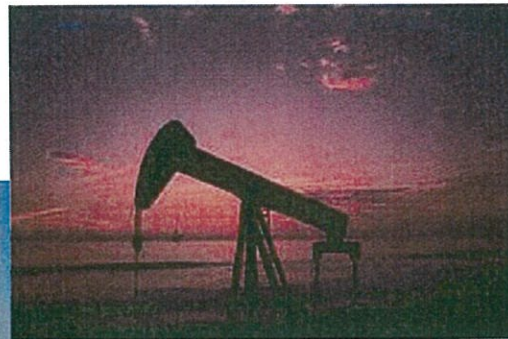


RURAL MUNICIPALITY of ARLINGTON No. 79

2014 Official Community Plan



Prepared by:

SARM

Saskatchewan Association
of Rural Municipalities

RURAL MUNICIPALITY OF ARLINGTON NO. 79
BYLAW NO. 365- 2014

A Bylaw of the Rural Municipality of Arlington No.79 to adopt an Official Community Plan.


Whereas the Council of the Rural Municipality of Arlington No. 79 has authorized the preparation of an Official Community Plan for the Municipality in consultation with Dana V. Schmalz MCIP, RPP, a professional community planner, pursuant to Section 29 of *The Planning and Development Act, 2007* Chapter P-13.2 (the "Act"); and

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

Whereas, in accordance with Section 207 of the Act, the Council of the Rural Municipality of Arlington No. 79 held a Public Hearing on MAR. 26, 2014, in regards to the proposed bylaw, which was advertised in a weekly paper on FEB 11, 2014 and FEB. 18, 2014, in accordance with the public participation requirements of the Act;

Therefore, the Council for the Rural Municipality of Arlington No. 79 in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1. This bylaw may be cited as "The R. M. of Arlington No. 79 Official Community Plan".
2. The Official Community Plan be adopted to provide a framework to guide and evaluate future development within the Municipality, as shown on Schedule 'A', attached to and forming part of this bylaw.
3. This bylaw shall come into force on the date of final approval by the Minister.



REEVE



ADMINISTRATOR

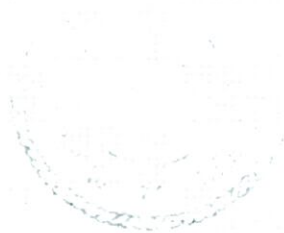


SEAL

Certified to be a true copy of Bylaw No. 365
adopted by the council of the Rural Municipality of
Arlington No. 79 on the 26 day of MARCH, 2014

(SEAL) 
Administrator







SCHEDULE A:

RURAL MUNICIPALITY OF ARLINGTON NO. 79

2014 Official Community Plan

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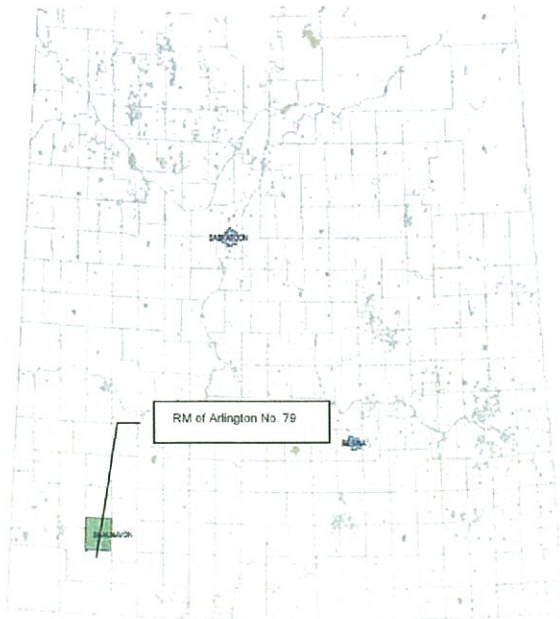
Part 1 INTRODUCTION

Located in the southwestern region of the province, the Rural Municipality of Arlington No. 79 is home to 345 people and covers an area of 846.79 km². The RM is situated between the town of Shaunavon and the town of Eastend. The incorporation of the R.M. of Arlington No. 79 took place in 1913. Prior to this time, there was a great deal of activity within the area. The small settlement at Chimney Coulee combines three themes in western Canadian history: the Metis, the Hudson's Bay Company and the North-West Mounted Police. The settlement may be viewed either as the end of the era of exploration driven by the fur trade in western Canada or the beginning of the modern era of settlement and integration into the Canadian federation. Oil was discovered in 1952.¹

Due to its geographical nature, the economy is based on grain production, ranching and mixed farming. Recently the RM has also seen a major increase in the oil and gas industry and is expecting to see more in the future. Alongside the growth in the resource sector, an increase in commercial and residential development proposals and requests is also expected. Therefore, Council supports a proactive approach to land use planning where policies and regulations ensure sustainable long-term land use for the future.

Population and Dwelling Counts	RM of Arlington No.79
Population in 2011	345
Population in 2006	413
2006 – 2011 Population Change (%)	-16.5
Land Area (Square Kilometre)	846.79
Total Private Dwellings	98
Population Density per Square Kilometre	0.4

Source: Statistics Canada, 2011.



This Official Community Plan will serve as a guide for future development by providing goals, objectives and policies on the use of land within the RM. Guidance is needed for Council and developers to ensure sustainable long term land use patterns occur in the municipality.

The legislative requirements for an Official Community Plan are established in Section 32 of *The Planning and Development Act, 2007*. Upon adoption and approval of this bylaw, all development and subdivision of land within the municipality will need to be consistent with this bylaw.

¹Source: Saskbiz: <http://www.saskbiz.ca/communityprofiles/communityprofile.asp?CommunityID=754>

Part 2 RM VISION AND GOALS

A vision statement is a written expression that will guide the direction of the Municipality. The vision answers the question: what will the RM look like in 5-10 years? A vision statement provides a “big picture” view, a future ideal to strive for and explains what your municipality looks like when operating at its most effective level.

Goals will provide direction and guidance to the actions and decisions that the RM will make. They are the foundation for creating consistency and accountability over the fluctuation of daily changes and decisions.

The Rural Municipality of Arlington’s vision is to be a safe and viable community that promotes and maintains sustainable future growth and development.

Goals:

1. Encourage opportunities that support and enhance the local economy;
2. Promote development where services and roads exist. Services are required to be at a standard acceptable to the Municipality;
3. Encourage new and existing developments to co-exist in harmony;
4. Continue to communicate and cooperate with adjacent municipalities and neighbouring communities to coordinate services and land uses; and
5. Consider the environment and other significant natural and/or historical features in the decision making process.

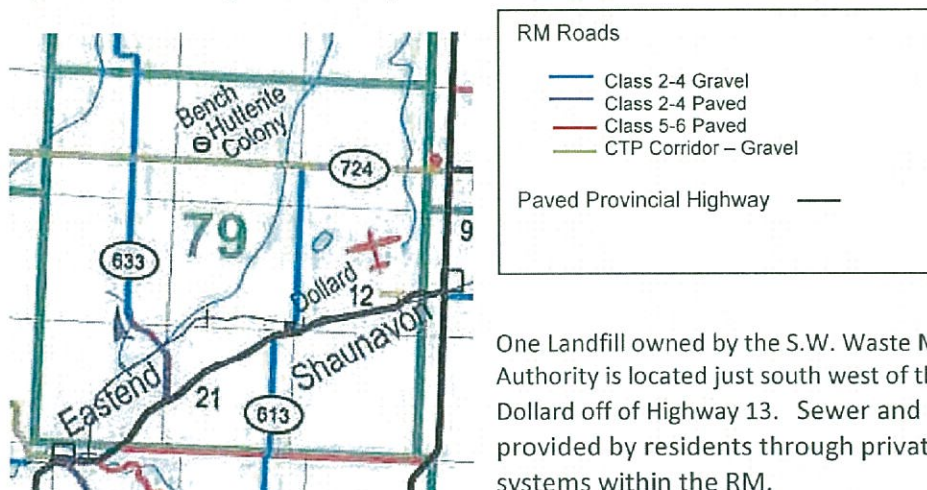


Part 3 GENERAL POLICY DIRECTION

The following section will apply to all lands within the RM of Arlington.

3.1 Infrastructure and Services

Regional cooperation plays a key role for the RM and surrounding area. Joint meetings are held with adjacent municipalities to discuss issues relating to roads, waste and emergency planning for the region. The major road network within the municipality consists of Provincial Highway 13, Clearing the Path Primary Weight Corridor 724, 613 South of Highway 13, and Gravel Roads 633 and 613 North of Highway 13. The Plains Marketing Canada Oil Pipeline, Trans Gas Pipeline and Foothills Trans-Canada Pipeline cross through the eastern portion of the R.M.



One Landfill owned by the S.W. Waste Management Authority is located just south west of the Hamlet of Dollard off of Highway 13. Sewer and water are provided by residents through private individual systems within the RM.

The Town of Shaunavon has an elementary, high school, library and preschool. It provides recreational and business services to most ratepayers of the RM. The RM is a member of the Shaunavon and District EMO. The organization just completed an emergency safety plan for the area. RCMP, Hospital, Care Centre, ambulance as well as a volunteer fire department are located within the Town of Shaunavon.

The RM of Arlington is located amongst a number of exciting recreational services and activities. The Town of Eastend is situated in the southwest corner (east block of the Cypress Hills) of the RM. The Town attracts numerous visitors because of the *T. rex* Discovery Centre Museum. Pine Cree Regional Park, located within the RM's boundaries just 30 km west of Shaunavon is a regional park supported by the RM of Arlington and other surrounding Municipalities. It offers a true natural camping experience. The park tends to bring in many visitors and offers a unique experience for residents of the area.

The Rock Creek Golf and Country Club is located within the municipality two miles west of Shaunavon. It is a 9 hole grass green golf course complete with watered fairways, pro shop and licensed lounge.

The Avon Heights Grazing Co-op is operated by various cattle producers from the area and encompasses 3840 acres².

The long term maintenance of infrastructure is an important factor for future development in the RM. Council encourages development to take place where services currently exist however, where the construction or upgrading of services is required, the developer will be responsible for the costs.

3.1.1 Goals

- a. Development and growth in the RM is encouraged to locate in areas that are sustainable and economical for the long term maintenance of infrastructure.
- b. Services including but not limited to roads, utilities and parks are required to be developed to a standard appropriate to the area.
- c. Development should support the long term cost of maintaining those services.
- d. Where appropriate, regional partnerships will be pursued with neighboring municipalities to improve the capacity and efficiency of services and facilities.

3.1.2 Policies

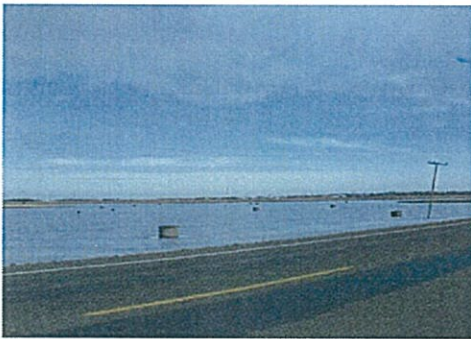
- a. All development is required to have direct access to a developed road that is built to a standard sufficient to service the development.
- b. Development will be encouraged where roads and services currently exist.
- c. Where a proposed development requires the construction or upgrading of a road or services, Council may enter into an agreement with the developer, pursuant to *The Planning and Development Act, 2007*, to provide for the road and services at the developer's cost.
- d. Where a subdivision of land will require the installation or improvement of municipal services, the developer may be required to enter into a servicing agreement with the Municipality pursuant to *The Planning and Development Act, 2007* to cover the installation or improvements.
- e. Where a new subdivision or development requires the installation of new services such as roads, sewer and/or waterlines, etc. development permits may not be issued until those services have been completed to the satisfaction of Council.

²Source: Saskbiz: <http://www.saskbiz.ca/communityprofiles/communityprofile.asp?CommunityID=754>

- f. Access and internal subdivision roads should be designed with the consideration for emergency service access. For larger residential subdivisions, emergency escape plans may be required.
- g. Where pipelines, utility lines or other transportation facilities cross municipal roads the municipality may apply special standards for their construction.
- h. Solid or liquid waste disposal facilities shall be located in conformity with applicable minimum separation distances established within the zoning bylaw.
- i. Council will require adequate water supply and sewage disposal systems for proposed developments which meet the requirements of the local health authority. The water supply of neighboring developments shall not be adversely affected by the proposed development.
- j. All sewage and waste water disposal methods shall comply with Provincial regulations. The Municipality may require written evidence that the disposal method has been approved by the Health District before a development permit for the use on the site can be issued.
- k. Waste management shall meet all applicable provincial regulations.
- l. Public utilities will be exempt from site requirements.
- m. Money in lieu of municipal reserve land will be required unless there is a specific need for municipal development opportunities.
- n. Environmental reserve dedication may be requested during a subdivision for lands that have environmental constraints.
- o. The dedicated lands account funds may be used for municipal reserve development either within the municipality or in urban areas where the development will serve the residents of the rural municipality.
- p. The RM will continue to cooperate with adjacent municipalities to provide efficient facilities and services to the residents.

3.2 Environment, Natural Resources and Heritage

The RM of Arlington is located within the Swift Current Watershed. No known areas of flooding have been identified by the Water Security Agency however, Bone Creek, Jones Creek, Swift Current Creek and Rock Creek are located within the RM boundaries. Rock Creek travels the length of the RM of Arlington and joins the Swift Current Creek east of the confluence of Bone Creek and Swift Current Creek. This creek grows by collecting all the runoff water within a large watershed area. As it travels it continues to become wider and deeper gathering volume as it moves north. Rock Creek has become an integral part of the wetlands on the western edge of Shaunavon. This large area of marshland now provides a wealth of nesting habitat for a wide variety of water and shore birds, as well as a tertiary treatment for effluent from the Town of Shaunavon. These wetlands west of Shaunavon are actually dual purpose. They allow effluent from the town to flow through a series of settling ponds and an area of cattails and rushes so that when water is input into the stream system it is in a clean state. The water plants chosen for this purpose are very efficient at cleansing toxic materials from the water. Releases of treated effluent from the marsh into Rock Creek occur only after a spring runoff event to ensure maximum dilution.²



The Council of the RM of Arlington No. 79 encourages environmentally sustainable planning and development practices. Where development is proposed areas that are and or may be potentially hazardous or flood prone, the appropriate agencies will be consulted and mitigation measures may be applied.

²Source: http://www.sccws.com/interactive_map.html

Crown Land

The following is a map of the Crown Lands in the RM. These lands have been retained by the Province to ensure they are protected.



Source: Agriculture Land Map Viewer

Culture and Heritage

The Chimney Coulee Site is a Municipal Heritage Property encompassing 12.5 hectares of land in a ravine on the east slope of the Cypress Hills. The site is located approximately 6 km north of the Town of Eastend, adjacent to the Chimney Coulee Provincial Historic Site. The property features archaeological remains of a Métis wintering village and a North-West Mounted Police post.



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

3.2.1 Goals

- a. Council will encourage development that doesn't create negative impacts on the environmental and natural resources including both ground and surface water resources.
- b. Development will be restricted in areas where hazard and/or environmentally significant lands exist.
- c. To conserve and enhance heritage facilities to preserve the history and origin of the RM and region.

3.2.2 Policies

- a. Flood Lands:
 - i. Where development is proposed in an area that may be prone to flooding, Council will require the developer to contact the Water Security Agency to determine the flood elevation level.
 - ii. The Developer will be responsible to provide information on the elevation of their proposed development with the assistance of a hydrological engineer or surveyor.
 - iii. Council will prohibit the development of new buildings and additions to buildings in the flood way of the 1:500 year flood elevation of any watercourse or water body.
 - iv. Council will require flood-proofing of new buildings and additions to building to an elevation of 0.5 metres above the 1:500 year flood elevation of any watercourse or water in the flood fringe.
- b. Hazard Land:
 - i. Where development is proposed in an area that may be hazardous or potentially hazardous due to physical or nature features, Council may require the developer to provide a professional, certified environmental, geotechnical or hydrological report. Council may refuse to authorize development of structures on such land or may authorize such development only in accordance with specified mitigation measures. Council may defer a decision until suitable professional analysis has been submitted.

- c. Council may deny a permit to any development that may significantly deteriorate the land resources or deplete or pollute ground water sources.
- d. Council will work with agencies of the provincial government to protect any significant heritage resources, conservation district, critical wildlife habitat, or rare or endangered species. Where significant potential has been identified to Council, Council may delay development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained. Development may be restricted in certain areas.
- e. Council will minimize, mitigate or avoid potential development impacts to waterways, watersheds, water bodies, wetlands, shore lands, aquifers and groundwater. Council will work with provincial government agencies in protecting water resources in the municipality.
- f. Council may restrict developments that produce odor, noise or noxious emissions.
- g. Council may require the use of dedicated lands to protect culture and heritage features.

3.3 Commercial and Business Development

Development related to the oil and gas and agricultural industry are becoming more present in the RM. Because of the existing road network and due to its close proximity to Shaunavon, Council recognizes that there will continue to be growing demand for commercial and business opportunities. Therefore, it is important that development locate where services currently exist. Where new services are required, the developer will be responsible for the costs.

The Hamlet of Dollard has recently seen a change in development from residential to commercial. Council encourages development to locate in the Hamlet that will not create issues due to incompatibility.

Recreation and tourism also plays a key role in the economy of the RM. The Shaunavon rodeo grounds and Rock Creek Golf and Country Club which are located on the east side of the RM, and Pine creek park just west off of road 633 provide recreational services for residents and visitors.

3.3.1 Goals

- a. Council encourages business development opportunities including commercial and industrial uses within the RM.
- b. Future development shall be serviced to a standard that meets municipal standards.
- c. Business and Commercial development should occur in a manner that minimizes negative impacts on the environment, other land uses and municipal finances.
- d. Commercial and business development is encouraged to locate in the Hamlet of Dollard where existing uses are compatible.

3.3.2 Policies

- a. All business and commercial development shall have adequate services, including roads and utilities that meet municipal standards. Council will encourage new proposals to locate where services exist.
- b. The Zoning Bylaw will provide criteria for business development, including industrial and commercial uses, allowed within the municipality.
- c. Council will have the ability to require screening, landscaping or buffering as a condition of approval and in accordance with the criteria in the Zoning Bylaw.
- d. Commercial Development

- i. The zoning bylaw will make provisions for an appropriate mix of commercial and industrial land uses as either permitted or discretionary uses in suitable zones.
 - ii. All commercial development may be required to be located in close proximity to the existing highway or Clearing the Path Corridor roads and have access to the appropriate water and sewer services.
 - iii. The applicant will be required to supply supporting information from a qualified engineer where commercial development is proposed in areas that may be potentially hazardous due to flooding, erosion, soil slumping, or high water table.
 - iv. The approval of a development will be based on the compatibility of the development with existing or planned neighbouring land uses, the services and infrastructure available to the site (including the requirement for direct access to and from the existing Highway, if necessary), the provision of storm-water retention and management, and the design and phasing of development.
 - v. Commercial businesses should be located in areas where services and safe access can be easily accommodated.
 - vi. Consultations with the appropriate provincial agency (ies) may be required prior to issuing a development permit or providing recommendations on a subdivision.
- e. Recreation and Tourism
- i. Council will exercise its discretion based on the suitability of the location and development with respect to physical access and available services, the separation distance to incompatible land uses, the extraction of future resources, and other factors that may make the development unsuitable for the area.
 - ii. The RM will consider the development of regional open space and leisure and tourism opportunities when land is identified as being suited for these types of developments.
 - iii. Tourist developments, such as bed-and-breakfast operations ancillary to a residence or vacation farms ancillary to a farmstead and operating agricultural use, will be discretionary uses in the zoning bylaw.

- iv. Campgrounds and other public or commercial recreation uses will be discretionary uses in the zoning bylaw.

4 CURRENT AND FUTURE LAND USE

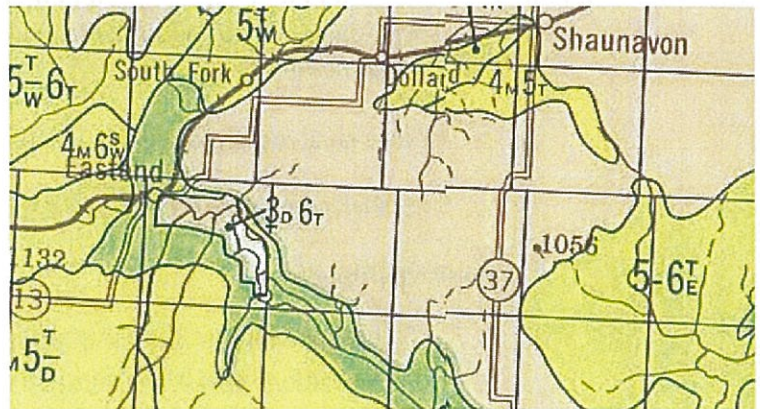
The following policies will apply to specifically zoned lands within the RM of Arlington.

4.1 Agricultural Lands

Council's primary goal is to promote the continuation of agriculture and to ensure that it will continue to play a predominant role in the economy and as a primary land use within the RM. Council supports the continuation, growth and expansion of agricultural land uses and encourages minimal negative impact of non-agricultural developments. According to the Canada Land Inventory ratings, the majority of the lands within the RM lie in Class 4. These soil types limit the range and diversity of crops that can produce within the RM. Because of this, mixed farming and livestock production are predominant within the RM.

Classes

Class 1	Soils in this class have no significant limitations to use for crops.
Class 2	Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices.
Class 3	Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices
Class 4	Soils in this class have severe limitations that restrict the range of crops or require special conservation practices, or both.



The oil and gas industry has become more and more predominant in the RM. Council recognizes the importance that the industry has within the Province. Servicing such as roads and the compatibility of new development will be considered throughout the decision making process.

4.1.1 Goals

- a. Future growth opportunities for the agriculture sector is encouraged within the RM.
- b. Agricultural activities will be supported to ensure the continued importance of agriculture remains in the municipality.
- c. Agricultural uses that will not create incompatible land use conflicts will be supported.

4.1.3 Policies

- a. Agriculture activities on lands of a quarter section or more for field crop, pasture and non-intensive livestock operations will not be restricted.
- b. A range of agricultural related uses will be included within the zoning bylaw to encourage diversified agriculturally related business development in addition to agricultural production.
- c. Subdivision
 - i. Two subdivisions will be allowed per quarter section (3 separate titles per quarter section in total) before requiring rezoning to the appropriate District.
 - ii. Additional sites may be considered where the site to be added is physically separated from the remainder of the parcel by a registered road plan or by a railway on registered right of way, and the separated site has direct access to a developed road
 - iii. All sites shall require direct access to a developed municipal road.
 - iv. Sites shall comply with the density requirements identified in the zoning bylaw.
- d. Intensive Operations
 - i. Council will support the development of intensive agricultural and livestock operations unless specific land use or environmental locational conflicts would be created or where potential for conflict may arise.
 - ii. Intensive agricultural operations and intensive livestock operations will be discretionary uses. Any expansion of an operation to provide for a greater number of animal units, or any change in an operation which alters the species of animal, shall require a new discretionary use approval.
 - iii. Council may require screening or encourage the use of innovative technologies which mitigate odour or other nuisances.
- e. Resource Extraction
 - i. Mineral resource exploration and development will be accommodated in the zoning bylaw as a permitted use.

- ii. The approval of a development will be based on the results of any environmental impact assessment, availability of appropriate water and other resource supplies, compatibility of the operation with adjacent residences and other uses, and arrangements proposed for development or upgrading of necessary municipal services including the standard of roads necessary to support the development.
 - iii. The RM may apply special standards when issuing development permits for the oil and gas industry. The Zoning Bylaw including other Municipal Bylaws may be used when issuing conditions on a development permit.
- f. Sand and Gravel
 - i. Sand and gravel development will be a discretionary use in the zoning bylaw.
 - ii. The approval of a development will be based on the compatibility of existing and planned land uses, the disturbance to the environment and aquifers, the impact on municipal services and infrastructure, and the reclamation plan.

4.2 Residential Lands

Residential growth has not played a large role in the development and growth of the RM in the past. However, due to its close proximity to Shaunavon and the fact that country residential living is becoming more and more prominent throughout the province, Council would like to ensure that they take a proactive approach when future requests are being proposed. Excessive servicing and infrastructure costs are Council's primary concern with residential growth. Therefore, the RM encourages suitable and cost-effective residential growth for the future.

4.2.1 Goals

- a. Clustered residential development is encouraged to optimize services and their maintenance.
- b. Conflict between non-residential development and uses should be minimized.
- c. To ensure residential development is designed in a way that considers the environment, existing uses and the safety of the residents.

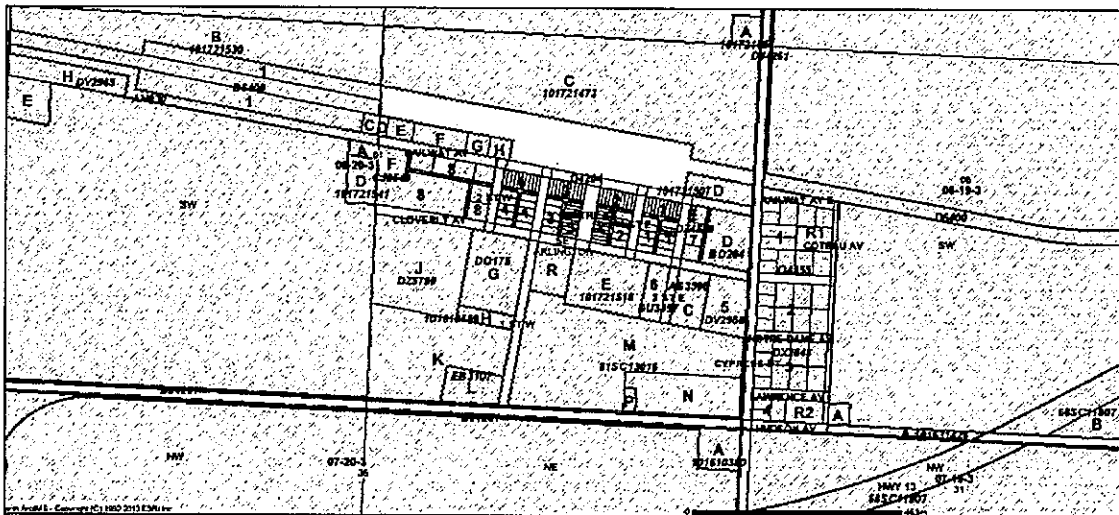
4.2.2 Policies

- a. Subdivision for residential development at a density greater than 3 residential subdivisions per quarter section, will be considered on its merits through a rezoning to a multi-parcel residential district and will be subject to the regulations of that district.
- b. Residential subdivisions may be required, at Council's discretion, to be located adjacent to existing roads and be serviced in a manner that meets municipal standards.
- c. Council will encourage clustered development, by encouraging subdivisions to locate adjacent to each other or adjacent to an existing hamlet, in order to conserve agricultural land and reduce servicing costs, such as roads and utilities.
- d. A buffer strip may be required in all residential subdivisions to separate residential uses and agricultural development
- e. Residential development on hazard lands will be limited.
- f. The required separation distances from residential developments for locating of an intensive livestock operation, an anhydrous ammonia facility, a waste disposal facility, rendering facility, or other form of development, shall also apply to the locating of residential development proposals near those forms of development.
- g. Services such as school bus pickup, police and fire protection, electricity and telephone service shall be provided to the residential development.

- h. Council may require the applicant to enter into a servicing agreement respecting the provision of certain services. Council may also require that the applicant provide verification of approval by the responsible provincial agency and/or by a qualified engineer, as the case may be, of the suitability of the site for the provision of services such as ground water supply, on site solid or liquid waste disposal, and surface water drainage.

4.3 Hamlet Lands

The Unorganized Hamlet of Dollard is located northwest off of provincial Highway No. 13. Over recent years, the Hamlet has seen an increase in commercial and business developments. Services are provided within the Hamlet through individual private systems. Although services are limited, Council encourages growth and development within the Hamlet to make use of existing roads and avoid the fragmentation of agricultural lands.



4.3.1 Goals

- a. Infill development within the Hamlet is encouraged through the building and developing of existing vacant lots.
- b. The consolidation of smaller lots is encouraged to meet the requirements within the zoning bylaw.
- c. The RM will ensure that development is provided services that Council considers appropriate and that the potential for conflict between different types of land uses is minimized.

4.3.2 Policies

- a. The zoning bylaw will allow for a mixture of housing opportunities, retail, business, and recreational opportunities.
- b. New developments are encouraged to not take up new land if there is existing vacant land within the Hamlet that can be developed.

- c. Council will support the consolidation of smaller existing lots to achieve larger lot sizes to facilitate new development.
- d. Council will consider new and/or innovative infrastructure, utilities and services that are economically and environmentally sustainable and that meet provincial standards.
- e. Industrial and Commercial development will be encouraged along the outside boundaries of the hamlet areas, as to avoid conflict between land uses. The Industrial and Commercial development shall have adequate services, including roads and utilities that meet municipal standards.
- f. Duplication of community services, such as recreational facilities, community facilities or utility services, is not financially sustainable and the RM will work with adjacent municipalities to provide municipal services that Council considers appropriate.
- g. All subdivisions shall be located adjacent to an existing transportation corridor and shall be serviced to meet municipal standards.

Part 5 IMPLEMENTATION

5.1 Zoning Bylaw

- a. The zoning bylaw will be the principal method of implementing the objectives, including the implementation policies, contained in this Official Community Plan and will be adopted in conjunction herewith.
- b. The definitions contained in the zoning bylaw shall apply to this Official Community Plan.

5.2 Regional Planning

- a. Council will work together with adjacent municipalities to provide economies of scale and to provide regional policies that will benefit the ratepayers and avoid land use conflicts. The RM of Arlington will also work with other neighboring rural and urban municipalities to develop joint service programs where such arrangements will be of benefit to the municipality and community.
- b. Pursuant to Section 32.1(1) of *The Planning and Development Act, 2007*, Council may enter into an intermunicipal development agreement with another municipality to address issues that cross jurisdictional boundaries.

5.3 Provincial Land Use Policies

- a. This Official Community Plan shall be administered and implemented in conformity with applicable provincial land use policies, statutes and regulations and in cooperation with provincial agencies.

5.4 Administration

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

5.5 Subdivision and Development Application

- a. Council may refer an application for development or subdivision to a neighbouring municipality, provincial agency or other department for comment.

