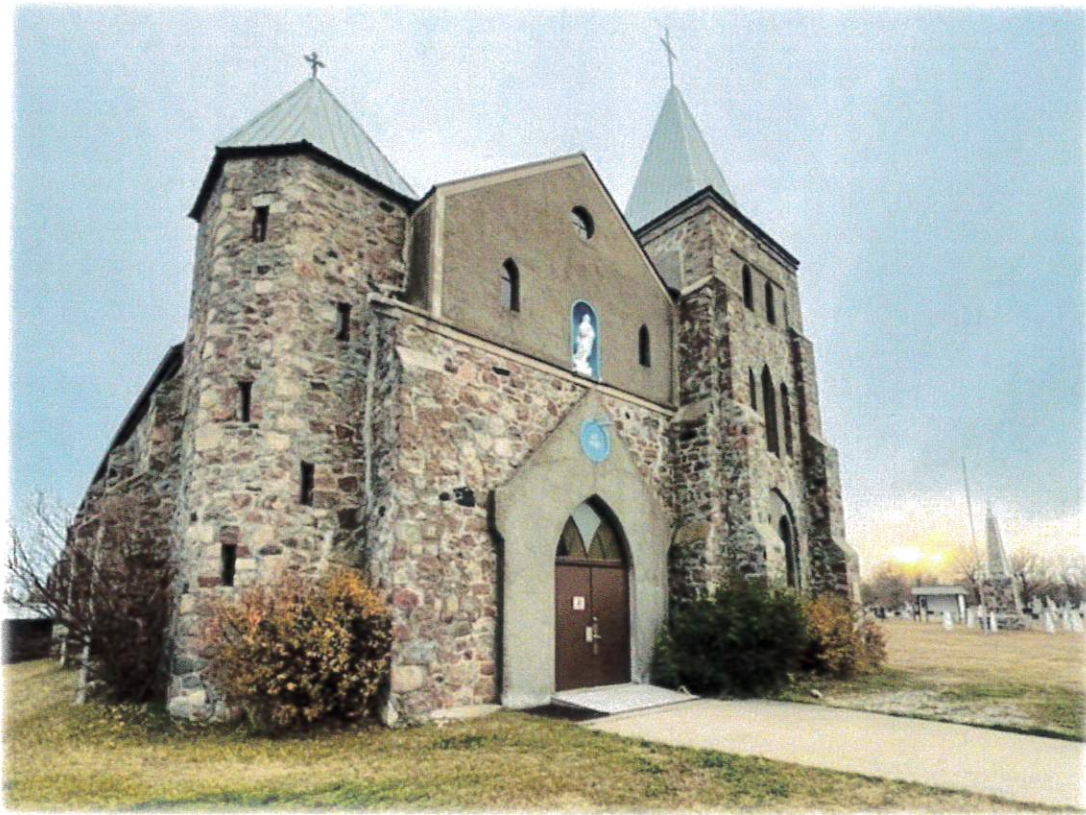


RM OF FERTILE BELT NO. 183

SASKATCHEWAN



Official Community Plan

Bylaw No. 2024/03

2024

RM of Fertile Belt No. 183

Bylaw No. 2024/03

A Bylaw to Adopt an Official Community Plan

1. Pursuant to Section 29 of *The Planning and Development Act, 2007*, the Council of the RM of Fertile Belt No. 183 hereby adopts Schedule A, known as the Official Community Plan, which is attached to, and forms part of, this Bylaw.
2. That Bylaw No. 2005/02, known as the Basic Planning Statement and all amendments thereto, is hereby repealed.
3. This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time this 11th day of June, 2024.

Read a second time this 10th day of September, 2024.

Read a third time and passed this 10th day of September, 2024.

CERTIFIED a true copy of Bylaw No. 2024/03

Adopted by Resolution of Council on the

10th day of September, 2024.

REEVE

ADMINISTRATOR



APPROVED
REGINA, SASK.
AUG 27 2025

Minister of Government Relations

Schedule A

Rural Municipality of Fertile Belt No. 183

Official Community Plan

Bylaw No. 2024/03

Table of Contents

1	Introduction	1
1.1	<i>Authority and Enabling Legislation.....</i>	<i>1</i>
1.2	<i>Title</i>	<i>1</i>
1.3	<i>Severability.....</i>	<i>1</i>
1.4	<i>Purpose of an OCP</i>	<i>1</i>
1.5	<i>Applicable Lands.....</i>	<i>2</i>
2	Community Goals.....	3
2.1	<i>Areas of Interest Related to Planning</i>	<i>3</i>
2.2	<i>Community Goals</i>	<i>3</i>
3	Policies for Land Use and Development.....	5
3.1	<i>General Development Policies.....</i>	<i>5</i>
3.2	<i>Municipal Services and Community Facilities.....</i>	<i>6</i>
3.3	<i>Environmental Management Protection</i>	<i>9</i>
3.4	<i>Agricultural Development.....</i>	<i>13</i>
3.5	<i>Residential Development</i>	<i>14</i>
3.6	<i>Lakeshore Development.....</i>	<i>15</i>
3.7	<i>Economic Development.....</i>	<i>16</i>
3.8	<i>Heritage, Culture, and Recreation</i>	<i>19</i>
4	Inter-Jurisdictional Engagement and Collaboration.....	21
4.1	<i>Objectives.....</i>	<i>21</i>
4.2	<i>Policies</i>	<i>21</i>
5	Implementation	23
5.1	<i>Zoning Bylaw.....</i>	<i>23</i>
5.2	<i>Amendments to the Planning Bylaws</i>	<i>23</i>
5.3	<i>Concept Plans</i>	<i>23</i>
5.4	<i>Contract Zoning.....</i>	<i>23</i>
5.5	<i>Other Implementation Tools</i>	<i>24</i>
	Appendix A – Future Land Use Map	26
	Appendix B – Community Profile	28

I INTRODUCTION

1.1 AUTHORITY AND ENABLING LEGISLATION

Sections 29, 31, and 32 of *The Planning and Development Act, 2007* (PDA or Act) authorize a municipal council to prepare, in consultation with a registered professional planner, an Official Community Plan (OCP). The Rural Municipality of Fertile Belt No. 183 (RM) has therefore prepared and adopted this OCP to provide long-term strategic direction for managing growth and development within the municipality.

1.2 TITLE

This Bylaw shall be known and may be cited as the “Official Community Plan of the RM of Fertile Belt No. 183”.

1.3 SEVERABILITY

A decision of a Court stipulating that one or more of the provisions of this Bylaw are invalid in whole or in part does not affect the validity, effectiveness, or enforceability of the other provision or part of the provisions of this Bylaw.

1.4 PURPOSE OF AN OCP

The purpose of this OCP is to provide a comprehensive policy framework to guide the physical, environmental, economic, social, and cultural development within the municipality. This OCP establishes the Municipality’s goals, objectives, and priorities with respect to land use and development and identifies policies aimed at achieving these goals.

- a) As per the PDA, an official community plan shall incorporate, insofar as practical, any applicable provincial land use policies and statements of provincial interest.
- b) An official community plan shall contain statements of policy with respect to:
 - i. Sustainable current and future land use and development in the municipality;
 - ii. Current and future economic development;
 - iii. The general provision of public works;
 - iv. The management of lands that are subject to natural hazards, including flooding, slumping, and slope instability;
 - v. The management of environmentally sensitive lands;
 - vi. Source water protection;
 - vii. The means of implementing the Plan;
 - viii. The coordination of land use, future growth patterns, and public works with adjacent municipalities;

- ix. If the municipality has entered into an intermunicipal development agreement pursuant to section 32.1, the implementation of the intermunicipal development agreement;
 - x. The provision of municipal reserve for school purposes, including policies that:
 - a. Ensure the creation of municipal reserve sites suitable in size to be used for school purposes;
 - b. Designate the location of municipal reserve sites to be used for school purposes; and
 - c. 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
 - xi. The management of lands that are in proximity to existing or proposed railway operations.
- c) An official community plan may:
- i. Address the coordination of municipal programs relating to development;
 - ii. Contain statement of policy regarding the use of dedicated lands;
 - iii. Contain concept plans pursuant to section 44 of the PDA;
 - iv. Contain a map, or series of maps, that denote current or future land use or policy areas;
 - v. If a council has been declared an approving authority pursuant to subsection 13(1) of the PDA, contain policies respecting site plan control for specific commercial or industrial development pursuant to section 10 of the PDA; and
 - vi. Contain any other statements of policy relating to the physical, environmental, economic, social, or cultural development of the municipality that the council considers advisable.

1.5 APPLICABLE LANDS

This OCP shall apply to all the lands within the corporate limits of the RM, excepting the land within the boundaries of the Esterhazy Planning District (Planning District), as established by the Agreement to Establish the Esterhazy Planning District, dated September 14, 1957, and the subsequent addendums thereto (dated 1967 and 1977). The Planning District comprises the land outside the incorporated limits of the Town of Esterhazy and within the boundaries of the Planning District. Any future alteration to the boundaries of the Planning District, may require an amendment to this OCP and/or the Zoning Bylaw to ensure the boundaries are consistent.

2 COMMUNITY GOALS

2.1 AREAS OF INTEREST RELATED TO PLANNING

- a) Due to the ever-increasing size and weight of farm and mining equipment, maintaining municipal roads while continuing to support and accommodate the transportation of agricultural and mineral resource products into and out of the RM has become a challenge.
- b) Continuing to support local agricultural operators and maintaining a thriving agricultural sector in a changing industry; farming operations are increasing in size, resulting in fewer farms and a declining permanent population.
- c) Balancing the needs of agricultural and mineral resource activities with non-agricultural land uses. The majority of the RM is under agricultural production. However, the lakeshore development and country residential areas are important and valued components of the municipality. Considering the interests and meeting the needs of the differing land uses is a priority.
- d) Ensuring significant environmental features and sensitive environments are protected or conserved to support wildlife habitat and provide recreational opportunities, while accommodating new development.
- e) Providing and maintaining an appropriate level of infrastructure and community services in the lakeshore development areas.
- f) Avoiding ad-hoc country residential development in areas of the RM that do not have existing legal and physical road access suitable for the development.

2.2 COMMUNITY GOALS

2.2.1 CONTINUED AGRICULTURAL DEVELOPMENT

Ensure agriculture, and the rural way of life, remain prominent in the RM while accommodating the development and expansion of additional land uses in order to diversify and strengthen the economy.

2.2.2 HIGH QUALITY OF LIFE

Ensure all planning decisions and new development contribute to, and enhance, the quality of life for residents from all walks of life.

2.2.3 ECONOMIC DIVERSITY

Encourage the establishment of new commercial and industrial businesses that are beneficial and well-suited to the RM, particularly those, which support the agricultural and mining sectors. High-profile commercial and industrial development will be suitably located with respect to infrastructure and neighbouring land uses.

2.2.4 SERVICING CAPACITY

Coordinate with government agencies and neighbouring jurisdictions when planning transportation and public utilities in order to increase long-term efficiency and connectivity. Explore opportunities to maintain and improve the transportation network, utilize sustainable practices, and focus on providing efficient services to residents.

2.2.5 HERITAGE, CULTURE, AND RECREATION

The RM is rich in history and prairie culture, including important historical sites and people who have contributed to the history and development of the region. The RM will promote and preserve the history, heritage, and culture of the region for the use, enjoyment, and education of future generations.

A system of trails for walking, mountain biking, cross-country skiing, and snowmobiling is located throughout the Esterhazy Regional Park and extends into the Planning District to the east of the Town of Esterhazy. The Qu'Appelle River Valley also provides plenty of opportunities for outdoor recreation.

2.2.6 ENVIRONMENTAL STEWARDSHIP

Encourage environmentally responsible development practices, which minimize environmental disruption and pollution. Preserve and protect significant environmental features and areas of critical habitat such as wetlands and the Qu'Appelle and Kaposvar Creek Valleys and their tributaries.

2.2.7 LONG-TERM SUSTAINABLE GROWTH

Practice responsible decision-making, which will provide long-term benefits to the municipality within the parameters of fiscal responsibility.

2.2.8 PUBLIC PARTICIPATION

Include residents in development decisions by ensuring transparency and providing a forum for public feedback. Council will strive to ensure decisions are supported by facts and prioritize the community's best interests.

2.2.9 PUBLIC SAFETY

Current standards and regulations relating to public health and safety shall guide all new development in the RM. Proposals which may be detrimental or harmful to the health, safety, or general well-being of the community will be denied.

2.2.10 INTER-JURISDICTIONAL COOPERATION

Encourage a healthy and diverse municipality by sharing resources, and working cooperatively with adjacent municipalities, government agencies, and Indigenous communities.

The RM will continue to participate in the Esterhazy Planning District and work cooperatively with the District Planning Commission and the Council for the Town of Esterhazy.

3 POLICIES FOR LAND USE AND DEVELOPMENT

3.1 GENERAL DEVELOPMENT POLICIES

- a) New development shall be directed to areas of existing services or where the construction of new services would be convenient and cost-effective. Municipal services and public utilities will be expanded in a cost-effective manner and will be based on demand.
- b) The RM will provide for a mix and range of land uses including agriculture, commercial, mining, residential, and recreation in order to promote diversity. Rural areas will be differentiated from urban areas by lower density development and larger land parcels, which can support agricultural and natural resource development activities.
- c) Development proposals will be evaluated based on the need for the development, servicing capacity, compatibility with neighbouring land uses, and site suitability.
- d) Where a development permit will require the installation or improvement of municipal infrastructure, such as roads, sewage disposal and/or water supply systems, Council may require services to be installed prior to issuing a building permit.
- e) The RM will work collaboratively with neighbouring municipalities, Indigenous communities, and other levels of government to enhance the services and amenities within the region.
- f) Preserve wildlife habitat and ecological lands, which are protected under *The Wildlife Habitat Protection Act* and environmentally sensitive lands as identified in the Zoning Bylaw. Development that may result in significant pollution, contamination, or the destruction of significant landscapes and habitat will be avoided.
- g) Preserve heritage sites that are protected under *The Heritage Property Act* or located on heritage-sensitive lands as identified on the Opportunities and Constraints Map, attached to the Zoning Bylaw. Development that may result in significant impacts to heritage sites will be avoided.
- h) Approval-in-principle for any development application shall not be common practice. Council will make informed decisions by requiring all relevant supporting information to be submitted and reviewed prior to finalizing a decision.
- i) Council may require a concept plan, as outlined in the Zoning Bylaw, for any multi-parcel subdivision or large-scale development.
- j) Applicants shall provide to the Municipality, all the information needed to assess the following applications. Information may include a detailed description of the proposal, a concept plan, environmental or heritage study, or other information relevant to the proposal.
 - i. Amendments to the Official Community Plan;
 - ii. Amendments to the Zoning Bylaw;
 - iii. Subdivision applications; and
 - iv. Development permit applications.

3.2 MUNICIPAL SERVICES AND COMMUNITY FACILITIES

3.2.1 OBJECTIVES

- a) Encourage growth in locations where the installation and long-term maintenance of infrastructure would be sustainable and economical.
- b) Improve the capacity and cost-efficiency of services and facilities.
- c) Provide and maintain an appropriate standard of roads, utilities, parks, and other services and ensure new development supports the cost of new services.

3.2.2 POLICIES

3.2.2.1 ROADS AND TRANSPORTATION

- a) All development shall have direct access to a developed all-weather public road.
- b) Development will be encouraged in areas of existing roads and services to avoid the need for new infrastructure. Where appropriate, Council may work with provincial agents, developers, and other stakeholders to identify potential utility corridors for roads and utilities.
- c) Where possible, in order to improve connectivity and service provision, the RM will coordinate new or expanded transportation networks with neighbouring communities.
- d) New transportation routes shall be designed to accommodate emergency response vehicles and emergency evacuation.
- e) Development in Proximity to Highways:
 - i. Development proposals adjacent to provincial highways will be referred to the Ministry of Highways and Infrastructure for review and comment.
 - ii. Where required, the RM will ensure the future acquisition of land for highway rights-of-way is protected by supporting the dedication of land during the subdivision process.
 - iii. Service roads and internal subdivision roads may be required in order to reduce the number of approaches from highways and primary grid roads. These access roads should be designed with consideration for emergency service, school bus, and maintenance equipment access.
- f) Development in Proximity to Railway Operations;
 - i. Railways and associated uses, are considered transportation facilities and are permitted within the RM.
 - ii. Prior to issuing a decision on development proposals in proximity to a railway, the RM will consult with the railway company.
 - iii. Future development in proximity to a railway shall take into consideration the Guidelines for New Development in Proximity to Railway Operations document.
 - iv. The Zoning Bylaw establishes specific requirements for development proposals in proximity to railway operations.

3.2.2.2 PUBLIC WORKS AND UTILITIES

- a) Where pipelines, utility lines, or other distribution facilities cross municipal roads, the Municipality may require specific construction standards to ensure public safety and protect the integrity of the road.
- b) Cooperation with SaskPower, SaskEnergy, TransGas, SaskTel, internet providers, and other utility companies will be encouraged to ensure the provision of services is economical and efficient. Utility companies are encouraged to consult with the RM prior to the installation of major utility systems.
- c) Where possible, the RM will cooperate with utility providers to identify, and plan for, utility corridors. Land that has been identified as a utility corridor should be protected, or dedicated, during the development process.
- d) The RM will require all residential development to have adequate water supply and sewage disposal systems. Water supply and sewage disposal systems must meet the requirements of the Saskatchewan Health Authority and/or the Water Security Agency. Written evidence that the method of sewage disposal has been approved may be required as a condition of development permit approval.
- e) Development shall not adversely affect source water or the water supply of neighbouring developments.
- f) The Municipality will maintain an updated asset plan or inventory of services to help ensure servicing capacity meets the needs of the community and will support future growth.
- g) New infrastructure shall be located to minimize adverse impacts from natural hazards.

3.2.2.3 AGREEMENTS

- a) Where a subdivision 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 PDA to address the cost and timing of the installation or improvements.
- b) Council is authorized to adopt a development levy bylaw, pursuant to the PDA. The development levy bylaw shall be based on a professional study and would establish development levies to recover the capital costs of services and facilities.
- c) Where a development permit will require the installation or improvement of municipal services, the developer may be required to enter into a development levy agreement with the Municipality pursuant to the PDA to cover the installation or improvements.
- d) A servicing agreement or development levy agreement may require the developer to install any required services prior to issuing building permits.
- e) Where appropriate, land adjacent to urban municipalities or in proximity to RM boundaries, may be subject to inter-municipal servicing agreements. The affected municipalities will endeavour to enter into agreements respecting municipal servicing for lands that are well-suited to future servicing with municipal water and sewer by virtue of their proximity, access, topography and

development potential. Joint municipal servicing agreements, which include urban municipalities, may address potential future boundary alterations.

3.2.2.4 DEDICATED LANDS: MUNICIPAL AND ENVIRONMENTAL RESERVE

- a) Money in lieu of municipal reserve land will be preferred unless the dedication of land for municipal reserve is needed for the development of community recreational facilities or school purposes.
- b) Where a proposed subdivision involves land that is environmentally sensitive or potentially hazardous, Council will recommend the land be dedicated as environmental reserve.
- c) In accordance with the PDA, funds in the dedicated lands account may be used for the development of municipal reserve, environmental reserve, or public reserve either within the municipality or in urban areas where the development will serve the residents of the RM.
- d) School Sites:
 - i. The RM recognizes the importance of providing sites for schools and educational purposes. At the time of writing this Bylaw, the need for a new school site within the municipality was not identified.
 - ii. If, in the future, the need for a new school site is identified, the Municipality will work with the Ministry of Education and the applicable school division to ensure the creation of a site suitable for that purpose, and amend the bylaws accordingly.
 - iii. If the need for a school site is identified in a neighbouring municipality and that school site will accommodate students from the RM of Fertile Belt No. 183, Council will contribute a proportionate share of funds from the dedicated lands account for the acquisition of that site.
 - iv. If the need for a new school site is identified for the municipality/region, and dedicated lands will be used for school purposes, the Municipality will consult with the Ministry of Education and the applicable school division early in the process to identify a suitable location.

3.2.2.5 PUBLIC SAFETY

- a) Public health, safety, and accessibility shall guide all new development in the RM. Proposals which may pose detriment or harm to the health, safety, or general well-being of the community will be denied.
- b) Council will develop and maintain updated emergency response plans, which will reflect changes in land use patterns and activities. Emergency response plan(s) should be coordinated with provincial and/or federal policies for safety and should be supportive of neighbouring jurisdictions.
- c) Separation distances from existing or planned public works facilities, pipelines, railway lines, and other distribution lines shall conform to provincial and industry standards.
- d) The expansion of commercial operations and residential developments shall not encroach onto land used or planned for solid or liquid waste management facilities, airstrips, transportation corridors, industrial activities, or the required separation areas.

- e) To the extent possible, the RM will partner with surrounding jurisdictions to best provide emergency response coverage in the region. The objective of partnerships will be to work towards a regional emergency response plan that will be mutually supportive and minimize the duplication of services.
- f) Contaminated or hazardous waste must be disposed of in compliance with all provincial and municipal requirements.

3.3 ENVIRONMENTAL MANAGEMENT PROTECTION

3.3.1 OBJECTIVES

- a) Identify or acknowledge areas that are potentially hazardous, or where special land considerations exist and restrict development in these areas. Such conditions may include, but are not limited to, slope instability, erosion, flooding, slumping, or other environmental hazards.
- b) Protect ground and surface water resources, areas of critical habitat, and environmentally sensitive land.
- c) Cooperate with municipal, provincial, and federal governments, local Indigenous communities, environmental organizations, and property owners to promote the safe and environmentally responsible use of land.
- d) Extend the responsibility for sound environmental management to property owners and developers.
- e) Ensure development applications include all relevant environmental information.

3.3.2 POLICIES

3.3.2.1 GENERAL

- a) To the extent possible, new roads and utility corridors will be directed to areas of existing development and previously disturbed lands.
- b) Development proposals that could result in significant pollution, deterioration of the environment, or depletion of natural resources, either because of the nature of the land use or the location, may be refused.

3.3.2.2 CONSERVATION, WILDLIFE HABITAT, AND THE ENVIRONMENT

- a) Specific areas of the Qu'Appelle and Kaposvar Valleys will be maintained in a natural state in order to preserve habitat and aesthetic value.
- b) Land that has been identified on the Opportunities and Constraints Map, the Zoning District Map, or is known to be of ecological value, shall be protected by minimizing or prohibiting the filling or development of wetlands, riparian areas, regional features and areas of critical habitat as defined by *The Wildlife Habitat Protection Act* (WHPA), or the Regulations made thereto.

Development proposals that involve such lands may be referred to the Water Security Agency or Ministry of Environment for review.

- c) Council will support farming practices, developments, and land uses that maintain soil quality, conserve moisture, and protect water supplies. Council will deny a permit for a development that could significantly deteriorate environmental resources or deplete or pollute water resources.
- d) Council will work with the provincial government to protect any environmentally sensitive lands, significant natural features, critical wildlife habitat, conservation easements and wildlife corridors, grazing co-ops, and rare or endangered species. Where significant potential for adverse impacts has been identified, Council may withhold a development permit until comments have been obtained from the relevant provincial or federal agencies.
- e) During the subdivision process, and in consultation with the appropriate federal or provincial agents, Council may recommend areas of wetlands, shorelands, or other sensitive environments as environmental reserve.
- f) With the exception of passive recreational/tourism uses, developments should not include environmentally sensitive land, critical habitat, or landscape features, which are significant or unique to the region.

3.3.2.3 FLOODING, SLUMPING, AND SLOPE INSTABILITY

- a) Hazard land includes areas known, or with the potential, to be prone to:
 - i. Flooding;
 - ii. Poor drainage;
 - iii. Slope instability;
 - iv. Erosion; and
 - v. Land with similar constraints.
- b) Areas that are potentially hazardous are identified on the Zoning District Map or Opportunities and Constraints Map, as Environmental Sensitive/Hazard Potential, or are in proximity to a water body or watercourse. Council may also consider local knowledge and historical records when identifying the potential for natural hazards.
- c) Where development is proposed on land that is potentially hazardous (as described above), a professional report about the impacts of the potential hazards on the proposed development will be required, at the developer's expense. The report shall determine if the proposal is located in the floodway or flood fringe, assess the geotechnical suitability of the site, identify any other environmental hazard(s), identify suitable building sites, and determine mitigation measures. These measures should be attached as a condition of development permit approval.
- d) The RM will prohibit the development of new buildings and additions to buildings in the floodway of the 1:500 Estimated Peak Water Level of any watercourse or water body.

- e) The RM will require flood-proofing of new buildings and additions to buildings to a Minimum Building Elevation of 0.5 metres above the 1:500 Estimated Peak Water Level of any watercourse or water in the flood fringe.
- f) The Water Security Agency, or other appropriate professional, may be consulted as a source of technical advice regarding flood levels and flood proofing techniques. Development proposals may be referred to the Water Security Agency for review prior to approval.
- g) Development and activities shall be avoided where the risk of erosion or slope failure exists or where there is a potential for erosion or slope instability on the site. New development shall not be permitted on any potentially unstable slope area without the required professional report and mitigation measures specific to the site.
- h) Existing trees and vegetative cover shall be preserved where appropriate to reduce the potential for erosion and maintain bank stability. Activities that alter slopes and could accelerate, or promote, erosion or bank instability shall be prohibited unless appropriate mitigation measures are taken to minimize the potential for such erosion or bank instability.

3.3.2.4 SOURCE AND GROUNDWATER PROTECTION

- a) The RM will consider the potential and cumulative impacts of a proposed development on water bodies, waterways, and shore lands. Where appropriate, applications will be referred to the applicable agencies and departments for review and comment.
- b) To ensure surface and groundwater resources are protected from depletion or contamination, the RM may require reports or assessments from qualified professionals. Such reports should assess the potential impacts of the proposed development on aquifers and surface water (water supply, contamination, adjacent water users, etc.) and should include recommended mitigation measures or development standards.
- c) Council will work with the appropriate provincial and federal agencies to maintain the quality and quantity of water resources.
- d) Water courses shall be managed as follows:
 - i. Natural vegetation shall be preserved to prevent bank erosion;
 - ii. Unauthorized dredging or filling of watercourses shall be prohibited;
 - iii. Periodic clearing of man-made drains shall be encouraged;
 - iv. Channel improvements shall be carefully designed and constructed, engineered designs or reports may be required;
 - v. Water control structures shall be designed to a standard approved by the Water Security Agency; and
 - vi. Proposals adjacent to watercourses shall be developed in such a way as to retain on-site drainage, minimize erosion, and optimize water quality.

3.3.2.5 DRAINAGE

- a) To avoid flooding, erosion, and pollution, adequate surface water drainage will be required on all sites. This may require the construction and use of on-site water retention ponds.
- b) A professional drainage and grading report may be required where an area has, or exhibits, the potential for poor drainage. Drainage designs shall also protect neighbouring sites and infrastructure from potential adverse effects of runoff.
- c) Unauthorized drainage of surface water from any land in the RM shall be prohibited. Watercourses shall not be altered without the prior approval of the Water Security Agency. The RM may require the developer to submit a copy of the provincial approval to the RM office.
- d) Developers shall refer proposals for new or altered drainage works to the Water Security Agency; written approval from the Province shall be submitted to the RM prior to commencing any work.
- e) Developments shall not obstruct, increase, divert, or otherwise adversely alter water quality, volume of flow, or velocity of flow.

3.3.2.6 VEGETATION AND SOIL DISRUPTION

- a) To the extent possible, existing trees, vegetation, and unique flora shall be maintained.
- b) The planting of new vegetation and the implementation of protective vegetation measures, shall be encouraged in conjunction with new developments. Where appropriate, Council may require protective measures to be included as part of a development proposal application.
- c) Development practices shall minimize soil erosion and topsoil disruption in order to avoid pollution, slope instability, silting, water contamination, and the alteration of surface drainage and ground water.

3.3.2.7 WILDFIRE

- a) Where necessary, development proposals shall include measures to mitigate the spread of wildfires. The RM may apply the following fire protection policies as part of a development review:
 - i. Development permit applications may be referred to the local fire marshal for comment prior to a decision being issued;
 - ii. Green space, or separation distances, may be used to separate buildings from trees and vegetation when necessary; and
 - iii. Municipal roads shall be appropriately designed in order to provide adequate emergency vehicle access and egress.

3.4 AGRICULTURAL DEVELOPMENT

3.4.1 OBJECTIVES

- a) Promote and prioritize agricultural operations and value-added agri-business in the municipality. Support agricultural uses and agri-business in a manner that will not create conflicts with neighbouring land uses, jeopardize development in future growth areas, or create significant environmental concerns.
- b) Provide for intensive forms of agriculture, including intensive livestock operations (ILOs). Recognize and accommodate the differing forms of development patterns that may be required by intensive agriculture.
- c) Provide on a limited basis, separate sites for the development of residences while avoiding disordered and fragmented land use patterns.

3.4.2 POLICIES

3.4.2.1 GENERAL

- a) Agricultural activities on lands of a quarter section or more for field crops, pasture, and non-intensive livestock operations will not be restricted.
- b) In addition to agricultural production, Council will encourage a range of agricultural and agriculture-related uses to promote a strong and diverse agricultural industry.
- c) The Zoning Bylaw will allow for smaller parcel sizes to accommodate intensive forms of agriculture and agriculture-related developments.
- d) Innovative agricultural practices, which maximize sustainability and reduce long-term adverse impacts to the environment, will be supported.
- e) Intensification and expansion of agricultural activities shall be planned and carried out in a manner that requires minimal improvements to municipal servicing.
- f) Unnecessary fragmentation of prime agricultural land will be avoided by limiting the number and size of non-agricultural subdivisions allowed per quarter section. Subject to land use compatibility, non-agricultural developments may be encouraged to cluster.
- g) Crop spraying, pasturing of livestock, intensive agricultural production and manure spreading are considered necessary agricultural activities. Such activities should only be limited for reasons of environmental protection, preservation of habitat, and public health and safety. Best practices will be encouraged.
- h) Smaller agricultural sites may be considered to accommodate the development of small-scale or specialized farming practices.
- i) Rural and agricultural tourism will be supported at appropriate locations and where the required services are accessible.

3.4.2.2 INTENSIVE LIVESTOCK OPERATIONS (ILOS)

- a) Council will support the development of ILOs, unless the proposal would conflict with planned or existing land uses or specific environmental or locational conflicts would be created. The Zoning District Map shall identify areas that may be suitable for the development of ILOs.
- b) Council will limit or avoid duplication of provincial requirements in its permitting process.
- c) Changes to an ILO, to provide for a greater number of animal units, change the species of animal, alter the active area of the operation, or any change that requires a new license from the Ministry of Agriculture, shall require a new permit approval from the Municipality.
- d) The RM may require screening and separation, or encourage the use of innovative technologies, to mitigate odour and other nuisances.
- e) ILOs shall locate where there is an adequate area of land to support the number of animal units, accommodate manure management, and meet required separation distances, while considering potential future expansions.
- f) Council will require the operator of an ILO to adhere to environmentally responsible land management practices (i.e. industry standards and best practices).
- g) In consultation with the Ministry of Agriculture, ILOs should include measures to reduce the production of odour and the potential for pollution to soil and water.
- h) The application, operation, and monitoring of ILOs will be carried out in consultation with the Ministry of Agriculture, the Water Security Agency, and any other applicable provincial agencies.
- i) Proponents of an application for an ILO will be encouraged to host a public meeting or consultation session, separate from the municipal public hearing, early in the application process. Consultation should include a representative of the ILO and shall be at the developer's own cost.
- j) The separation distances required in the Zoning Bylaw may be contingent upon the number and density of animal units and the neighbouring residential use.

3.5 RESIDENTIAL DEVELOPMENT

3.5.1 OBJECTIVES

- a) Accommodate country residential development in suitable areas of the RM.
- b) Optimize the use and long-term maintenance of services and infrastructure.
- c) Minimize the potential for conflict between country residential developments and agricultural or other non-residential uses.
- d) Ensure residential sites have adequate access and suitable services.
- e) Provide for medium density country residential subdivisions at appropriate locations.

3.5.2 POLICIES

3.5.2.1 GENERAL

- a) Residential subdivisions shall be serviced to meet municipal standards. If a proposed development is not in proximity to existing services, new services may be installed to accommodate the application, at the cost of the developer. Any new, upgraded, or extended services shall be addressed in a servicing agreement or development agreement.
- b) The water supply and method of sewage disposal for residential sites must meet all requirements of the Water Security Agency, the Saskatchewan Health Authority, and the Municipality. The cost of installing and maintaining private on-site services will be responsibility of the developer.
- c) In order to maximize the use of infrastructure and prevent land fragmentation, the RM will support clustered country residential development by encouraging multi-parcel subdivisions to locate adjacent to one another or adjacent to areas of existing development. Medium to high density residential development will be encouraged to locate in, or adjacent to, the Town of Esterhazy.
- d) New clusters of residential development will only be allowed if they front on an all-weather, paved, or gravel municipal roads. New or upgraded roads and services shall be constructed at the cost of the developer and addressed in a servicing agreement.
- e) Multi-parcel country residential subdivisions shall be directed to the area(s) designated on the Future Land Use Map.
- f) Separation distances are required between residences and an ILO, a solid or liquid waste disposal facility, oil, gas, or aggregate operation, and other incompatible use.
- g) Care homes, group homes, and affordable housing are considered necessary and will be accommodated in suitable locations.
- h) Where applicable, the development of multi-parcel country residential subdivisions shall:
 - i. Maintain and protect existing watercourses and wetlands and incorporate activities that integrate storm water management systems with natural water courses;
 - ii. Preserve existing trees and other natural features;
 - iii. Avoid the need for fill or excavation; and
 - iv. Avoid including areas of natural or human-induced hazards.

3.6 LAKESHORE DEVELOPMENT

3.6.1 OBJECTIVES

- a) Accommodate lakeshore development that is safe, environmentally responsible, and aesthetically pleasing.
- b) Minimize the potential for conflict between lakeshore development and agricultural activities.

- c) Ensure lakeshore development is served with an appropriate level of services.
- d) Restrict development on environmentally sensitive or hazardous land.
- e) Provide adequate public access to beaches, shorelines, waterbodies, and other recreational areas.

3.6.2 POLICIES

- a) In order to conserve agricultural land and reduce servicing costs, the RM will support clustered development by encouraging new lakeshore subdivisions to locate adjacent to existing developments.
- b) A treed or landscaped buffer strip may be required as part of new lakeshore subdivisions to separate lakeshore development from surrounding agricultural activities.
- c) New development on land that is environmentally sensitive or hazardous will be restricted. This includes land that is subject to flooding, poor drainage, sloping, slumping, wetlands, wildlife habitat, etc. Development proposed on or near land that is potentially sensitive or hazardous are subject to the site assessment requirements listed in Section 3.3 of this OCP and the Zoning Bylaw.
- d) Each site in a lakeshore development shall have water supply and wastewater disposal systems that meet the requirements of the Water Security Agency, the Saskatchewan Health Authority, and/or the Municipality. The cost of installing such systems will be the responsibility of the developer.
- e) During the subdivision process, Council will recommend land within the bank of a waterbody be dedicated as environmental reserve. Adequate land shall be dedicated to ensure the protection of, and public access to, shorelines and beach areas.
- f) To ensure adequate drainage, a drainage and grading plan may be required as part of a development application. The plan should demonstrate that the development site, neighbouring properties, and municipal land would not be adversely affected by runoff from the development.
- g) Subject to site suitability, the Organized Hamlet of Pelican Shores, the developments of Shedhorn and Whispering Valley Estates, and other land adjacent to Round Lake will serve as the primary areas for lakeshore development.

3.7 ECONOMIC DEVELOPMENT

3.7.1 OBJECTIVES

- a) Diversify the local economy by encouraging a variety of commercial, industrial, and resource development opportunities including commercial, industrial, and natural resource-related development.
- b) Ensure the development and operation of commercial businesses and natural resource activities occurs in a manner that minimizes negative impacts on the environment, cultural and heritage resources, and surrounding land uses.

- c) Ensure all business developments are adequately serviced to meet the needs of the operation and municipal standards. Locate businesses appropriately with respect to infrastructure, accessibility, and demand.
- d) Identify areas, which would be potentially suitable for highway commercial operations that cater to the travelling public and local population.
- e) Provide for farm and home-based businesses to promote a range of employment options.
- f) Encourage mineral and aggregate resource development and protect land with the potential for natural resource development from incompatible land uses.

3.7.2 POLICIES

3.7.2.1 GENERAL

- a) Business developments shall have adequate services, including safe access, all-weather roads, and utilities that meet municipal standards. Council will encourage new proposals to locate in areas of existing infrastructure. Businesses with high volumes of expected traffic, or which require the use of heavy vehicles, may be required to locate in proximity to Highway No. 9, Highway No. 22, or other roads, which are designed or constructed to support heavy traffic and equipment.
- b) Not including home-based businesses, vacation farms, and bed and breakfast operations, commercial development will be encouraged to locate along provincial highways as shown on the Future Land Use Map.
- c) The functional integrity of the highways will be maintained through the use of service roads, internal subdivision roads, or controlled highway access points, subject to approval from the Ministry of Highways.
- d) Applications for residential subdivisions will be considered provided:
 - i. The proposed site and use comply with the standards established in the zoning bylaw; and
 - ii. The site is suitably serviced with respect to water supply, sewage disposal, and access.
- e) Proposals for new commercial or industrial developments will be evaluated based on:
 - i. The compatibility of the proposed uses with existing or planned neighbouring uses. Council shall consider the potential for noise, traffic, dust, odour, smoke, environmental contamination and unsightliness. Use(s) that would likely impact the health, safety and enjoyment of neighbouring uses will be directed to more suitable locations within the municipality.
 - ii. The availability and capacity of the infrastructure services needed to support the proposed development. The installation of any new or expanded services shall be addressed in a servicing agreement.
 - iii. Council may require any site or building design, or development standards deemed necessary to enhance the development and reduce adverse impacts to the environment and the community.

- iv. The RM may require screening, landscaping, or buffering to separate commercial and industrial businesses from adjacent land uses.
- v. Suitable site grading and drainage, including the provision of on-site storm water management and retention.
- vi. Confirmation that the local fire suppression and emergency response services have adequate capacity to respond to an emergency within or related the development.

3.7.2.2 HOME-BASED BUSINESS

- a) Home-based businesses and home offices should be accommodated provided they are clearly secondary to the principal residential use of the dwelling unit, are compatible with, and do not change the character of the surrounding area.

3.7.2.3 MINERAL RESOURCE AND AGGREGATE DEVELOPMENT

- a) Mineral resource development refers to the exploration, extraction, and the primary processing of oil, gas, potash, and other mineral resources, excluding sand and gravel.
- b) Aggregate resource development refers to the exploration, extraction, and light processing of sand and gravel.
- c) Land that includes mineral or aggregate resources shall be protected from other land uses that would inhibit the development of the resources.
- d) The exploration, production, and cessation of all mineral and aggregate resource development shall conform to provincial and industry standards for environmental management and protection.
- e) Proposals for exploration or development in proximity to surface or groundwater supplies, in areas of critical habitat, on heritage sensitive land, or in other environmentally sensitive areas will be subject to prior review by the Saskatchewan Ministry of Environment, the Water Security Agency, and/or the Heritage Conservation Branch (Ministry of Parks, Culture and Sport) to ensure the development meets the respective provincial legislation.
- f) Qualified professionals may be consulted to ensure the site is suitable for the proposed development.
- g) The approval of mineral and aggregate resource development will be based on the regulations in the Zoning Bylaw, compatibility of existing and planned land uses, potential for disturbance to the environment, heritage and cultural resource, the impact on municipal services and infrastructure, and the reclamation plan.
- h) Land with the potential for mineral and aggregate resource development may remain under agricultural production until a proposal for resource development is approved. Higher forms of development will be restricted on land with natural resources. Areas with a high potential for resource development, or expansion of existing operations, will be limited to non-intensive agriculture or temporary land uses that would not prohibit or hinder a future aggregate resource development or expansion.

- i) Separation distances, buffers, screening, and landscaping may be used to prevent disturbance to the community.
- j) Council may require a performance security (such as a bond or letter of credit) for the exploration, development, and extraction of sand, gravel, and mineral resources to ensure remediation of the site.
- k) Applications for aggregate and mineral development must be accompanied by a reclamation plan.

3.8 HERITAGE, CULTURE, AND RECREATION

3.8.1 OBJECTIVES

- a) Identify and protect areas with heritage value and cultural significance.
- b) Provide opportunities for recreation, tourism, and cultural activities for local residents and visitors.
- c) Encourage the development of new areas for tourism and recreation while minimizing the costs to the municipality.

3.8.2 POLICIES

3.8.2.1 HERITAGE AND CULTURALLY SENSITIVE AREAS

- a) The RM will collaborate with the Cowesses, Ochapowace, and Kahkewistahaw Nations as well as Métis Locals to identify and preserve meaningful areas and culturally significant sites, such as the site of the Round Lake Residential School.
- b) If uncovered in the future, Archaeological sites and areas that are found to have rich deposits of artifacts or culturally significant resources will be protected from development that could negatively impact the resource.
- c) The RM will work with agencies of the provincial government to protect significant cultural and heritage resources and to ensure compliance with *The Heritage Property Act*. Where the potential to impact such resources has been identified, development will not be recommended or approved by Council until such time as the requirements of the relevant provincial agencies have been obtained. The potential for impact will be considered when an application is made for the (re)development on or adjacent to a site of interest.
- d) Sites and structures with heritage and cultural significance are considered an asset to the community. Heritage and cultural assets will be operated and maintained appropriately so as to avoid becoming derelict and deteriorated. Where considered appropriate, significant sites and structures, such as former schools and churches, may be designated as Municipal Heritage Properties.
- e) Proposals that involve the restoration and reuse of heritage properties will be supported. Council will also consider the protection of sites with historical or cultural significance to the community, such as churches. Council may consider designating such buildings as Municipal Heritage Property.

- f) Where development is proposed on heritage sensitive land, the online Saskatchewan Registry of Heritage Properties and the Heritage Conservation Branch of the Ministry of Parks, Culture and Sport, may be used to assess the need for further analysis. Applications may also be referred to the Heritage Conservation Branch to assess the potential for heritage sensitivity.
- g) Federal, provincial, or other stewardship/interest groups may be consulted before Council finalizes a decision regarding a development permit or a recommendation for a subdivision application.
- h) Unless suitable mitigation, protection, or incorporation measures can be implemented, proposals with the potential to impact such resources will be discouraged or directed to alternate locations.
- i) Educational, tourism, and passive recreational activities may be allowed in areas with cultural and heritage value, provided the resource can be preserved.
- j) The RM will support community organizations and events that promote and celebrate the community's heritage and culture.
- k) If deemed practical, the RM will establish and maintain an inventory of the RM's heritage and cultural resources. The inventory may involve the use of surveys, historical research, and local knowledge to create an inventory and map of local heritage and culture resources and may describe or evaluate the significance of such resources.

3.8.2.2 RECREATION AND TOURISM

- a) Proposals for new recreational facilities and tourist destinations will be assessed based on physical access, available services, separation from incompatible land uses, existing and future resource development, and other factors that may render the development unsuitable for the area.
- b) The use of public open space and the development of recreational and tourist facilities will be promoted where natural environmental features, heritage or, cultural resources provide opportunities for tourism and recreation.
- c) Passive recreational activities may locate in environmentally sensitive areas, hazard land, and heritage sensitive areas only to the extent that public safety will not be jeopardized and sensitive areas will not be negatively impacted. Consultation with the appropriate provincial or regulatory agencies may be required prior to approval from Council.
- d) Council will cooperate with the Esterhazy Planning Commission, neighbouring communities, and private developers to encourage a diverse range of recreational, tourism, and cultural opportunities and facilities within the region.

4 INTER-JURISDICTIONAL ENGAGEMENT AND COLLABORATION

4.1 OBJECTIVES

- a) Establish a process for engaging and consulting with neighbouring municipalities and Indigenous communities.
- b) Ensure consistent and compatible land uses across jurisdictional boundaries.
- c) Optimize the provision of infrastructure and community services and improve the range, variety, and cost-efficiency of community facilities within the region.
- d) Develop, strengthen, and maintain effective relationships with neighbouring communities for the benefit of the region.

4.2 POLICIES

4.2.1 CONSULTATION WITH INDIGENOUS COMMUNITIES

- a) Where there is a common interest in land development or regional interests, Council will work with the Cowesses, Ochapowace, and Kahkewistahaw Bands, and other surrounding First Nations Bands and Métis Locals to achieve shared goals.
- b) When a development proposal or planning decision has the potential to impact the rights or activities of an Indigenous community, Council will ensure adequate consultation prior to finalizing a decision.
 - i. Impact will be considered when a development is proposed on, or in proximity, to unoccupied Crown lands, First Nation Reserve land, or Treaty Land Entitlement (TLE) Land.
 - ii. Consultation shall involve information letters, phone calls, meetings, or other forms of engagement. The level of consultation will depend on the potential for impact.
 - iii. The RM will encourage proponents of development applications in proximity to Crown lands, water bodies, and Reserve land to consult with the affected Band(s) early in the application process.
- c) Development proposals on or adjacent to unoccupied Crown land may require additional consultation with First Nations Bands and Métis Locals in the region to prevent adverse impacts on the rights and activities of Indigenous groups.

4.2.2 INTER-JURISDICTIONAL COOPERATION

- a) The RM will work with neighbouring communities to provide efficient and cost-effective infrastructure and community services. The RM will explore opportunities to develop joint programs for servicing where such arrangements will be of benefit to the municipality and community.
- b) The RM will continue to participate in the Esterhazy Planning District and communicate with the Esterhazy Planning Commission and Esterhazy Town Council on matters that affect the Planning District.

- c) The RM will collaborate with the Planning Commission and Town of Esterhazy to ensure development will not hinder future urban growth. Where future development is proposed in proximity to the Town, the RM will implement a coordinated approach with the Town Council and Planning Commission for reviewing and deciding upon development applications.
- d) The RM will consult with provincial and federal government agencies and other communities and organizations in order to coordinate planning and growth with other jurisdictions

4.2.3 ANNEXATION:

- a) The periodic need for urban expansion may be addressed through the annexation process established by provincial legislation.
- b) The annexation process shall be logical, timely and consistent with the policies of the OCP. Large, complex annexations will be avoided; the annexation of smaller areas of land on an as-needed basis will be preferred.
- c) The design and development of the annexed area should be consistent and compatible with planned and existing development, and shall be directed away from prime agricultural land and ILOs.
- d) The annexation process should consider the conversion of rural land for urban expansion in order to protect rural land uses from premature conversion. Prime agricultural lands should remain within RM boundaries in order to allow the continuation of agricultural activities.
- e) Annexation shall follow legal boundaries in order to avoid creating a fragmented pattern of land ownership and should, ensure consistent planning, efficient and cost-effective service delivery and good governance.

5 IMPLEMENTATION

5.1 ZONING BYLAW

The Zoning Bylaw will be the principal method of implementing the goals, objectives, and policies included in this OCP. The Zoning Bylaw and Zoning District Map will divide the municipality into zoning districts, identify permitted and discretionary uses, and regulate the development and use of land in each district. The Zoning Bylaw will also establish criteria and development standards for the use and subdivision of land and help manage and facilitate access to municipal services and resources.

5.2 AMENDMENTS TO THE PLANNING BYLAWS

- a) Amendments to the OCP and/or Zoning Bylaw to accommodate a proposed development will only be considered once an application for subdivision has been submitted to the Community Planning Branch, or a development permit application has been submitted to the RM, as the case may be.
- b) All amendments to the Zoning Bylaw must align with the policies and objections of this OCP. If there is a need to amend the OCP, Council must pass a bylaw to adopt the amendment. Amendments may provide for changes to objectives, an increase in density, changes to zoning designations, or other changes as accepted by Council.
- c) Prior to rezoning land, Council will consider the potential impacts of the proposed development on existing and planned agricultural and other non-farm land uses and the cost and availability of services.

5.3 CONCEPT PLANS

- a) Multi-parcel subdivisions, developments that involve multiple land uses, and other large-scale developments may be guided by concept plans as described in the Zoning Bylaw.
- b) Council may, by bylaw, adopt a concept plan as an amendment to this OCP.
- c) Any concept plan adopted as part of this OCP shall align with the objectives and policies herein.

5.4 CONTRACT ZONING

- a) For the purposes of rezoning to accommodate a unique development situation, Council may consider entering into a rezoning agreement, pursuant to the contract zoning provisions of the PDA. For site-specific development based on the following guidelines:
 - i. The rezoning shall not unduly conflict with the permitted or discretionary uses allowed within the proposed or adjacent zoning districts;
 - ii. The rezoning will be used to allow a specific use or range of uses contained within the zoning district to which the land is being rezoned;

- iii. The use of the proposed development or redevelopment of the site for the specific use will be of benefit to the immediate area and the Municipality as a whole; and
- iv. The contract zoning agreement shall not undermine the intent of this OCP or any affected legislation.

5.5 OTHER IMPLEMENTATION TOOLS

5.5.1 PROVINCIAL LAND USE POLICIES

- a) This OCP shall be administered and implemented in conformity with applicable provincial land use policies, statutes, and regulations.
- b) Council will review this OCP and the accompanying Zoning Bylaw regularly to ensure consistency with provincial land use policies and municipal initiatives.
- c) Where appropriate, feasible, and in the municipal interest, Council will avoid duplicating provincial regulations.

5.5.2 ADMINISTRATION

- a) This OCP is binding upon Council and all development within the RM.
- b) If any part of this OCP 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.

5.5.3 DEFINITIONS

The definitions contained in the Zoning Bylaw shall apply to the OCP.

5.5.4 BYLAW MAPS

5.5.4.1 FUTURE LAND USE MAP

The Future Land Use Map illustrates the existing pattern of land use and designates the location of future land use. The designation of land uses reflects potential future development in the RM and provides guidance for decision-making.

5.5.4.2 ZONING DISTRICT MAP

The Zoning District Map, attached to and forming part of the Zoning Bylaw, identifies the locations and boundaries of the various zoning districts within the RM.

5.5.4.3 OPPORTUNITIES AND CONSTRAINTS MAP

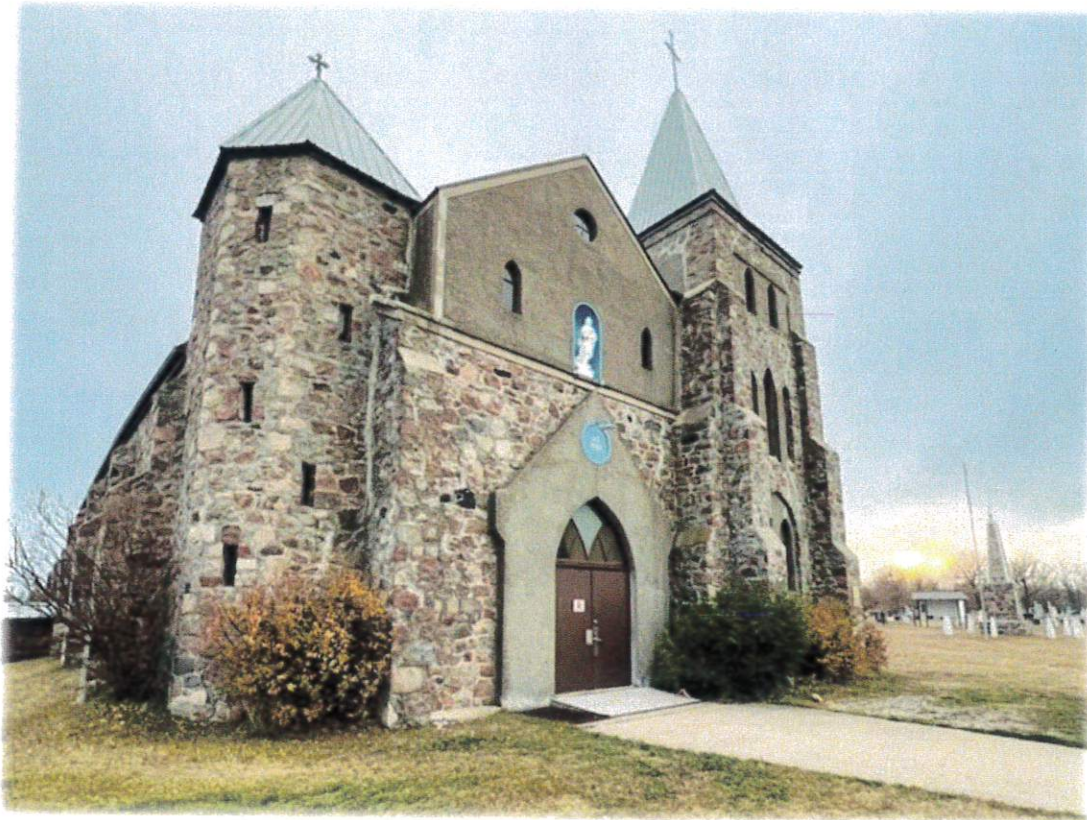
The Opportunities and Constraints Map, attached to and forming part of the Zoning Bylaw, identifies the general locations of heritage and environmentally sensitive lands within the RM. This map is to be used as a guide only, as it shows the general areas of sensitivity based on data obtain at the time of adopting the bylaws. Developers are responsible for obtaining additional information in the way of professional studies or site assessments in order to determine specific site information.

APPENDIX A – FUTURE LAND USE MAP

APPENDIX B – COMMUNITY PROFILE

RM OF FERTILE BELT NO. 183

SASKATCHEWAN



Community Profile

Table of Contents

B.1 Purpose.....	31
B.2 History and Physical Setting.....	32
<i>B.2.1 Location.....</i>	<i>32</i>
<i>B.2.2 History.....</i>	<i>34</i>
<i>B.2.3 Environment.....</i>	<i>34</i>
B.3 Population.....	36
<i>B.3.1 Population Composition and Density.....</i>	<i>36</i>
<i>B.3.2 Population Projections.....</i>	<i>37</i>
<i>B.3.3 Household Characteristics.....</i>	<i>38</i>
B.4 Economy.....	40
B.5 Infrastructure and Community Services.....	43
<i>B.5.1 Infrastructure.....</i>	<i>43</i>
<i>B.5.2 Community Services.....</i>	<i>43</i>

B.1 PURPOSE

It is important for municipalities to understand community and regional characteristics in order to provide for the needs of current and future residents. Characteristics of the current population, projected population trends, and the provision of municipal services and infrastructure can help municipal leaders anticipate and plan for growth and future development in the community. Recognizing and analyzing these factors can help Council develop policies and regulations that appropriately and effectively plan for the future. This appendix provides a brief description of the community characteristics such as demographics, economic activity, heritage, and the physical environment in the RM of Fertile Belt No. 183 (RM).

B.2 HISTORY AND PHYSICAL SETTING

B.2.1 LOCATION

The RM covers an area of approximately 1,006 sq km (100,600 ha or 248,588 ac) in southeastern Saskatchewan, approximately 75 km southeast of the City of Yorkton.

The municipality is ideally located for convenient access to employment opportunities, health and medical care, higher-level community and business services, and a number of indoor and outdoor recreational facilities. The community offers a range of development forms and intensities including farms, acreages, and lakeshore development. The RM is bordered to the north, south, east, and west by the rural municipalities of Saltcoats No. 213, Willowdale No. 153, Langenburg No. 181, and Grayson No. 184, respectively. The Town of Esterhazy, the Resort Village of Bird's Point, and the villages of Bangor, Atwater, and Stockholm are all within the boundaries of the RM and provide valuable services. The RM is on Treaty Four territory and includes the TLE lands for Ochapowace, Cowessess, and Kahkewistahaw First Nations.

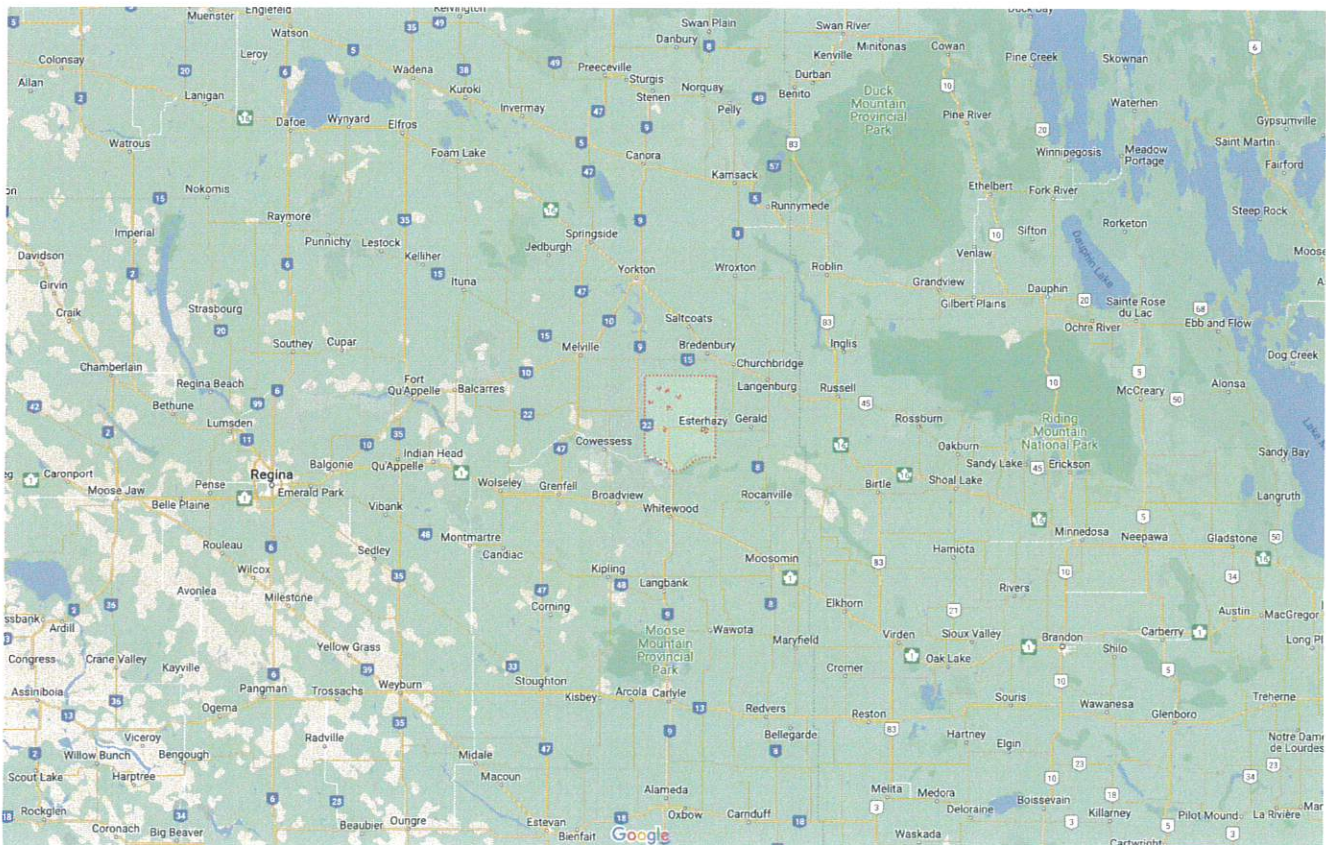


Figure B.2.1-1

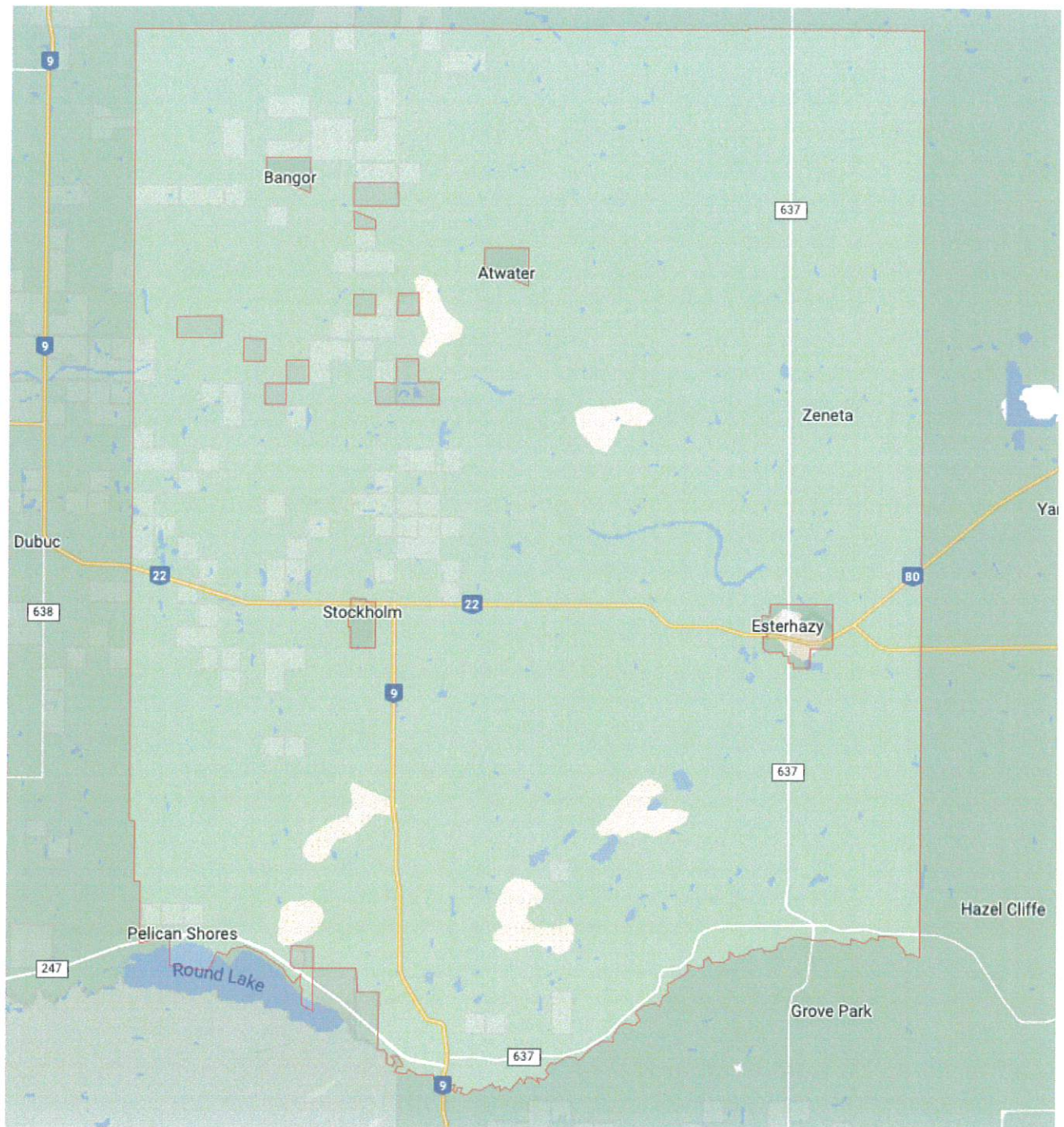


Figure B.2-2

B.2.2 HISTORY

The RM was incorporated as a rural municipality on January 1, 1913. However, First Nations people inhabited the region for thousands of years before that. Métis people also had a strong presence in the area before, during, and after the fur trade. There are records of fur-trading and ranching activities having taken place in the area as early as the mid 1880s.

In the 1800's, the area was settled by European homesteaders, primarily of English, Hungarian, Swedish, and German descent. The population grew steadily following the construction and operation of the CP Rail line in the late 1800s and early 1900s. In the 1950's and 1960's the K1 and K2 potash mines were developed, which expanded the local economy and further increased the population.

B.2.3 ENVIRONMENT

The RM is located in the Aspen Parkland Ecoregion of the Prairie Ecozone. This ecoregion is a broad transition zone between the Prairies and Boreal Plains ecozones and marks the transition from prairies to boreal forest. The Aspen Parkland ecoregion is primarily grasslands; with aspen groves found around sloughs, in moist valleys, and in sandhill areas. Steep slopes, undrained depressions, and sloughs, which are representative of glacial till landscapes provide habitat for waterfowl. White-tailed deer, black bear, moose, beaver, coyote, snowbird hare, and a number of migrant bird species are other common species of wildlife.

The RM values its unique and diverse natural assets. Bordered to the south by the Qu'Appelle River Valley, the RM is fortunate to include the northern portion of Round Lake as well as wetlands, tributaries, and valleys.

ECOREGIONS OF SASKATCHEWAN

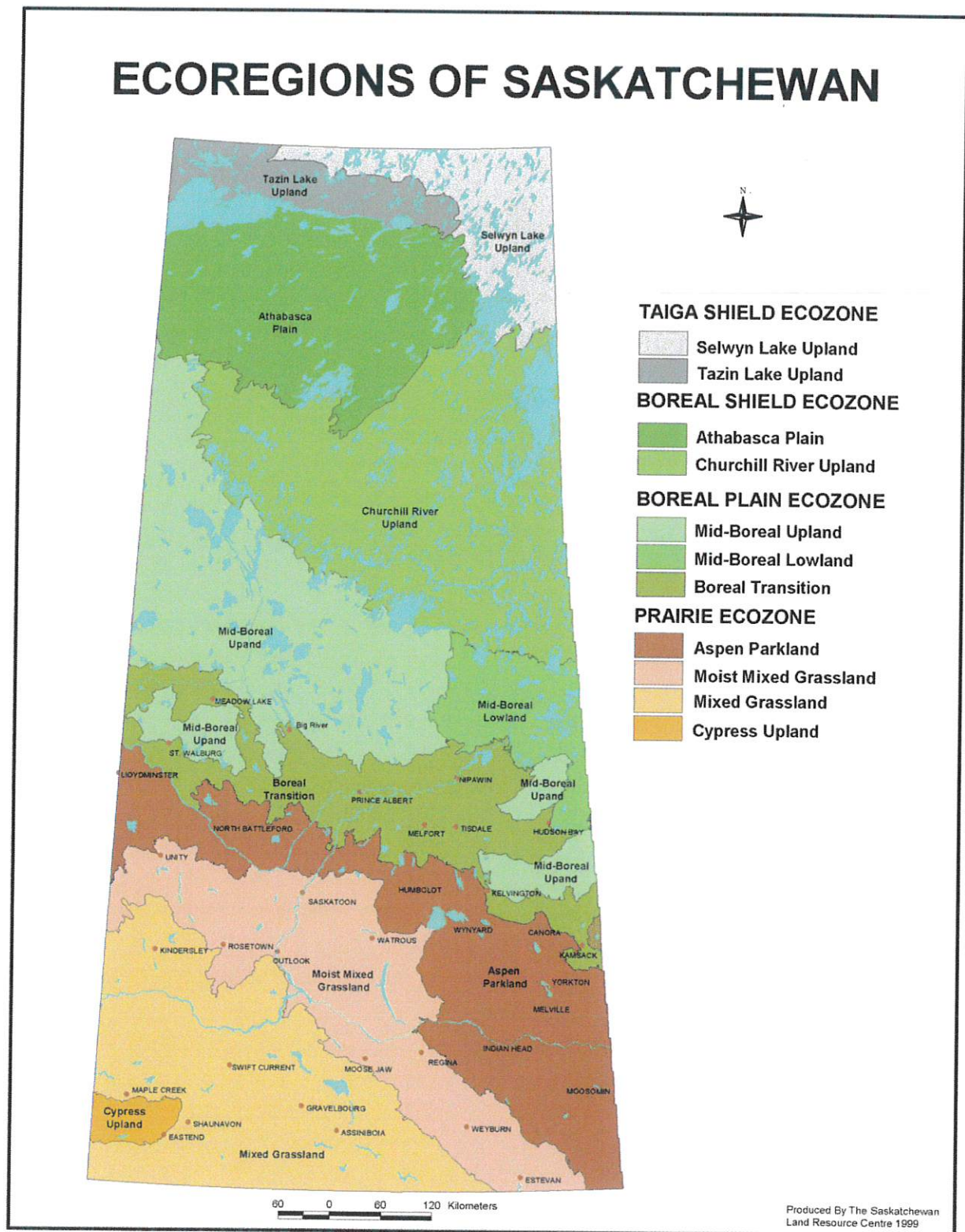


Figure B.2-3

B.3 POPULATION

Population characteristics are an important consideration in the planning, design, and siting of new and expanded infrastructure and in determining the need for housing. Population size as well as age characteristics may impact the total number of dwelling units needed and the type of housing that is appropriate. The following subsections are based on data obtained from Statistics Canada 2021 Census of Population.

B.3.1 POPULATION COMPOSITION AND DENSITY

The total population of the RM, based on the 2021 census, is 727. This represents a -6.90% decrease from the 2016 census. Of the 727, the RM has a large population of people between the ages of 55-69 and a relatively low population of people between the ages of 20-29. This could indicate that young people may be moving out of the RM, potentially in pursuit of education, employment, and social opportunities. The RM may consider ways to increase the provision of these services in order to retain youth and young adults. As the 55-69 cohort matures, there will be a greater need for geriatric services not only in the region but in the province as whole. Figures B.3-1 and B.3-2 provide an overview of the RM's population.

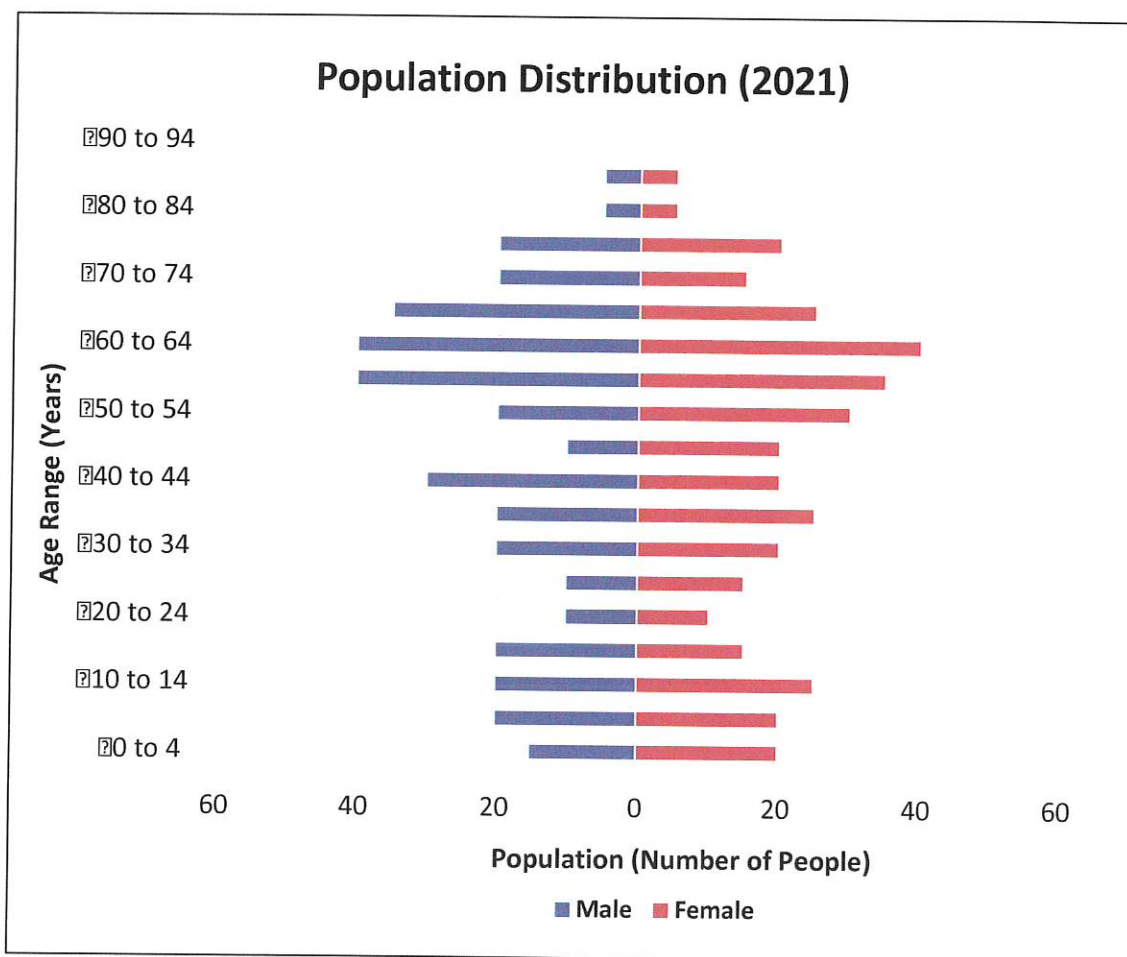


Figure B.3-1

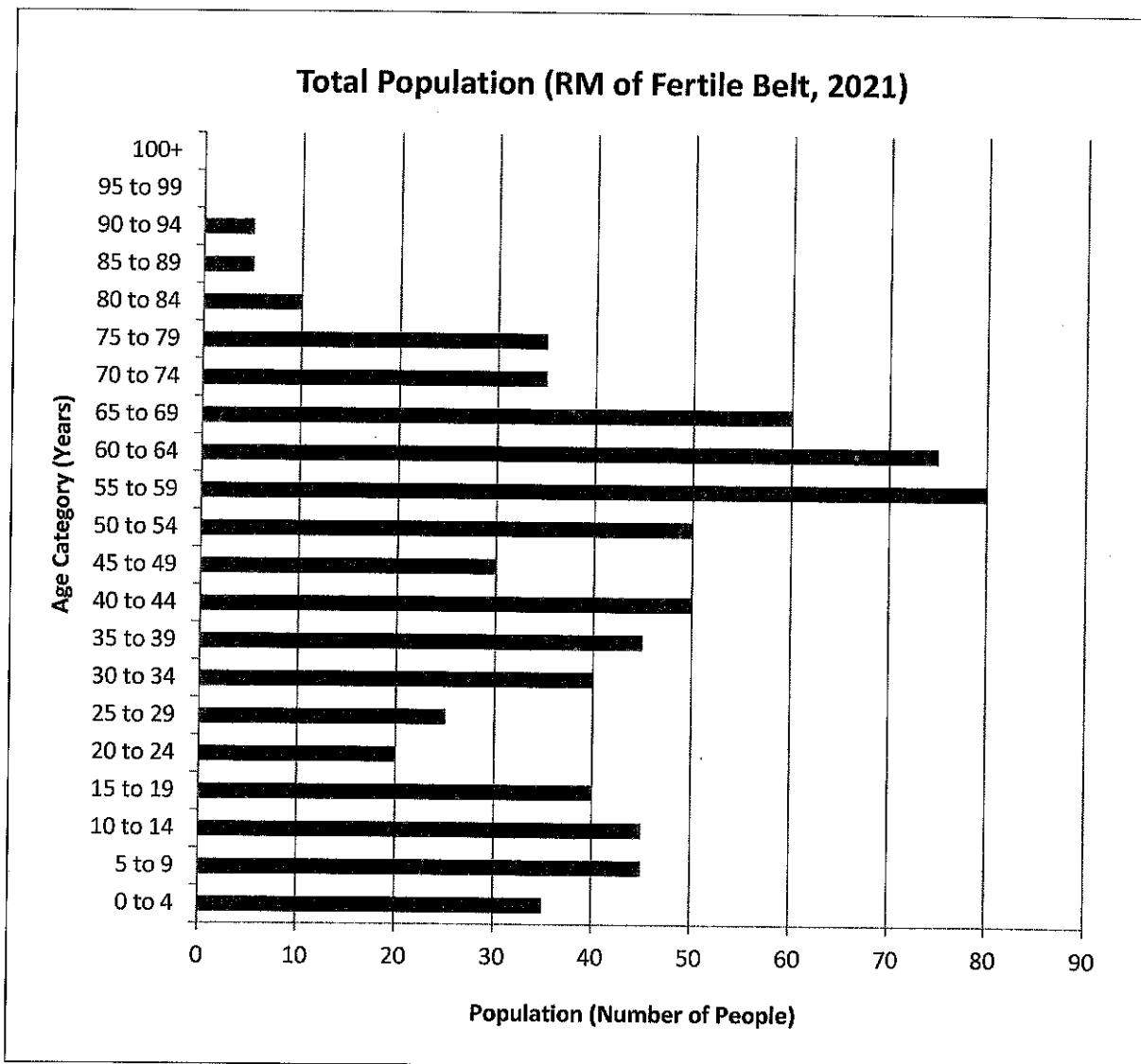


Figure B.3-2

The total land area of the RM is approximately 1,006.67 sq km, which provides a population density less than one person (0.7) per sq km. This is important when considering bylaw enforcement, emergency response measures, transportation corridors, and the provision of other municipal services.

B.3.2 POPULATION PROJECTIONS

Population projections involve using current and historical population data to forecast the future population of a community. The data used to calculate the population projections was obtained from Statistics Canada. It should be noted that for relatively small populations, external variables and errors in population counts could have a significant impact on the data and results. The projections calculated for this study may be further implicated by inconsistencies in data collection and unique migration patterns. Tables B.3-1 and B.3-2 provide the growth rate and ten- and twenty-year population projections for the RM.

Table B.3-1

Population Growth Rate	
Population 2021	727
Population 2016	781
Percent Change (2016 to 2021)	-6.90%
Average Annual Growth Rate (2016 to 2021)	-1.38%

Table B.3-2

Population Projections	
10-year Projection	633
15-year Projection	591
20-year Projection	551

B.3.3 HOUSEHOLD CHARACTERISTICS

Understanding household characteristics provides information about community needs for employment, programs, and family services. The RM can then develop policies and regulations that will meet the needs of the residents.

According to the Census, there are a total of 346 private homes in the RM, the majority of which are single-detached dwellings. The majority of adults in the RM are married or living common-law. Most homes are two-person households; the average household size is 2.4 people. The charts below provide a brief description of household characteristics in the RM.

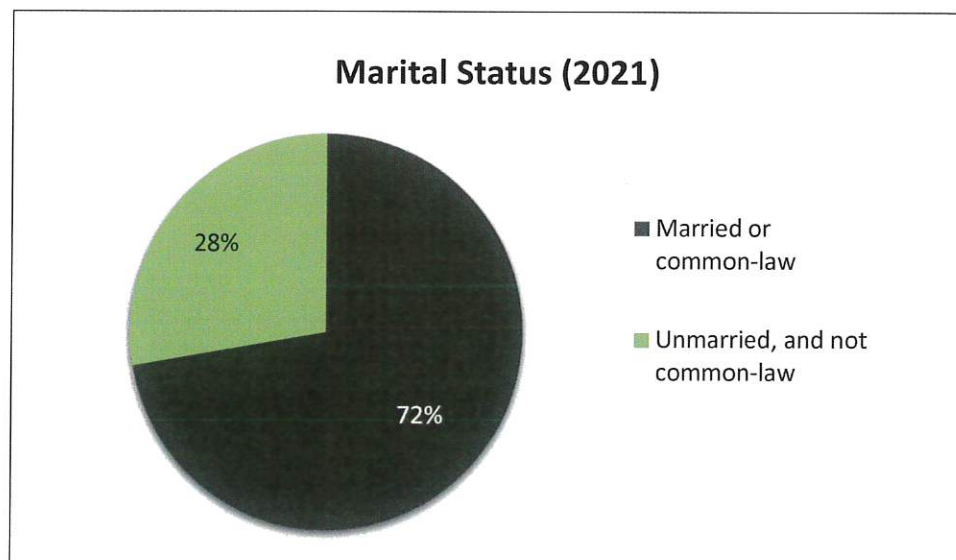


Figure B.3-3

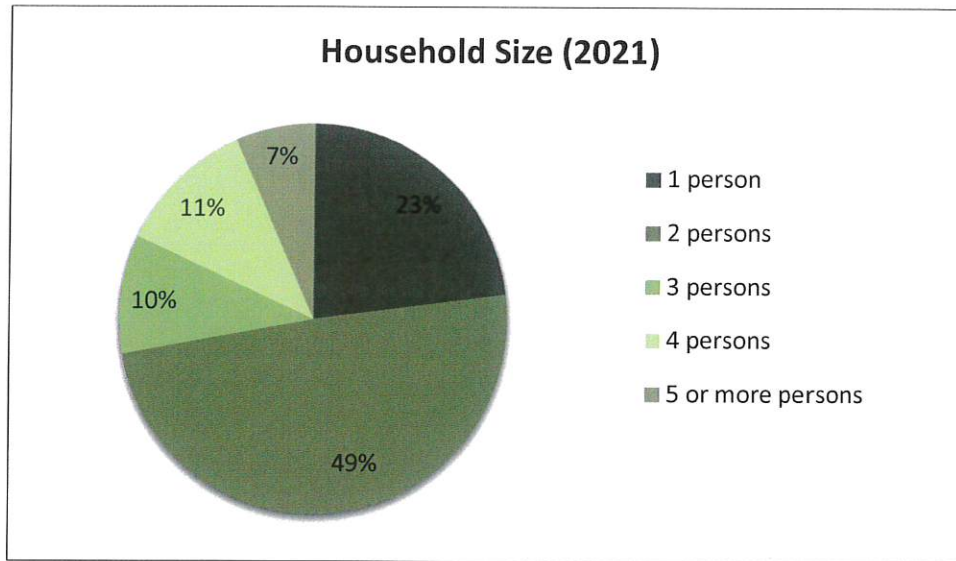


Figure B.3-4

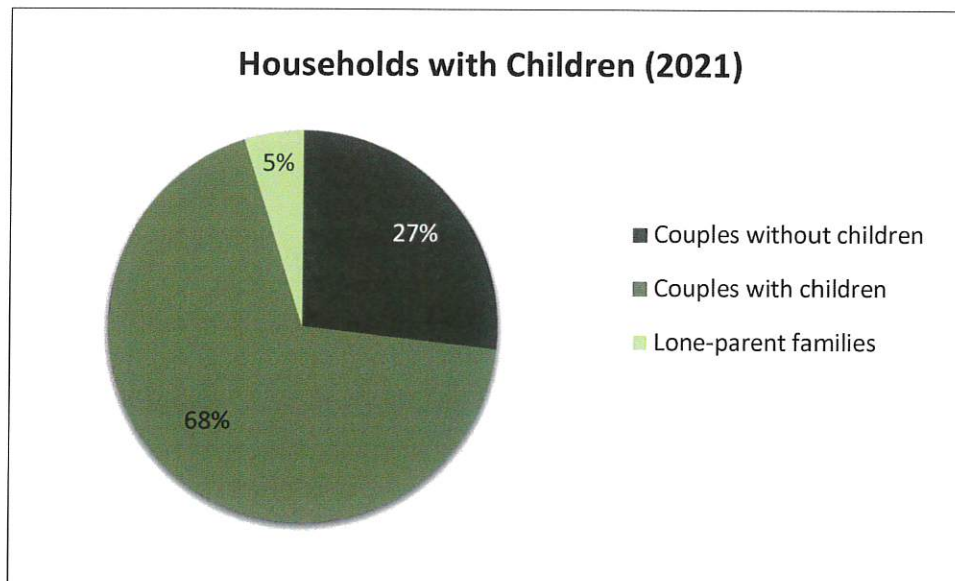


Figure B.3-5

B.4 ECONOMY

Based on data from the 2016 Census, the employment rate was 65.2% and the average individual annual employment income was \$81,523 in 2015. The distribution of annual individual income (before taxes and deductions) in 2020 is shown in Figure B.4-1.

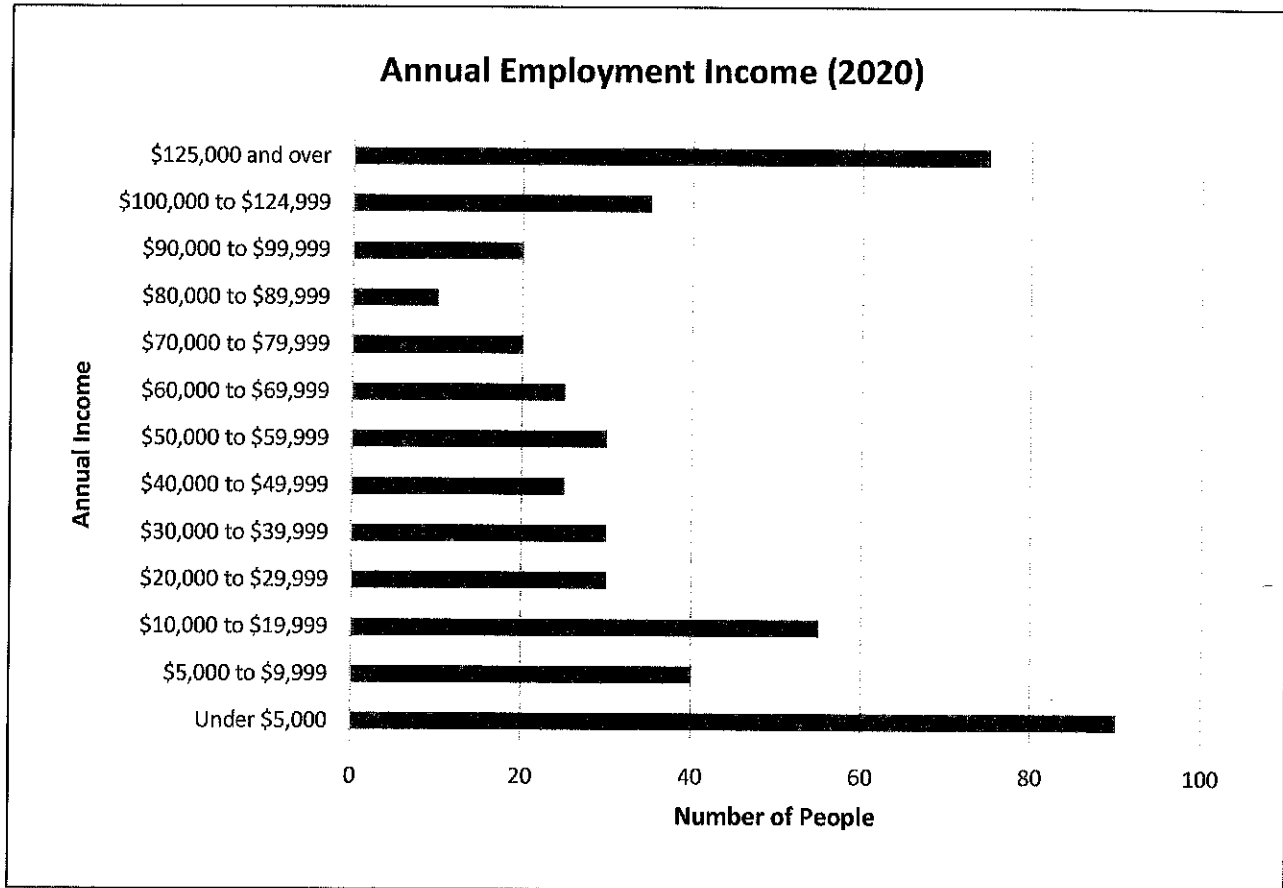


Figure B.4-1

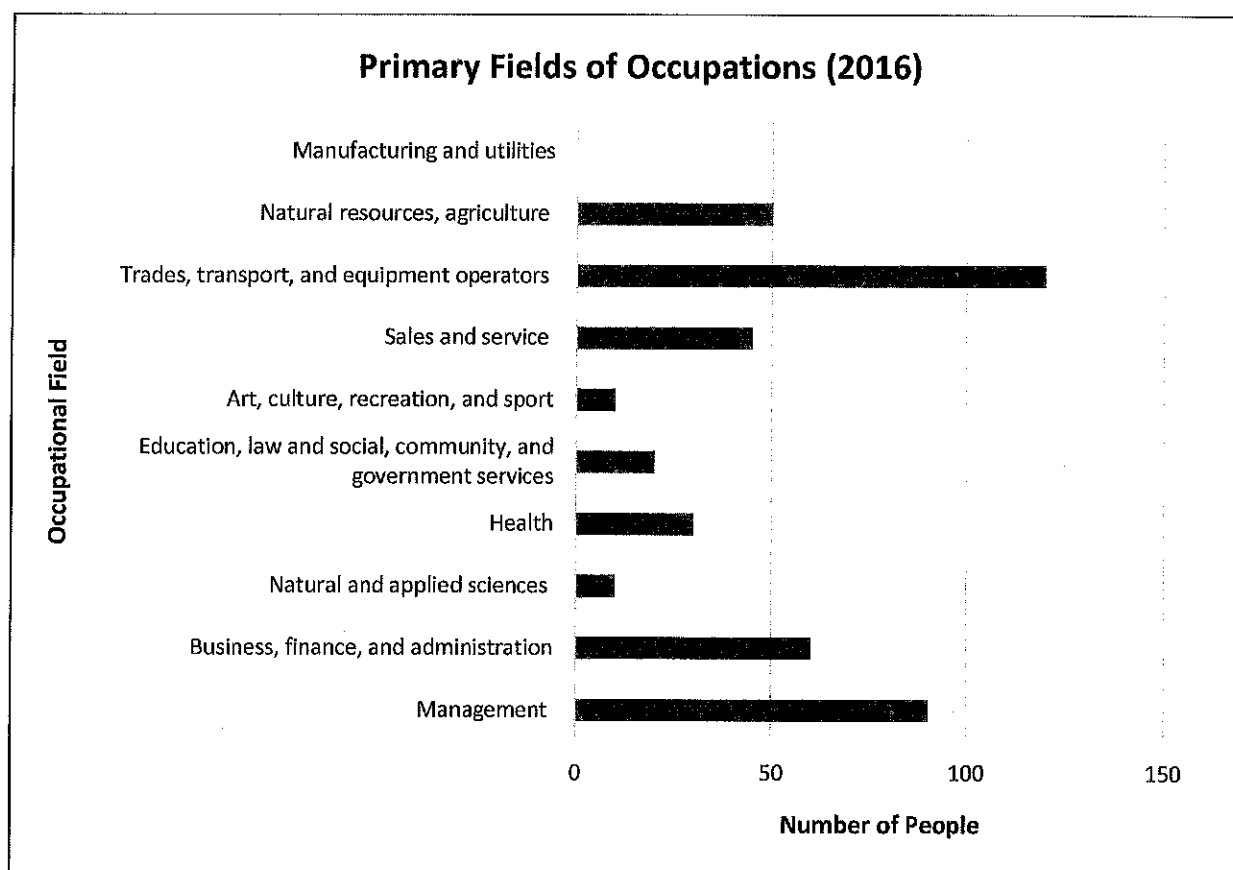


Figure B.4-2

Figure B.4-2 shows the number of people employed in the principal fields of occupation. The management and trades sectors provide the primary means of employment for RM residents. Much of this could be attributed to the mining industry in the region. Although the trades sector may employ the most residents, the agricultural sector also contributes significantly to the local economy.

According to the Canada Land Inventory (CLI) ratings, soils in the RM are Capability Class 2, subclass M. Soils within this class and subclass are highly productive for a fairly broad range of crops but may have some limitations that restrict the range of crops that can be grown. The farming of field crops, including cereals, oilseeds, and specialty crops are the main agricultural activities. Maintaining the agricultural and rural environment of the community is important to the RM Council and residents. The RM will therefore continue to encourage farming activities and make a significant effort to provide the infrastructure to support the industry.

The majority of residents work in a different census subdivision (CSD) than the CSD in which they reside. Figures B.4-3 and B.4-4 show the approximate distance and duration of commutes to work.

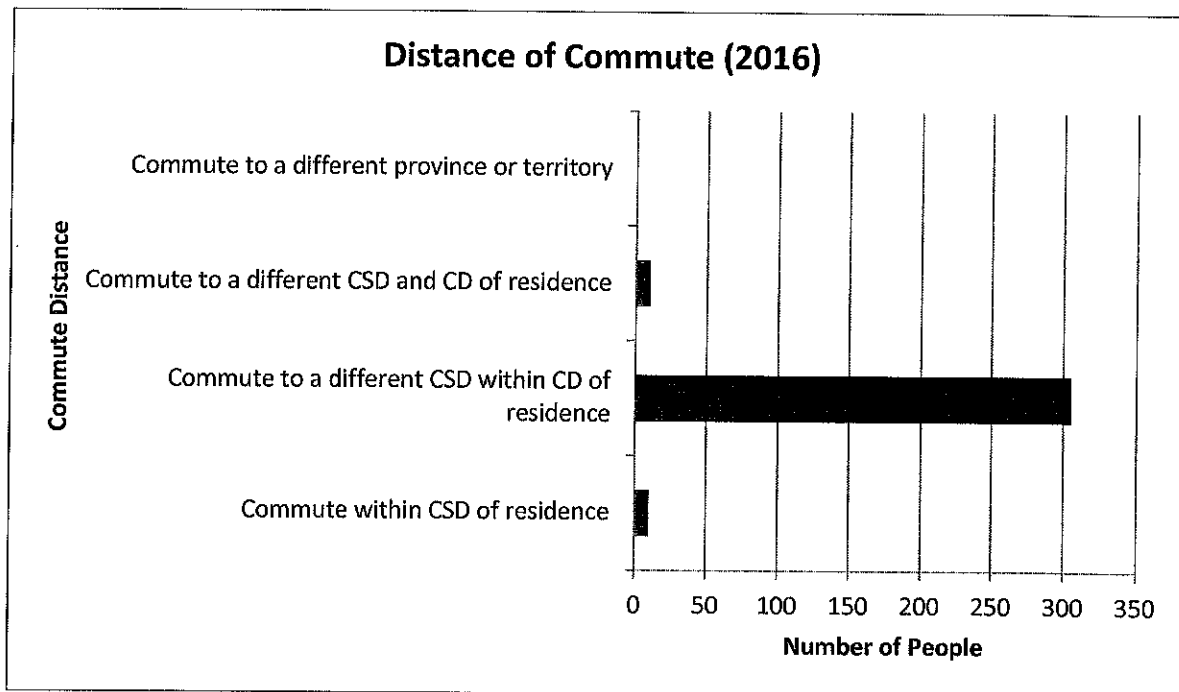


Figure B.4-3

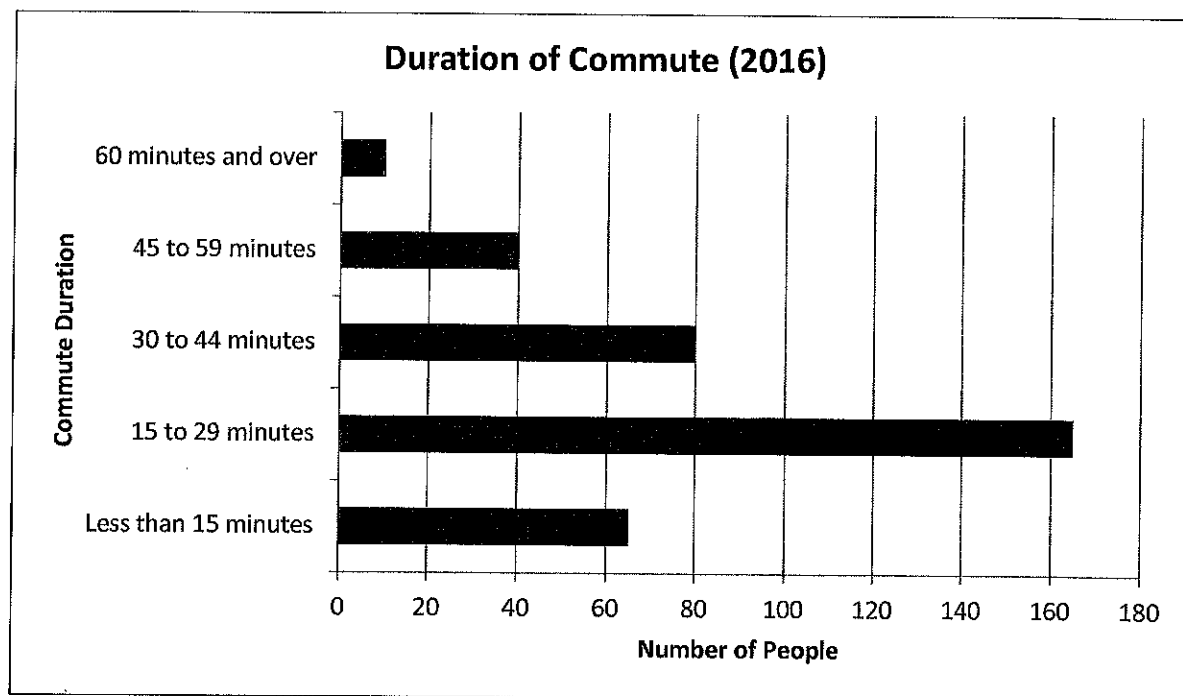


Figure B.4-4

B.5 INFRASTRUCTURE AND COMMUNITY SERVICES**B.5.1 INFRASTRUCTURE****B.5.1.1 ROADS AND TRANSPORTATION**

Provincial Highway No. 9 runs north-south from Whitewood the Stockholm, Highway 22 runs east-west through Esterhazy, and Highway 247 runs adjacent to the southern boundary and provides access to the communities on Round Lake. The three highways, combined with the extensive network of municipal roads, are crucial to the continued success of the region's mining and agricultural industries. The RM recognizes that maintaining the transportation routes are necessary to support the agricultural and natural resource industry; Council will therefore continue to prioritize the maintenance of its network of high-quality roads.

B.5.1.2 WATER AND WASTEWATER SERVICES

The RM, in partnership with West End and Bird's Point, owns and operates a municipal wastewater lagoon. Since most farm and acreage homes use private onsite sewage disposal methods, the majority of effluent treated in the lagoon is generated by the lakeshore communities.

The RM does not provide a treated water supply. Home in both the rural and lakeshore areas drill and maintain private water wells, which are licensed by the Saskatchewan Health Authority.

B.5.2 COMMUNITY SERVICES**B.5.2.1 RECREATION**

The landscape and location of the municipality provides access to a variety of activities. Passive recreation within the Qu'Appelle Valley and its tributaries provide natural areas for recreation including hiking, biking, skiing, hunting, fishing, and snowmobiling. Organized sports, visual arts, music lessons and other indoor and outdoor recreation are provided in the neighbouring urban centres.

B.5.2.2 CULTURE AND HERITAGE

Archaeological sites are found throughout the RM, but the majority of known sites are located along the Qu'Appelle River Valley, this area also has the highest potential for finding new sites. Most of the archaeological sites in the valley were created by the ancestors of First Nations and Métis, but also include fur trade sites and early European settlements.

Round Lake Indian Residential School was located at the east end of Round Lake on the NE ¼ 14-18-3-W2M, on the north side of the Qu'Appelle River. The school was operated by various churches from 1887 to 1950. After the school closed, the United Church operated the property for some time as a summer camp. There is now a camp in this general area, operated by Ochapowace Nation.



Kaposvar Historic Site

There are a number of other historic and cultural sites representing European heritage within the RM and in the surrounding municipalities. One of the designated municipal heritage properties is the Kaposvar historic site of Our Lady of Assumption Roman Catholic Church located on Grid Road 637, approximately 5 kilometres south of Esterhazy. The large religious complex includes a church, two-storey rectory, shrine, and cemetery, all on landscaped grounds. The church and rectory were constructed in the early 1900s using fieldstones from the surrounding area. The cultural significance of the site relates to the immigration and settlement of Hungarians in the region. Heritage value also lies in the design and Gothic Revival architectural style of the church and rectory. The New Stockholm Lutheran Church and the Evangelical Mission Church have also been designated by the RM as municipal heritage properties.



Kaposvar Historic Site

Other important historic sites include the, Esterhazy Historic Park, as well as other churches, cemeteries, one-room schoolhouses, and original homesteads.

B.5.2.3 EDUCATION

The RM is within the Good Spirit and Prairie Valley School Divisions. Esterhazy and Stockholm pre-school and kindergarten to grade twelve education. During the development of this profile and the associated bylaws, it was noted by the school division offices that the capacity of the existing school sites meets the educational needs of the community.

B.5.2.4 HEALTH

The municipality is within the jurisdiction of the Yorkton Regional Health Department of the Saskatchewan Health Authority. A hospital in Esterhazy and an array of healthcare facilities in the urban communities provide a range of high-level health services to residents in the area. Services include nurse practitioners, consulting services (mental health and addictions, dieticians, chronic disease management, etc.), X-ray services, homecare, and pharmacies.

B.5.2.5 PUBLIC SAFETY/EMERGENCY RESPONSE

A fire department in Stockholm provides fire protection services to the west side of the RM, the east side of the RM is serviced by the Esterhazy fire department.