reclamation of the land for an approved end use.

#### **Objective 3.1.2.6: Development on Potentially Hazardous Land**

To discourage development on potentially hazardous land and ensure that appropriate development standards are met when development is feasible.

- Policy (a)** Ensure the most recent information on potential flood hazard areas within the municipality as it relates to new subdivision applications and applications for development permits is used.
- Policy (b)** Development shall avoid land that is potentially hazardous due to flooding, erosion, slumping, slope instability or contamination.
- Policy (c)** Where there is subdivision of land, any areas that are determined to be hazard land, where mitigation of the identified hazard has been determined by the approving authority as not feasible or as undesirable, shall be designated as environmental reserve in accordance with *The Planning and Development Act, 2007*.
- Policy (d)** As per *The Statements of Provincial Interest Regulations*, insofar as is practical, the development of new buildings and additions to buildings in the flood way in the 1:500 year flood elevation of any watercourse or water body (or higher standard if flood records are available), shall be prohibited.
- Policy (e)** As per *The Statements of Provincial Interest Regulations*, insofar as is practical, development of new buildings and additions to buildings to an elevation of 0.5 metres above the 1:500 year flood elevation of any watercourse or water body in the flood fringe (or higher standard if flood records are available), shall be flood proofed.
- Policy (f)** Where subdivision or development is proposed on what the Municipality considers may be contaminated land, the Municipality may request an environmental site assessment and subsequent recommendations be undertaken, as outlined by the Saskatchewan Ministry of Environment. The costs associated with undertaking specified mitigation measures, and with providing the required documentation related to such measures will be borne by the applicant or proponent of the proposed development.

- Policy (g)** Where subdivision or development is proposed for land that the Municipality considers to be hazardous due to slope instability, or proximity to the 1:500 year flood elevation, the Municipality may request the applicant to undertake a site specific geotechnical investigation. The resulting report must be prepared by a professional certified to assess relevant factors, together with any required mitigation measures. The Municipality may refuse to authorize development on hazard land or may permit development only in accordance with specified mitigation measures. These measures may be attached as a condition for a development permit approval. The costs associated with undertaking specified mitigation measures, and with providing the required documentation related to any such measures will be borne by the applicant or proponent of the proposed development.
- Policy (h)** Development standards for development on or near hazard lands are provided in the Zoning Bylaw.
- Policy (i)** The Municipality may require new development to provide adequate surface water drainage to maximize on site infiltration and minimize increased overland flow of water from the development to adjoining land and drainage infrastructure. The use of drainage techniques and material such as permeable pavement to facilitate on-site stormwater infiltration and storage that reduces the amount of runoff will be encouraged. Site design techniques that minimize paved areas and soil compaction which preserve natural open spaces including existing trees and natural drainage channels will also be encouraged. Additionally, The Municipality may require that new development provide an adequate degree of suitable landscaping to enhance the visual amenity of the site in keeping with the existing and preferred character of the area.

## 3.2 TRANSPORTATION, MUNICIPAL INFRASTRUCTURE & SERVICES

### 3.2.1 BACKGROUND

- Section 172 of *The Planning and Developments Act, 2007 (The Act)* provides a Council the authority to enter into a servicing agreement with an applicant for subdivision approval to provide services and facilities that directly or indirectly serve the new subdivision. These fees may differ from one proposed subdivision to another based on the particular needs of each development. A municipality may establish a set procedure for identifying required services for individual developments and the manner of calculating servicing agreement fees for services required specific to each subdivision development.
- Section 169 of *The Act* provides a Council the authority to establish development levies, by bylaw, intended to recover the capital costs of services and facilities that directly or indirectly serve land that is not subject an application for subdivision. Under a Development Levy Bylaw, a Council may charge a development levy to an applicant for a development permit or enter into a development levy agreement with the applicant for payment of the development levy.
- *The Statements of Provincial Interest Regulations* provides the following statements concerning public works and transportation (which are addressed in the objectives and policies that follow):
  - *The province has an interest in safe, healthy, reliable, and cost effective public works to facilitate economic growth and community development.*
  - *The province has an interest in safe, cost effective transportation systems that meet existing and future needs for economic growth, community development and diversification.*

### 3.2.2 OBJECTIVES AND POLICIES

#### **Objective 3.2.2.1: Servicing Thresholds**

To ensure adequate servicing capabilities for future development by existing facilities or by expansion to infrastructure.

- Policy (a)** All developments shall provide for:
- (i) individual on-site water supply appropriate to the proposed use; or,
  - (ii) water supply from a regional water distribution system; or,
  - (iii) an independent communal water supply system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.
  - (iv) on-site liquid waste treatment and disposal approved pursuant to *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority; or,
  - (v) an independent communal sewage collection, treatment and disposal system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.



- Policy (b)** The RM will not support new development or subdivision applications unless infrastructure and utility systems and services have adequate capacity, including the availability of a licensed solid waste management facility for use by the new development.
- Policy (c)** The RM will not be responsible for the capital costs associated with the provision of municipal services to new subdivisions, except for developments owned by the Municipality. Where a private development requires municipal services, the proponent will be responsible for all costs associated with providing the services. Municipality may require a proponent of a development to undertake an engineering study that clearly articulates the on and off-site infrastructure required to support the development. On-site and off-site infrastructure to support new development proposals may:
- (i) already exist and have the capacity to support the development, subject to the payment of applicable levies or fees; or
  - (ii) be proposed to be constructed by the developer as an integral component of the development itself.
- Policy (d)** The Municipality will consider all new developments containing communal water and sewer systems on the basis that the users of these systems will be responsible for the costs of their construction, management, and operation through the auspices of a public body such as a private utility arrangement in the form of a cooperative or non-profit corporation.
- Policy €** The RM will consider any proposals by the owners of an industrial or commercial area for the development of a communal water distribution system. Proposals must be based on a preliminary engineering report outlining design requirements and cost estimates for the proposed system and be accompanied by evidence of resident support for the proposal. Financing for any approved system may be derived pursuant to *The Local Improvement Act*. Council will require in its approval that residents assume responsibility for ongoing operation and maintenance of the system through the auspices of a public or private utility.
- Policy (f)** The Municipality may, subject to a request by the majority of the owners of an industrial or commercial area, agree to the provision of an extended service such as dust control or greater than normal snow clearing service. The financing of such service will be arranged through enactment of a special tax bylaw pursuant to the provisions of Section 312 of *The Municipalities Act*.
- Policy (g)** When reviewing development proposals, the Municipality may request utility companies to indicate their existing and future services in and around the area of the development proposal. The availability of such services will be a consideration in the decision with respect to development proposals.

### **Objective 3.2.2.2: Locational Criteria**

- Policy (a)** Public works in the form of solid and liquid waste management or disposal facilities have the potential to negatively affect the general welfare of nearby residents and the quality of recreation opportunity, relating to such factors as odours, blowing debris, decreased land values and other hazards. These uses will be allowed at the discretion of Council subject to locational and development standards as specified in the Zoning Bylaw and subject to the following locational policies:

- (i) In order to minimize conflict between such public works and other development, policies for separation between public works in the form of solid and liquid waste management or disposal facilities and other principal land uses are subject to Section 4 of this Official Community Plan.
- (ii) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice of a proposal for the development, expansion or alteration of a solid or liquid waste management or disposal facility and shall hold a public hearing on the proposal.

#### **Objective 3.2.2.3: Servicing Agreements for New Subdivisions**

To ensure that the cost of required infrastructure for development is known and covered by servicing agreement fees.

- Policy (a)** Where a subdivision of land will require the installation or improvement of municipal services such as roads or streets, utilities, water supply systems, sewage disposal facilities, and fire protection facilities the developer will be required to enter into a servicing agreement with the Municipality, pursuant to Section 172 of *The Planning and Development Act, 2007*, to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of services that directly or indirectly serve the proposed subdivision. These charges may differ from one proposed subdivision to another based on the particular needs of each development. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

#### **Objective 3.2.2.4: Transportation**

To ensure that the road maintenance obligations created by any future development can be fulfilled, and that future development does not create any traffic safety issues.

- Policy (a)** The Municipality will cooperate with the Ministry of Government Relations, the Ministry of Highways, adjacent municipalities, and the Weyburn District Planning Commission in long-term planning that addresses its transportation needs.
- Policy (b)** The RM will endeavour to upgrade the major access roads in the municipality, within the Municipality's ability to pay for such upgrades, and with the support of senior government funding wherever possible.
- Policy (c)** Development shall not create any potentially unsafe traffic conditions. The Municipality will ensure that appropriate road designs, speed limits and traffic control devices are used to help ensure traffic and road safety.
- Policy (d)** Development along provincial highways shall be consistent with the safety standards and access policies established by the Ministry of Highways and Infrastructure.
- Policy (e)** The Municipality will not be responsible for the paving of roads in Country Residential subdivisions, unless it is specified within a service agreement that is executed between Council and the developer.

**Policy (f)** Subdivision applications requiring a permanent street or road closure, intended to correct encroachments by development on municipal road rights-of-way, will only be supported after a review by Council, to ensure that:

- (i) It is determined that the permanent street or road closure would not restrict or compromise access to other sites / areas in the Municipality; and
- (ii) It is determined that the street closure would not have an adverse effect on the Rural Municipality's ability to maintain or repair municipal streets and roads.

**Policy (g)** Map 2 – Development Considerations identifies key transportation corridors that could potentially support future development with the least amount of new road infrastructure. Development in these corridors is subject to all other policies in this plan including the ability for on and off-site infrastructure to support the development.

**Policy (h)** The Municipality will work towards partnerships to upgrade roads in order to enhance economic development opportunities.

**Policy (i)** Generally speaking, Council will support cash-in-lieu of dedicated lands. Council will direct these funds to support recreation and open space development in the region.

**Objective 3.2.2.5: Road Maintenance**

To ensure that the road maintenance obligations created by any future development can be fulfilled.

**Policy (a)** The Municipality may enter into a road maintenance agreement where development involving heavy truck traffic has the potential to negatively impact municipal roads.

**Objective 3.2.2.6: Railways**

To ensure railways and rail activity continues to provide vital services to the community while mitigating any negative impacts resulting from ongoing railway operations.

**Policy (a)** The RM will provide for efficient and effective land use and transportation planning, including consultation with Railways, in order to reduce the potential for land use conflicts and provide appropriate protection for rail infrastructure.

**Policy (b)** Land use conflicts may be minimized in areas adjacent to railway lines and rail yards through the application of the Federation of Canadian Municipalities and the Railway Association of Canada's *Guidelines for New Development in Proximity to Railway Operations, 2013*.

### 3.3 INTERMUNICIPAL & JURISDICTIONAL COOPERATION

#### 3.3.1 BACKGROUND

- The City of Weyburn, Village of McTaggart, Organized Hamlet of North Weyburn, and Weyburn Planning District are situated within the Rural Municipality of Weyburn. The R.M. of Wellington is located to the north, the R.M. of Griffin is located to the east, the R.M. of Lomond is located to the south and the R.M. of Brokenshell is located to the west.
- The R.M. of Weyburn, and the City of Weyburn formed the Weyburn Planning District in 2013 to manage growth and development on lands adjacent to the City of Weyburn's boundaries. The two municipalities continue to work in a cooperative environment and in 2024, updated the District Official Community Plan for the Weyburn Planning District.
- Population projection indicate that the RM, and the Hamlet of North Weyburn, have the potential to grow by 380 people by 2044, to a total population of 1,482. Growth aspirations with the RM are to be accomplished through further investments into the expansion of the resource sectors (i.e., mineral and petroleum extraction), as well as further development to the existing agriculture, agriculture businesses, residential, commercial and industrial sectors.
- There are no First Nation communities located in the Rural Municipality of Weyburn No. 67.
- *The Statements of Provincial Interest Regulations* provide the following statement concerning inter-municipal cooperation (which is addressed in the objectives and policies that follow):
  - The province has an interest promoting inter-municipal cooperation that facilitates strong partnerships, joint infrastructure and coordinated local development.

#### 3.3.2 OBJECTIVES AND POLICIES

##### **Objective 3.3.2.1: Inter-Municipal Service Provision**

To facilitate inter-municipal / jurisdictional cooperation in providing municipal services that are more cost-effective and efficiently delivered on a regional basis.

- Policy (a)** The R.M. of Weyburn will pursue inter-municipal cooperation, with neighbouring communities, and the Weyburn Planning District in the provision of municipal services with the interest of improving such services and providing them on a more cost-effective basis.
- Policy (b)** Council will facilitate cooperation with the City of Weyburn with respect to the impact of existing and future urban development on those parties services, facilities, residents and / or natural resources.

##### **Objective 3.3.2.2: First Nations**

To facilitate reconciliation, partnerships and cooperation with First Nations and Métis communities.

- Policy (a)** The Municipality shall seek agreements, as appropriate, pursuant to the Treaty Land Entitlement Framework Agreement as part of any Reserve creation process. These agreements shall be negotiated in good faith by the RM, and will be based on the objectives of reconciliation, partnership, and cooperation.
- Policy (b)** Within their authority for land use planning and development decisions, council will consult and work with First Nations and Metis communities to preserve and protect Treaty

and Aboriginal Rights to hunt, trap and fish for food or carry out traditional land uses and to avoid potentially adverse impacts on any cultural, spiritual or other important sites within the planning district.

**Policy (c)** The Municipality shall consult with and work with First Nation and Metis communities on reconciliation efforts.

**Objective 3.3.2.3: Government Cooperation**

To pursue opportunities with the federal and provincial governments to enhance services and to provide innovative opportunities for the region.

**Policy (a)** The RM will pursue opportunities to take advantage of federal and provincial programs that will benefit the region as a whole.

**Objective 3.3.2.4: Regional Cooperation**

To pursue agreements, with neighbouring urban municipalities, that will address future growth directions and joint delivery of services, based on the planning needs of the overall community.

**Policy (a)** Council will pursue agreements and cooperation with neighbouring municipalities, planning commissions, First Nations, and other stakeholders that will address joint planning, future growth, and joint delivery of services, based on common interests of the region as a whole.

**Objective 3.3.2.5: Communication and Referral Process**

To provide greater certainty for land use decisions where impacts cross municipal boundaries.

**Policy (a)** As a member of the Weyburn Planning Districts, the R.M. of Weyburn will endeavour to implement the objectives and policies of this Official Community Plan in the context of approved long-range plans for the Weyburn Planning District to which they are members, and the rules and procedures as identified in the District Agreements to the Weyburn Planning District Commission, particularly as they relate to impacts that cross municipal boundaries.

**Policy (b)** The R.M. of Weyburn intends to ensure that future land use and development in the urban interface will be compatible with the future growth aspirations of all urban municipalities located in the RM to ensure that development and land use adjacent to these urban areas will not hinder future growth. Development applications within the Weyburn Planning District shall be in accordance with the Weyburn Planning District Commission Rules of Procedure, as well as transportation plans and drainage plans that may impact across municipal boundaries shall be referred to the appropriate urban municipality for review and comment.

**Objective 3.3.2.6: Annexation**

To provide for the fair and expeditious annexation of land in the RM for projected urban growth.

**Policy (a)** The Municipality will favourably consider boundary alteration proposals where the boundary alteration proposal is intended to accommodate community growth and

development sufficient to accommodate up to ten (10) years projected growth providing that this need is demonstrated to the satisfaction of Council.

**Policy (b)** The RM will evaluate annexation proposals with consideration of its impact:

- (i) on adjacent rural land uses;
- (ii) on the agricultural productivity of the area;
- (iii) on the relationship of annexed lands to the particular community's growth strategy as defined within this Weyburn Planning District Official Community Plan; and,
- (iv) on the financial implications of the annexation to the Municipality.

**Objective 3.3.2.7: Joint Economic Development**

**Policy (a)** The Rural Municipality shall continue to participate with the Weyburn Planning District, the City of Weyburn and other business agencies to promote economic development opportunities that diversify the economic base, provide a range and choice of suitable sites and that support a wide range of economic activities and ancillary uses.

**Policy (b)** Use-specific industries that exhibit a potential level of hazard or environmental impact which can only be mitigated through special separation shall be located according to the separation distances outlined by the appropriate Provincial agencies. All Industrial proposals with environmental concerns or issues shall be referred to The Weyburn District Planning Commission for their review and recommendations.

**Policy (c)** Industrial and commercial areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner. Those industries requiring full servicing will be encouraged to developed within The City or the areas outlined in the Weyburn Planning District Plan.. New development shall not be cost prohibitive for the Rural Municipality.

## 3.4 AGRICULTURAL LAND USE & DEVELOPMENT

### 3.4.1 BACKGROUND

- The RM is rich in natural resources. Sectors, such as agriculture and agriculture support services, have further defined and diversified the region.
- The creation and development of policies to avoid conflict with other land uses / development is important, particularly to set locational guidelines and other conditions under which industrial and highway commercial development may be permitted.
- The RM is of the opinion that ILOs should only be permitted in those portions of the Municipality where they would not conflict with residential and other incompatible land uses.
- Ensuring adequate site size and flexibility for agricultural holding facilities are important considerations for the Municipality. Consideration should be made to accommodate intensive agriculture, small-scale farms, and farm diversification/agricultural innovation.
- The subdivision of farmland as a result of the realities of farm debt settlement, farm debt consolidation, estate settlement and the existence of natural and human-created barriers and obstructions are key factors that warrant attention by the Municipality in the development of land use policies.
- In order to provide for the orderly development of farm-based businesses in the municipality (e.g. seed-cleaning plants), development of appropriate policies is an important consideration.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning agriculture value-added agricultural business (which is addressed in the following objectives and policies):
  - The province has an interest in supporting and promoting a sustainable and dynamic agricultural sector that optimizes the use of agricultural land for growth opportunities and diversification in primary agricultural production and value-added business.

### 3.4.2 OBJECTIVES AND POLICIES

#### **Objective 3.4.2.1: Agriculture**

To accommodate traditional forms of agricultural activity, land use, subdivision and development.

**Policy (a)** Accommodate primary agricultural uses including grain farming, mixed grain/livestock operations, farm operations and farm residences, intensive agricultural uses, agricultural related commercial and industrial developments, and farm or home-based businesses. The Zoning Bylaw will contain a suitable district to provide for these uses and compatible development. The quarter-section is recognized as the primary land unit for general agriculture however, reduced areas and specific development standards will be provided to accommodate the development of intensive forms of agriculture.

#### **Policy (b) *Agricultural Subdivision Policy***

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

- (i) The severity of a financial crisis for a particular agricultural operation is demonstrated, in Council's opinion, to warrant the subdivision of a smaller site to assist debt restructuring or settlement.

- (ii) It is fragmented from the balance of the quarter-section by either natural (river, creek, coulee, etc.) or manmade (roadway, railway, etc.) barriers.
- (iii) It is intended to be consolidated under one title with adjacent land, in accordance with The Land Titles Act, 2000, to create a more viable agricultural unit.
- (iv) The agricultural parcel created results from the subdivision of land for purposes consistent with the objectives and policies in this plan.
- (v) It is intended to accommodate estate planning or settlement.
- (vi) It will accommodate the purchase or lease of Crown land.
- (vii) The land is not suited for farming.

**Policy (c) *Farm Dwellings***

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

**Policy (d) *Communal Dwellings***

- (i) Communal dwellings may be allowed, subject to discretionary use approval, by resolution of Council, as an accessory use to a farm operation. The granting of a communal dwellings permit by Council shall not be construed, in any way, as consent or approval for future subdivision.

**Policy (e) *Farm-Based Businesses***

- (i) It is recognized that farm based businesses and on-farm employment opportunities, including but not limited to bed and breakfast establishments and vacation farms, can provide a valuable contribution to the diversified economic base of the municipality. Farm based businesses shall be listed as discretionary uses in the Zoning Bylaw. Approvals will be based on the evaluation of individual operations relative to specific Zoning Bylaw criteria to ensure that the agricultural character or land value is not diminished.
- (ii) Farm based businesses that include the provision of commercial accommodation, including but not limited to bed and breakfast establishments and vacation farms, shall maintain minimum separation distances from existing industrial and hazardous industrial uses as shown in Table 4-1.



**Objective 3.4.2.2: Agricultural and Economic Diversification**

To encourage agricultural and natural resource development which will improve the economic health of the Municipality; to provide opportunity for further development and land uses that will result in increased economic diversification, agricultural innovation and agriculture-related value-added activity in the Municipality; and to provide opportunity for farm-based business opportunities.

**Policy (a)      *Agricultural Related Commercial and Industrial Uses***

- (ii) Approval for such commercial or industrial developments may be granted if their function is related to agriculture and only after a review by Council, to ensure that:
  - (a) Incompatibility with other land uses will be avoided, including consideration of proximity to urban centres, hamlets and multiple-parcel country residential subdivisions.
  - (b) Policies for environmental quality control will not be jeopardized, including water and waste disposal servicing.
  - (c) The design and development of the use will conform to high standards of safety, visual quality and convenience.
  - (d) The development will be situated along an all-weather municipal road.
  - (e) All relevant approvals are obtained from government agencies for uses such as anhydrous ammonia fertilizer facilities.

**Objective 3.4.2.3: Intensive Agricultural Development**

To accommodate intensive agricultural uses in the Municipality provided they observe development standards and do not override environmental concerns or create conflict between agricultural land use and existing non-agricultural land use and development.

**Policy (a)      *Intensive Livestock Operations (ILOs)***

- (i) It is the Municipalities view that development of ILOs is appropriate, provided that unacceptable land use conflicts are not created as a result of such development. In general, Council will support the development of intensive agricultural and livestock operations (ILOs), outside of the Weyburn Planning District boundaries, unless specific locational conflicts would be created.
- (ii) Intensive livestock operations involving 300 animal units or more will be permitted subject to the discretion of Council in accordance with specific policies contained herein. An expansion of an operation to provide for a greater number of animal units than the maximum number specified in the initial discretionary use approval, or any change in an operation which alters the species of animal reared, confined or fed in the operation, shall require a new discretionary approval.
- (iii) The Zoning Bylaw may provide for the temporary confinement of cattle on a farm operation during winter months as part of a permitted use general mixed farm operation.
- (iv) Using the discretionary use procedure outlined in the Zoning Bylaw, Municipality shall require public notice advertisement of a proposal that will result in

development of an intensive livestock operation, or in the expansion or alteration of an intensive livestock operation requiring a new discretionary use approval and shall hold a public hearing on the proposal.

- (v) The Municipality shall require an applicant to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.
- (vi) The Municipality may require an applicant to utilize manure management practices or other technology than conventional stockpiling and spreading.
- (vii) As a condition of approval, The RM may impose standards to reduce the potential for conflict with neighbouring uses which specify:
  - (a) The location of holding areas, buildings or manure storage facilities on the site.
  - (b) Manure management practices of the operation.
  - (c) Use of synthetic or other covers for liquid manure storage lagoons or earthen manure storage facilities.
  - (d) Use of ventilation measures in buildings to control odours.
  - (e) Requirements for monitoring wells for water quality and quantity purposes.
  - (f) Annual confirmation of the availability of sufficient suitable lands for the disposal of manure.

**Policy (b) *Locational Policies for Intensive Livestock Operations***

- (i) In order to minimize land use conflicts, Council shall observe the separation distances between the development of ILO facilities and other existing land use as set out in Section 4, Table 4.1. These minimum separation distance policies shall apply both to development, alteration, or expansion of ILO's and to other development proposed in the vicinity of existing ILO's.
- (iii) Council may require a greater separation from any liquid manure storage lagoon or earthen manure storage facility involved in the operation, to residential and other developments. A separation distance to the lagoon or storage facility from a residence of 1.5 times the distance required as per the Zoning Bylaw will be considered adequate.

**Policy (c) *Other Intensive Agricultural Uses***

- (i) Intensive agricultural uses, such as nurseries, market gardens and other forms of agribusiness including agricultural product processing, energy production, and agro-tourism aimed at diversification of the farm economy, will be encouraged and permitted subject to the discretion of Council. The RM may require the proponents of such developments to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation, as a basis for approval.

- (ii) The Zoning Bylaw will contain minimum site size standards for intensive agricultural uses. Smaller sites will be permitted for intensive agricultural uses, excluding intensive livestock operations, to facilitate their development.
- (iii) New intensive agriculture development in the form of market gardens shall maintain minimum separation distances from existing industrial and hazardous industrial uses as shown in Table 4-1.

### 3.5 RESIDENTIAL LAND USE & DEVELOPMENT

#### 3.5.1 BACKGROUND

- Low density single parcel residential development exists in the R.M. of Weyburn, along with several multi parcel country residential developments (ie. Summerview Estates, Grasslands and Minard's). The RM has seen a significant amount intensive multiple parcel residential development due in part because of proximity to the City, making acreage development attractive to potential home buyers.
- Servicing levels and expectations are typically higher in multiple lot country residential subdivisions. Areas for multiple lot country residential development exist within the RM, particularly within the boundaries of the Weyburn Planning District.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning residential development (which is addressed in the objectives and policies that follow):
  - *The province has an interest in citizens having access to a range of housing options to meet their needs and promote independence, security, health and dignity for individuals, and enhancing the economic and social wellbeing of communities.*

#### 3.5.2 OBJECTIVES AND POLICIES

##### **Objective 3.5.2.1: General Residential Policies**

To accommodate a range of residential development in the municipality.

- Policy (a)** The Zoning Bylaw will provide for residential uses, forms and densities, as permitted or discretionary uses, in other zoning districts, as appropriate.
- Policy (b)** Residential building construction will be regulated by the municipality's building bylaw and *The National Building Code of Canada*.
- Policy (c)** Residential development shall avoid land that is prohibitively expensive for the municipality to service.

##### **Objective 3.5.2.2: Building and Lot Construction Standards**

To ensure that buildings and lots are constructed and maintained to acceptable standards.

- Policy (a)** The Zoning Bylaw will regulate the distances to buildings or structures from the property line, the minimum space to be allowed between buildings, the maximum height of buildings and structures and the maximum coverage of a site by buildings or structures.
- Policy (b)** Development on residential sites, including accessory buildings and structures, which include but are not limited to decks, patios and fences, shall be entirely contained within the boundaries of the site on which it is proposed to be situated.

##### **Objective 3.5.2.3: Single Parcel Residential Development**

- Policy (a)** *Single Parcel Residential*

- (i) To retain the agricultural character of the Municipality, a maximum of two (2) single-parcel residential subdivisions per 0.65 square kilometre (1 quarter section) will be allowed at the discretion of Council. The Zoning Bylaw will provide for single parcel residential development to accommodate the range of existing legally established residential uses, forms and densities.

**Policy (b)      *Locational Criteria***

- (i) In order to minimize conflict between residential development and other development, locational requirements are subject to Section 4 of this Official Community Plan.
- (ii) In order to prevent land use conflicts and to protect future industrial railway corridors, new residential dwellings should not be allowed within 0.8 km of a rail line as identified on Map 2 – Development Considerations. Council may relax this requirement where it can be demonstrated that the land identified is not suitable for industrial development.

**Policy (c)      *Services***

- (i) Single parcel residential subdivision and development will be permitted only where direct all-weather public road access has been provided to the satisfaction of the Municipality or the development of a direct all-weather public road is undertaken to the satisfaction of the Municipality.
- (ii) Single parcel residential subdivision and development must accommodate a private, on-site supply of water and a sewage system (both of which must meet provincial standards).

**Policy (d)      *Development Standards***

- (i) The Zoning Bylaw will prescribe maximum and minimum site sizes and other appropriate development standards for single parcel residential development, with the aim of limiting the amount of productive agricultural land taken out of production and ensuring that such development does not result in increased road hazards related to obstruction of sight lines, etc.
- (ii) Council may permit a larger or smaller site size than what is outlined in the Zoning Bylaw to:
  - (a) Accommodate development along the valley that will include natural areas and valley slopes;
  - (b) minimize prime agricultural land to be taken out of production;
  - (b) accommodate existing developed farm yard sites;
  - (c) accommodate sites fragmented from the balance of the quarter section by either natural (river, creek, coulee, etc.) or man-made (developed road, railway, etc.) barrier; or

**Policy (e)      *General***

To facilitate the resolution of encroachment issues, Council 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.

**Objective 3.5.2.4: Multiple Parcel Residential Development**

To accommodate a range of multi-parcel residential development options, in order to provide a growth stimulus to the community and choice of lifestyles for residents, while ensuring that residential land uses do not jeopardize essential agricultural or other natural resource activities, the environment or other surrounding land uses.

**Policy (a)**      In general, The R.M. of Weyburn will direct multiple parcel residential development to locate within the boundaries of the Weyburn Planning District.

**Policy (b)      *Development Options***

The Zoning Bylaw may contain a series of residential zoning districts to accommodate multiple-lot residential subdivisions at various densities.

**Policy (c)      *Locational Guidelines***

In order to provide for effective and efficient municipal and other services, and to protect prime agricultural land and important wildlife habitat in the municipality, multiple-lot residential subdivisions should be located:

- (i)      Near a school of sufficient capacity to handle the increase in enrolment or on an existing school bus route.
- (ii)     Near power, natural gas and telephone lines of sufficient capacity to handle such development.
- (iii)    So that adequate police and fire protection can be conveniently provided.
- (iv)    To protect or enhance existing treed areas, critical wildlife habitat and environmentally sensitive areas.
- (v)    Only where direct all-weather public road access has been provided to the satisfaction of the Municipality.

**Policy (d)      *Locational Requirements***

- (i)      In order to minimize conflict between country residential development and other development, locational requirements are subject to Section 4 of this Official Community Plan.

**Policy (e)      *Multi-Parcel Development Application Requirements***

Before considering a multi-parcel residential development, subdivision or rezoning application, the Municipality may require that the development application contain information with respect to:

- (i) the size and number of parcels proposed.
- (i) the installation and construction of roads, services, and utilities.
- (iii) the potential impacts on adjacent land uses, and proposed measures to mitigate any negative impacts.
- (iv) the environmental suitability of the site and other potentially affected lands with particular consideration to the soils, topography, drainage and availability of services, proximity to public recreation and wildlife management areas and hazard land.
- (v) the access, egress, and the potential impacts of the proposed development on the highway system and traffic safety.
- (vi) any other matters that Council considers necessary.

**Policy (f)      *Comprehensive Development Application***

- (i) In the interests of ensuring a comprehensive and planned approach to development, the RM may require a developer to prepare a Comprehensive Development Application (CDA). A CDA shall include the following information:
  - (ii) A completed copy of the R.M. of Weyburn No. 67 Multi-parcel Residential and Commercial/Industrial Development Proposal Workbook (see Section 7).
  - (iii) Plans showing an integrated layout for all lands intended for development, including internal roadways, access to external public roads, municipal and environmental reserve parcels, utility parcels, and phasing of the development.
  - (iv) Reports prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other hazards together with any required mitigation measures.
  - (v) Engineering reports addressing water supply, surface water drainage, sewage treatment and disposal, and fire suppression.
  - (vi) Any other information Council deems necessary in order to appropriately evaluate an application.

**Policy (g)      *Comprehensive Development Application Evaluation***

- (i) In evaluating a CDA, Council shall ensure compliance with any municipal requirement or standard through the provision of a servicing agreement or condition of the approval of a development permit as appropriate.
- (ii) Once a CDA has been approved by Council, no subsequent subdivision or development that is inconsistent with the approved CDA will be permitted without the approval of a revised CDA as appropriate.

**Objective 3.5.2.5: The Hamlet of North Weyburn**

To ensure that future development within North Weyburn is consistent with the capacities of the Municipality's infrastructure to support it.

**Policy (a)** To ensure that future development within North Weyburn is consistent with the capacities of the Municipality's infrastructure to support it.

**Policy (b)** The Zoning Bylaw will contain a Hamlet Zoning District to accommodate the range of existing residential, industrial, commercial and community service uses and to regulate the form and density of new development.

**Objective 3.5.2.6: Other Associated Development**

To accommodate recreational uses, commercial uses, home based businesses, community facilities and other forms of development that are consistent with and complementary to the overall residential character of the development.

**Policy (a)** It is recognized that home based businesses can provide a valuable contribution to the diversified economic base of the Municipality. Approvals will be based on the evaluation of individual operations relative to specific zoning bylaw criteria to ensure that the residential character or land value is not diminished.

**Policy (b)** The RM Zoning Bylaw provides for other forms of development, facilities and recreational uses in residential districts that are consistent with and complementary to the overall zoning district.



## 3.6 COMMERCIAL / INDUSTRIAL LAND USE & DEVELOPMENT

### 3.6.1 BACKGROUND

- Industrial and commercial development, will be, encouraged, and supported by the R.M. of Weyburn to develop in the Municipality.
- Commercial and industrial development within the RM is primarily located along the major transportation corridors, generally concentrated within the boundaries of the Weyburn Planning District.
- It is important for the Municipality to avoid conflict with other land uses and development and can be achieved by setting locational guidelines and other conditions under which industrial and commercial development may be permitted.
- Consideration should be given to the most optimal location for commercial and industrial development, in order to take advantage of existing infrastructure within the RM.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning economic development (which is addressed in the objectives and policies that follow):
  - *The province has an interest in a strong provincial economy that helps improve the quality of life for all Saskatchewan people.*

### 3.6.2 OBJECTIVES AND POLICIES

#### **Objective 3.6.2.1: Commercial and Industrial Development**

To encourage and provide for responsible commercial and industrial development in the RM while maintaining and enhancing the existing nodes of commercial and industrial development in the municipality.

- Policy (a)** Ensure that commercial and industrial buildings and lots are constructed and maintained to acceptable standards.
- Policy (b)** The Zoning Bylaw will contain commercial and industrial districts that will accommodate existing legally established and future commercial and industrial development.
- Policy (d)** Commercial and industrial development is encouraged to locate along existing primary transportation corridors.
- Policy (e)** Highway commercial uses should maintain the functional integrity of the highway, through the use of service road systems, or controlled highway access points, approved by the Saskatchewan Ministry of Highways.

#### **Objective 3.6.2.2: Land Use Conflicts and Environmental Considerations**

To minimize land use conflicts between commercial and industrial developments and any existing land uses, as well as any potential environmental impacts as a result of such development.

- Policy (a)** Future commercial or industrial subdivisions or re-zoning for commercial or industrial development shall avoid conflict with existing land uses and development. Conflict with existing land uses and development will be demonstrated by, but such demonstration will not necessarily be limited to, the following:

- (i) anticipated levels of noise, odour, smoke, fumes, dust, night lighting, glare, vibration or other emissions emanating from the operation will be sufficient to affect the residential character of existing residential areas; or
- (ii) anticipated increased levels or types of vehicle traffic may create unsafe conditions or situations for vehicles, cyclists or pedestrians within or adjacent to existing residential areas.

**Policy (b)** Council will use Map 1 – Development Constraints to assess the development constraints, benefits and acceptability of the development.

**Policy (c)** In order to minimize land use conflicts between commercial or industrial development and other existing land use, Council shall observe the separation distances as set out in Table 4-1.

**Policy (d)** In association with an application for a development permit, The Municipality may require submission of a site grading plan demonstrating that there is adequate drainage from a site and that neighbouring properties and municipal infrastructure will not be adversely affected by potential runoff from the development.

**Policy (e)** Where the Municipality is of the belief that a proposed commercial or industrial development may require large volumes of water, the RM may require the applicant to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.

**Policy (f)** *Development Application Requirements*

Before considering an industrial or commercial development, subdivision or rezoning application, the Municipality may require that the development application contain information with respect to:

- (i) the types of industry or commercial use to be contained on the site.
- (ii) the size and number of parcels proposed.
- (iii) the installation and construction of roads, services, and utilities.
- (iv) the potential impacts on adjacent land uses, and proposed measures to mitigate any negative impacts.
- (v) the environmental suitability of the site and other potentially affected lands with particular consideration to the soils, topography, drainage and availability of services, proximity to public recreation and wildlife management areas and hazard land.
- (vi) the access, egress, and the potential impacts of the proposed development on the highway system and traffic safety.
- (vii) development standards or design criteria that include such aspects as parking for large trucks, landscaping, screening, storage, and signage.

- (viii) any other matters that Council considers necessary.

**Policy (g)      *Comprehensive Development Application***

- (i) In the interests of ensuring a comprehensive and planned approach to development, the RM may require a developer to prepare a Comprehensive Development Application (CDA) for proposed commercial and industrial developments. A CDA shall include the following information:
  - (ii) A completed copy of the R.M. of Weyburn No. 67 Multi-parcel Residential and Commercial/Industrial Development Proposal Workbook (see Section 7).
  - (iii) Plans showing an integrated layout for all lands intended for industrial or commercial development, including internal roadways, access to external public roads, municipal and environmental reserve parcels, utility parcels, and phasing of the development.
  - (iv) Reports prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other hazards together with any required mitigation measures.
  - (v) Engineering reports addressing water supply, surface water drainage, sewage treatment and disposal, and fire suppression.
  - (vi) Any other information Council deems necessary in order to appropriately evaluate an application.

**Policy (h)      *Comprehensive Development Application Evaluation***

- (i) In evaluating a CDA, Council shall ensure compliance with any municipal requirement or standard through the provision of a servicing agreement or condition of the approval of a development permit as appropriate.
- (ii) Once a CDA has been approved by Council, no subsequent subdivision or development that is inconsistent with the approved CDA will be permitted without the approval of a revised CDA as appropriate.

**Policy (i)      *Hazardous Industries***

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

- (i) It is the Municipalities view that hazardous industries have the potential to negatively affect the general welfare of nearby residents and farm operations, relating to such factors as decreased land values and potential hazards. Therefore, in order to minimize conflict between hazardous industrial uses and other development, policies for minimum separation distances between hazardous industrial uses and other principal land uses are subject to Table 4-1.

- (ii) Separation from permanent surface water bodies or water courses of at least 1.6 km (1 mile).
- (iii) Buildings or yards used for the storage, handling or processing of hazardous materials shall be located at least 75 m (250 feet) from any road or railway right-of-way.
- (iv) Using the discretionary use procedure outlined in the Zoning Bylaw, the Municipality shall require public notice of a proposal that will result in development, expansion or alteration of a hazardous industrial use and shall hold a public hearing on the proposal.

### **Objective 3.6.2.3: Oil and Gas Exploration and Development**

To support oil and gas exploration, extraction, and development in the municipality.

- Policy (a)** Petroleum pipelines, oil and gas wells, and related facilities shall be encouraged in the RM and shall be permitted uses in agricultural, commercial, and industrial zoning districts.
- Policy (d)** Dry and abandoned well sites, stratigraphic test wells, and associated facilities shall be assessed, decommissioned, and reclaimed pursuant to Section 56 (1) of *The Oil and Gas Conservation Regulations* upon abandonment or decommissioning.
- Policy (e)** A Detailed Site Assessment (DSA) shall be submitted in conjunction with an application for Acknowledgement of Reclamation (AOR) to substantiate the satisfactory reclamation of well sites to the Ministry of Energy and Resources.
- Policy (f)** Oil and gas exploration, extraction and development within the RM shall occur in accordance with *The Oil and Gas Conservation Regulations, 2012*.
- Policy (g)** Single parcel residences and residential sites located in proximity to oil wells are subject to separation requirements from oil and gas wells, as per *The Subdivision Regulations, 2014*.
- Policy (h)** Single parcel residences and residential sites located in proximity to sour gas wells with H<sub>2</sub>S concentrations over 100 ppm may be subject to separation requirements based on guidelines as recommended by the Ministry of Government Relations.
- Policy (i)** All proposed developments adjacent to high pressure pipelines should demonstrate how the development responds to the *Recommended Set Back and Utility Corridor Requirements, 2015* prepared by SaskEnergy and TransGas and all other relevant acts and regulations.

### **Objective 3.6.2.4: Pipeline Development**

- Policy (a)** New Pipelines should be preferentially routed through areas causing the least environmental impact either paralleling through existing disturbed lands, on right-of-ways, or in areas of tame pasture or cultivation.

- Policy (b)** Access and pipeline right-of-ways should follow the existing trail network whenever possible and should use a common right-of-way. New right-of-ways should be used only where existing routes are not available and where the use of existing trails would increase overall environmental impact
- Policy (c)** Pipeline right-of-ways may be identified as passive open space that could be used for pathways, subject to all easement rights and other conditions that would maintain the safety and integrity of the pipeline facilities.
- Policy (d)** The National Energy Board (NEB) process addresses pipeline development and is the final approval authority. The Municipality will ensure that any municipal development standards are consistent with Federal and Provincial requirements.
- Policy (e)** Any exploration and development proposals in environmentally sensitive areas of the Municipality will be subject to prior review through the review process of Saskatchewan Environment. Any proposal which satisfies any of the criteria of a development as defined under The Environmental Assessment Act will be required to obtain Ministerial Approval to proceed.
- Policy (f)** Where Saskatchewan Environment determines that an Environmental Protection Plan is required, the Municipality will await its preparation and approval prior to providing its recommendations or approvals for any proposed development.
- Policy (g)** Petroleum and gas developers will co-operate with the Rural Municipality and other land users in preparing fire prevention and control plans.
- Policy (h)** Provisions for development agreements and bonds are provided for under the implementing bylaws and will be applied in a consistent and equitable manner to ensure environmentally-safe and orderly development and mitigation.

## 4 SEPARATION DISTANCES BETWEEN USES

<b>Table 4-1: Separation Distances Between Uses (in metres)</b>  R.M. of Weyburn No. 67		Municipal Wells	Residential *			Recreational Development (campground, ski hill, festival site, etc) <sup>(4)</sup>	Permanent Waterbodies or Watercourses	Urban Municipality, Resort Village <sup>(5)</sup>	Intensive Agriculture <sup>(6)</sup>	Hazardous Industrial <sup>(13)</sup>
			Single Parcel <sup>(1)</sup>	Multi-lot Residential, Hamlet, Organized Hamlet <sup>(2)</sup>	Tourist Accommodation <sup>(3)</sup>					
<b>Urban Municipality, Resort Village</b>		--	--	--	--	--	N/A	--	--	
<b>Intensive Livestock Operation <sup>(8)</sup></b>	300 – 499 A.U.	1,600	400	1,600	400	400	*	1,600	--	1,600
	500 – 2,000 A.U.	1,600	800	2,400	800	800	*	2,400	--	1,600
	> 2,000 A.U.	1,600	1,200	3,200	1,200	1,200	1,200	*	3,200	--
<b>Airport / Airstrip <sup>(9)</sup></b>		--	--	800	--	--	--	800	--	--
<b>Gravel Pit (non-clay)</b>		--	200	600	200	--	--	--	--	--
<b>Waste Mgmt. <sup>(10)</sup></b>	Solid	1,600	457	457	457	457	457	457	457	457
	Liquid	1,600	457	457	457	457	457	457	457	457
<b>Anhydrous <sup>(11)</sup></b>	Non-refrigerated	--	305	305	305	305	--	305	--	--
	Refrigerated	--	600	600	600	600	--	600	--	--
<b>Industrial <sup>(12)</sup></b>		800	305	800	305	305	--	800	--	--
<b>Hazardous Industrial <sup>(13)</sup></b>		1,600	1,600	2,400	1,600	1,600	1,600	2,400	1,600	--

Distances are measured as follows: Between closest point of nearest:

- (1) Single residential building...
- (2) Multi-lot residential or hamlet building site...
- (3) Tourist accommodation facility...
- (4) Recreational site...
- (5) Municipal boundary...
- (6) Intensive agricultural site...
- (7) Commercial site...
- (8) ILO facility...
- (9) Airport / airstrip facility...
- (10) Waste management facility or lagoon...
- (11) Anhydrous ammonia storage facility...
- (12) Industrial site...
- (13) Hazardous industrial site...

... to the nearest residential building, corporate limit, ILO, airport or airstrip, gravel pit, anhydrous ammonia storage facility, waste management facility, or to the site lines for other uses.

\* All residences existing as of the adoption date of this bylaw are exempt from the separation distances required in Table 4-1.

\* Council may reduce the prescribed separation distances where appropriate fencing, screening, landscaping, berming, building and site orientation, road upgrading or other similar measures are provided to mitigate potential land use conflicts to the satisfaction of the Municipality.

\*

\* Setbacks between ILO's and permanent waterbodies and watercourses are subject to Provincial Regulations and approvals by the Ministry of Agriculture.

## 4.1 LOCATIONAL REQUIREMENTS

### Objective 4.1.1.1: Variations to Locational Requirements

**Policy (a)** Council may approve lesser separation distances from the recommended separation distances identified in Table 4-1 respecting dwelling units, multi-parcel residential developments, commercial uses, industrial parks or uses, and recreation uses. In considering the approval of lesser than the recommended separation distances, Council shall consider the following factors which are not intended as requirements for an approval but rather, to inform Council's decision:

- (a) Proposed mitigation measures to minimize impacts;
- (b) landforms that may affect or be affected by the impacts;
- (c) physical severances, including roadways, rail lines, or waterbodies within the separation distance;
- (d) watershed and drainage patterns, and how runoff is to be managed;
- (e) and the method of material storage management and any mitigation proposed to minimize odours;
- (f) the land use designation and future land use of the lands within the separation distance;
- (g) written comments from any landowners within the required separation distance; and,
- (h) other factors that Council deems relevant.

**Policy (b)** Council may require a separation 20% greater than set out in Table 4-1. This would only apply where an unacceptable land use conflict would result from existing development. (e.g. in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).

## 5 Mapping

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### 5.1 DEVELOPMENT CONSTRAINTS AND CONSIDERATIONS

The development maps contained in this section are intended to guide land use decisions within the municipality by identifying opportunities and constraints on future land use and development. Council will consider new subdivision and development proposals in the context of the information shown on these maps, which form part of this Plan. Council may consider amending the Zoning Bylaw to accommodate such development (if amendments are required) where it is demonstrated that:

- (1) site conditions are suitable for the type of development;
- (2) negative environmental impacts of such development are avoided or suitably mitigated;
- (3) the proposed development would not conflict with surrounding land uses and development;
- (4) the development conforms to all other relevant provisions of the Official Community Plan, the Zoning Bylaw and the Weyburn District Plan.

The maps are as follows:

#### MAP 1 – DEVELOPMENT CONSTRAINTS

identifies areas, features and potential biophysical constraints such as:

- Potential heritage sensitivity;
- Waterbodies and wetlands;
- Potential hazard lands;
- Potential critical wildlife habitat;
- Infrastructure setbacks; and,
- Other development constraints / hazards.

#### MAP 2 – DEVELOPMENT CONSIDERATIONS

identifies the following features, considerations, and constraints found with the R.M. of Weyburn:

- Specific land uses that may require separation distance from certain land use activities;
- Key / preferred transportation corridors that could potentially support future development with the least amount of new road infrastructure;
- Jointly managed planning areas (the Weyburn Planning District boundary);
- Other municipal jurisdictions; and
- Transportation and other infrastructure

#### MAP 3 – SOIL MAP

identifies soil capabilities of lands within the RM.



## 6 IMPLEMENTATION

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### 6.1 ZONING BYLAW

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

#### 6.1.1 PURPOSE

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

#### 6.1.2 CONTENT AND OBJECTIVES

The Zoning Bylaw will implement the land use policies contained in this Official Community Plan by prescribing and establishing zoning districts for agricultural uses, residential uses, commercial uses, industrial uses, community service and institutional uses, and other municipal uses. Regulations within each district will govern land use, development standards, and use specific zoning requirements.

#### 6.1.3 AMENDING THE ZONING BYLAWS

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

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

#### 6.1.4 ZONING BY AGREEMENT

- (1) Where an application is made to rezone land to permit the carrying out of a specified proposal, Council may, for the purpose of accommodating the request, enter into an Agreement with the Applicant pursuant to Section 69 of *The Act*.
- (3) The RM may enter into an agreement with the applicant setting out a description of the proposal and reasonable terms and conditions with respect to:

- (a) The uses of the land and buildings and the forms of development.
  - (b) The site layout and external design, including parking areas, landscaping and entry and exit ways.
  - (c) Any other development standards considered necessary to implement the proposal, provided that the development standards shall be no less stringent than those set out in the requested underlying zoning district.
- (4) The Municipality may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.
  - (5) Council may consider rezoning by agreement to accommodate development or subdivision proposals when limiting the uses within a zoning district will avoid land use conflict or when it is necessary to ensure that appropriate services and infrastructure are provided.

#### 6.1.5 USE OF THE HOLDING SYMBOL "H"

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

## 6.2 OTHER IMPLEMENTATION TOOLS

### 6.2.1 SUBDIVISION APPLICATION REVIEW

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

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

### 6.2.2 DEDICATED LANDS

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

#### 6.2.3 BUILDING BYLAW

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

#### 6.2.4 DEVELOPMENT LEVIES AND SERVICING FEES

- (1) In accordance with Section 169 of *The Act*, the affected Council may establish, by separate bylaw, development levies for the purpose of recovering all or a part of the capital cost of providing, altering, expanding, or upgrading services and facilities associated with a proposed development within an existing subdivided area. Such bylaw must be based on studies to establish the cost of municipal servicing and recreational needs and on a consideration of future land use and development and the anticipated phasing of associated public works.
- (2) In accordance with Section 172 of *The Act*, Council may require a servicing agreement with the proponent of a subdivision development in their municipality. In order to provide overall direction and guidance in the negotiation of individual agreements with developers, Council may establish, by resolution, a schedule of development specifications and servicing fees. Such servicing specifications will provide a consistent set of development standards for provision of services and works by developers within a proposed subdivision development. Subdivision servicing fees contribute in whole or in part towards the capital costs of services within or outside the subdivision that directly or indirectly serve the proposed subdivision.

### 6.3 OTHER

#### 6.3.1 UPDATING THE OFFICIAL COMMUNITY PLAN

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

#### 6.3.2 FURTHER STUDIES

As necessary, the RM will undertake such studies or programs required to facilitate and encourage the growth and development of the Municipality.

#### 6.3.3 COMMUNITY ENGAGEMENT

In addition to the requirements of *The Act*, provisions for public participation may be initiated which are appropriate to the nature and scope of the planning matter being addressed. Examples of initiatives for which the community engagement process applies includes land use issues, social issues, safety issues, recreation issues and utility services.

For any situation where the community engagement process applies, Council will consider the following principles:

- Municipal government decisions must be made in a context that is sensitive and responsive to public concerns and values.
- The community engagement process must demonstrate openness, honesty, and transparency of purpose, as well as the communication of the results.
- The process must be respectful of decision making protocols.
- The process must demonstrate a commitment to being time-sensitive and cost-effective.

#### 6.3.4 COOPERATION AND INTER-JURISDICTIONAL CONSIDERATION

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

#### 6.3.5 PROGRAMS

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

#### 6.3.6 PROVINCIAL LAND USE POLICIES AND INTERESTS

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

#### 6.3.7 BINDING

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

#### 6.3.8 DEFINITIONS

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

# DEVELOPMENT PROPOSAL WORKBOOK

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## AMENDMENTS

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<b>Bylaw Number</b>	<b>Bylaw Description</b>	<b>Approval Date</b>