



2013



RURAL MUNICIPALITY OF ARM RIVER NO. 252  
BYLAW NO. 04/ 2013

A Bylaw of the Rural Municipality of Arm River No.252 to adopt an Official Community Plan.

**Whereas** the Council of the Rural Municipality of Arm River No. 252 has authorized the preparation of an Official Community Plan for the Municipality in consultation with Autumn Dawson 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 Arm River No. 252 held a Public Hearing on 12, November, 2013, in regards to the proposed bylaw, which was advertised in a weekly paper on 7, 15 and 21 October, 2013 and in accordance with the public participation requirements of the Act;

**Therefore**, the Council for the Rural Municipality of Arm River No. 252 in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1. This bylaw may be cited as "The R.M. of Arm River No. 252 Official Community Plan".
2. The Official Community Plan is 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

SEAL

---

ADMINISTRATOR



“Schedule A”  
Official Community Plan  
Rural Municipality of Arm River No. 252



## **TABLE OF CONTENTS**

<b><u>Part</u></b>	<b><u>Subject</u></b>	<b><u>Page</u></b>
1	Introduction	5
2	Municipal Goals	7
3	Agricultural Lands	8
4	Residential Lands	12
5	Hamlet Lands	15
6	Business Development	19
7	Roads, Services, Utilities, Community Facilities	21
8	Special Lands – Hazard Lands, Environmentally Sensitive Lands and Heritage Lands	25
9	Implementation	28



## PART 1 – INTRODUCTION

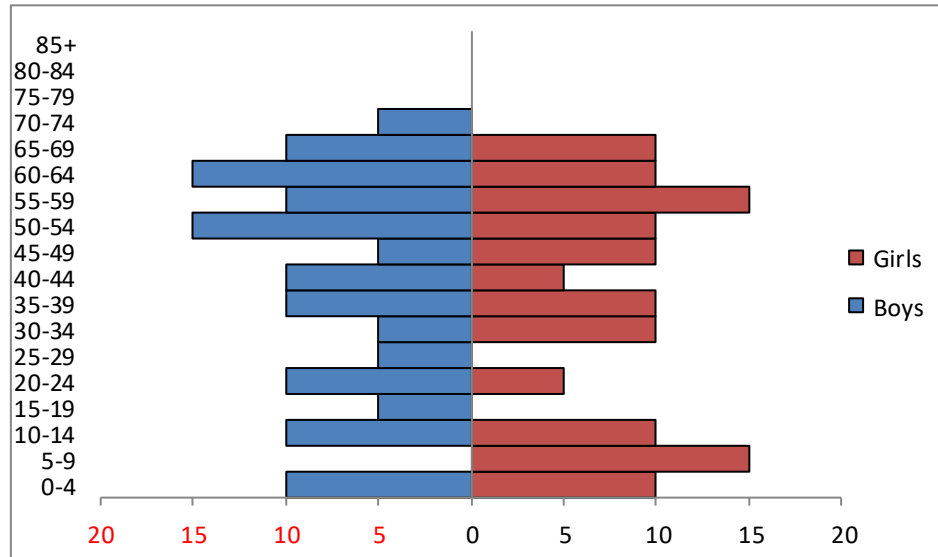
This Official Community Plan contains the goals, objects and policies for all lands within the Rural Municipality of Arm River No. 252 and will provide a plan for sustainable community growth. The plan will also provide direction and guidance to landowners as well as the municipal Council when reviewing development and land use proposals.

Without land use planning bylaws the Municipality does not have the tools they need to protect the current and future land uses within their jurisdiction. This plan will provide goals, objectives and policies to help guide the use of land and future development. Both goals and objectives describe how the community wants to be in the future. Goals are general statements of desired outcomes of the community and are long term and therefore usually have no completion date. Objectives have an achievable end that will help municipality's progress towards the goal. Policies create a course of action to achieve the objective and ultimately fulfill the goal. The Zoning Bylaw will also help implement the policies contained within this Plan.

The Rural Municipality of Arm River is located in central Saskatchewan, near the Town of Davidson. The RM is home to approximately 250 residents, many of whom have been lifelong residents of the area. To access urban services, residents, businesses and visitors have an easy commute to larger urban centers such as the Town of Davidson and the Town of Craik. It is also an easy commute to either the City of Saskatoon or the City of Regina.



RM of Arm River No. 252 Population Pyramid (2011)



Source: Statistics Canada. 2012. Arm River No. 252, Saskatchewan

Agriculture is the primary source of employment in the area; although there are other sources of economic gain. The Rural Municipality is supportive of non-agricultural land uses, when located in appropriate areas, and understands that there are sometimes conflicts between different types of land uses and developments. Through this plan and the municipal Zoning Bylaw, guidance will be provided to Council for making decisions on land use proposals to enable different uses to co-exist in harmony within the RM. It is important to the RM of Arm River that their land use policies and growth intentions are coordinated with adjacent municipalities and to work together to ensure the residents of the area will benefit from regional cooperation.

The RM of Arm River, which was originally known as the RM of Girvin, was organized at the beginning of 1910. There have been many long term Councillors, Reeves and Administrators throughout the history of the RM. The RM has provided a number of services to its residences and provided assistance where possible to better the lives of those who lived in the area. The RM completed the construction of their Grid Roads in the 1970's, developed community wells and was involved in the construction of the dam on the Arm River at Craik as well as a number of other services and projects throughout history.



## Part 2 - MUNICIPAL GOALS

The Rural Municipality of Arm River has identified goals for growth and development within their boundaries. Goals are necessary to keep the “big picture” in mind when making day to day decisions on development. The goals identified by the municipalities are as follows but not ranked by priority:

- 2.1 Enhance the existing agricultural economic base and attract new opportunities that will support and enhance the rural lifestyle and agricultural lands.
- 2.2 Promote development of the land where services and transportation networks to support that development exist or are proposed to a standard acceptable to the Municipality.
- 2.3 Maintain the productivity and the environmental quality of land for future generations.
- 2.4 Protect environmentally sensitive areas through development controls, especially the sensitive areas along the Arm River.
- 2.5 Attract recreational development to appropriate lands within the Municipality.
- 2.6 Consider development that will benefit the community and restrict those that will inflict undue hardship on the existing ratepayers.
- 2.7 Communicate and cooperate with adjacent municipalities and neighbouring communities to ensure land uses and services are coordinated to allow for economies of scale and regional benefits to the residents.
- 2.8 Attract residents to add to the wellbeing of the community.



## Part 3 - AGRICULTURAL LANDS

### 3.1 Discussion

Agriculture has been and will continue to be the heart and soul of the community. Agricultural based employment is the primary source of income for residents within RM of Arm River. Council supports the continuation of agricultural land uses in the RM. One of the main reasons for creating this Official Community Plan and accompanying Zoning Bylaw is to protect existing and future agricultural land uses in the area.

#### a. Development

Development in the municipality has been almost exclusively related to agriculture. Grain farming and non-intensive mixed farming are the most predominant forms of agricultural development in the community. Producers in the area take environmental features, such as exceeding zero till, into consideration and stay up to date on agricultural innovations.

Protection of agricultural activities and resources is the principal concern for the RM of Arm River. Producers in the area are moving towards consolidating into larger farms and more intensive forms of production, such as intensive livestock operations (ILO's) and intensive agricultural operations (such as greenhouses). There is also a need to consider commercial uses related to agricultural production on agricultural land. Council will encourage such developments while ensuring that land use conflicts are minimized.

Natural Resource Extraction, such as gravel extraction, will be allowed where the potential for land use conflict has been minimized and where existing development adjacent to the development is not compromised. Council will also take into consideration the effects on adjacent landowners along the haul road. If Council is aware of known gravel deposits, incompatible future development on the lands may be restricted as it would limit the potential for extraction.

Neighboring urban centers, such as the Town of Davidson and the Town of Craik provide many of the commercial establishments and services that are needed to assist agricultural land uses. This includes equipment repair, parts supply, implement dealers, auction marts, vet services, etc. Council recognizes that the location of commercial establishments and services within the RM has not occurred to date, but would consider applications for commercial development within the municipal boundaries if the appropriate services were available to the site.





b. Water and Waste Services

All development within the Rural Municipality of Arm River is provided sewer and water through individual systems. As the population of the area grows or the need arises, Council will re-evaluate the services provided.

Residents have the ability to use the Town of Davidson landfill which is located within the RM of Arm River, to dispose of their solid waste.

c. Residential Use and Subdivision

Most of the agricultural land within RM of Arm River remains in parcels of land that are comprised of quarter sections. Therefore most of the residences, aside from those within the hamlet areas, are on parcels of land that are comprised of quarter sections. There are very few subdivisions with the exception of the separation of the residence from the remnant of the quarter section or those that may be necessary for road widening.

Council recognizes that there is some subdivision of land that is necessary and desirable. Subdivision of agricultural land will be limited four subdivisions on a quarter section and those needed for road widening. Multi-parcel residential subdivisions proposals are not considered agricultural lands and Part 4 - Residential Use and Development within this Official Community Plan will be used as guidance for residential development.

d. Transportation

With the realignment of the transportation, elevator, and preliminary processing infrastructure, the Municipality will review road networks carefully to provide the most efficient and effective access for the agricultural sector and other emerging development opportunities. Heavy haul routes, secondary and primary highways will be favoured for development and protected from incompatible land uses. Access to individual properties will be limited along major corridors and service road may be required, at Council's discretion.

### 3.2 Objectives

The Rural Municipality of Arm River has identified the following objectives for land use and development on agricultural lands. These objectives are achievable and will help the municipalities achieve their goals:

- a. Ensure agriculture remains a principal land use in the municipality, conserving high quality agricultural land for continuing productive agricultural use by



encouraging non-compatible land uses to locate on land of lesser agricultural quality.

- b. Reduce land use conflict by restricting land uses on agricultural lands that are not compatible with agricultural production.
- c. Allow for intensive forms of agriculture and livestock production on appropriate agricultural lands which do not jeopardize reasonable development potentials or create significant environmental concerns.
- d. Allow for natural resource extraction and agricultural commercial land uses on appropriate agricultural lands which do not jeopardize reasonable development potentials or create significant environmental concerns.
- e. Encourage development along existing transportation corridors and restrict access points to provide for the safety of the travelling public.
- f. Provide Council with guidelines for development on hazard lands.

### **3.3 Policies**

The RM of Arm River has identified the following policies that will provide the actions that the community will undertake to meet the overall goals and agricultural objectives identified in this Official Community Plan:

- a. Agriculture activities on lands of a quarter section or more for field crop, pasture and non-intensive livestock operations will not be restricted. Non-residential accessory buildings and structures for agricultural purposes on such properties will not require a development permit.
- b. Intensive agricultural operations and intensive livestock operations will be considered discretionary uses in the Zoning Bylaw and applications for such developments will be reviewed by council in accordance with the policies specific to such uses.
- c. Agricultural commercial land uses will be discretionary uses in the Zoning Bylaw and applications for such developments will be reviewed by Council in accordance with the policies specific to such uses.
- d. Only four subdivisions plus the remnant parcel will be allowed on an agricultural quarter section.



- e. Where a part of a section of land is physically separated from the remainder of the quarter section by a railway, a registered road plan containing a highway or developed road, or a river, lake or significant stream, the separated land may be subdivided from the quarter-section in addition to the subdivisions provided for under section 3.3.d. The parcel shall meet the minimum and maximum site size requirements and all new and upgraded accesses and services shall be provided by the developer.
- f. Council will not consider any development that will have an irreversible detrimental effect on environmentally sensitive areas or areas with demonstrated historical significance.
- g. All developments shall have an adequate water supply to provide for the needs of the proposed development and the water supply of neighboring developments shall not be adversely affected by the proposed development.



## PART 4 - RESIDENTIAL LANDS

### 4.1 Discussion

The Rural Municipality of Arm River encourages multi-parcel residential development subdivision proposals within their municipal boundaries on land that is not considered prime agricultural land. Subdivisions that are planned and orderly will be considered favorably.

When reviewing proposals for multi-parcel residential development, Council will take into consideration:

- a. the topography of the land
- b. soil characteristics;
- c. surface and sub-surface drainage;
- d. potential flooding, subsidence, landslides and erosion issues;
- e. the availability and adequacy of a water supply, a sewage disposal system and solid waste disposal;
- f. economical provision of services;
- g. existing and prospective uses of land in the vicinity;
- h. provision for layout of streets and lanes;
- i. provision of access;
- j. protection of provincial highways and major roads;
- k. segregation of pedestrian and vehicular traffic and of traffic flow between streets and road and the protection of public safety by ensuring adequate sight distances at intersections;
- l. design and orientation of the subdivision including the size and shape of each parcel;
- m. the need to minimize the likelihood of air, water or soil pollution by the subdivision or the need to protect the subdivision from such pollution by outside influences;
- n. the anticipated need for school sites, recreational facilities and parks;
- o. the proposed storage or use of chemicals, flammable liquids or radioactive materials.
- p. the protection of critical fish and wildlife habitat; and
- q. the protection of significant natural or historical features.

The RM Council will review the considerations above as well as the provisions of this Official Community Plan and Zoning Bylaw when considering proposals. The RM Council is not the approving authority and therefore they do not make the final decision on subdivision applications, however, all zoning amendment applications are at the discretion of the municipality.



Developers will be responsible for the installation and construction of all services required to facilitate the proposed multi-parcel residential subdivision. A Servicing Agreement between the developer and the individual municipality will be required to ensure there is an understanding of the type, standard and timing of installation or construction that will be required.

The RM of Arm River will work with adjacent municipalities to establish servicing requirements when multi-parcel residential subdivisions affect more than just the RM of Arm River in order to ensure the services are coordinated between the municipalities.

## **4.2 Objectives**

The Rural Municipality of Arm River has identified the following objectives for land use and development on residential lands. These objectives are achievable and will help the municipality achieve their goals:

- a. Allow for multi-parcel residential development as is necessary and avoid scattered development that would be difficult to provide with necessary services, including roads.
- b. Provide Council with criteria for the consideration of multi-parcel residential development.
- c. Minimize the potential for conflict between agricultural development and residential uses.
- d. Ensure that any residential use can be served by a road of a sufficient standard to provide the needed level of access to the site.
- e. Provide Council with guidelines for development on hazard lands.

## **4.3 Policies**

The RM of Arm River has identified the following policies that will provide the actions that the community will undertake to meet the overall goals and residential objectives identified in this Official Community Plan. The policies apply to all multi-parcel residential development:

- a. Residential subdivisions are required to be planned and orderly and as such will be required to be located adjacent to an existing all-weather road and be serviced in a manner that meets municipal standards.



- b. 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.
- c. A buffer strip will be required in all residential subdivision to separate residential uses and agricultural development
- d. Residential development on hazard lands will be limited. This includes lands that are subject to flooding, sloping, slumping, wetlands, wildlife land, etc. Geotechnical reports, engineered studies and/or environmental reports will be required to verify the development is appropriate for the lands.
- e. 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.



## Part 5 - HAMLET LANDS

### 5.1 Discussion

The Rural Municipality of Arm River has one hamlet within the jurisdiction, the unorganized Hamlet of Girvin.

#### a. Hamlet

The Hamlet of Girvin is located along the Number 11 Highway between the Town of Craik and the Town of Davidson. The former village was dissolved in 2005 and became part of the RM of Arm River.

The name of the community honours John Girvin, a Winnipeg contractor who was responsible for the construction of many railway stations across western Canada.<sup>1</sup> Even though the railway was constructed in the area in the 1880's it wasn't until the early 20<sup>th</sup> century that settlement occurred. The Girvin Post Office was established in 1905 and the local school district was established shortly thereafter. On March 1, 1907 Girvin was incorporated as a Village.

At one time the community had a farm equipment dealership, a restaurant, a veterinary service, a lumber yard, a livery stable, a blacksmith shop, a butcher shop, a bank, and a three-storey hotel.<sup>2</sup> There were also many activities for residents to partake in such as hockey, baseball, football, harness racing, and curling. The population peaked at about 150 residents and slowly started to decline beginning in the early 1960's. The construction of Highway 11 contributed to decline as residents chose to commute to larger centers for services and recreational needs.

Today only residences remain in the community. Services are limited in the Hamlet and residents use mounds for sewer service and cisterns for water provision. There are about 20 residents in the hamlet boundaries and the majority of buildings consist of residences, however there is a key lock and the historic water pump house (See Part 8 for more information). By 2005, when the Village relinquished village status, the skating rink had collapsed and there were no more businesses or services in the community.

Recently there have been requests to develop within the Hamlet. Although services are limited, Council encourages growth in its urban centres. There are

---

<sup>1</sup> Our Town: Saskatchewan Communities from Abbey to Zenon Park by David McLennan

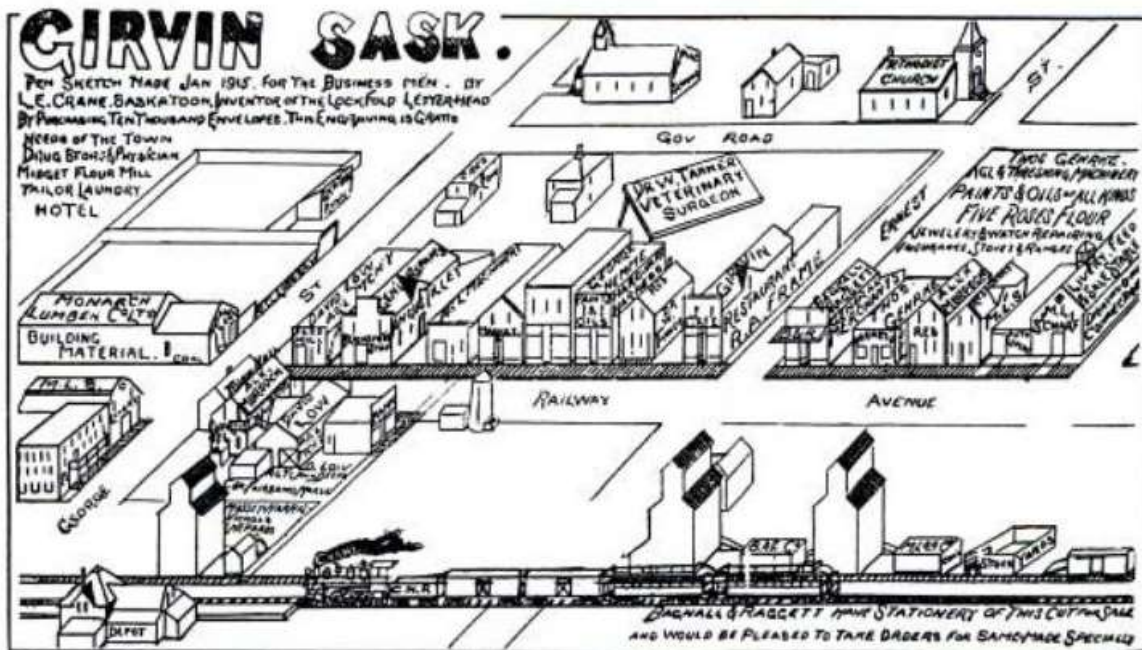
<sup>2</sup> Our Town: Saskatchewan Communities from Abbey to Zenon Park by David McLennan



lots available for sale and Council will encourage infill development before considering the construction of new lots and infrastructure.



Source: <http://saskhistoryonline.ca>



Postcard map.

Source: Our Town: Saskatchewan Communities from Abbey to Zenon Park by David McLennan





## 5.2 Objectives

The Rural Municipality of Arm River has identified the following objectives for land use and development within the hamlet area. These objectives are attainable and will help the municipalities achieve their goals:

- a. Provide Council with criteria for the consideration of development within the Hamlet.
- b. Provide Council with criteria to minimize the potential for conflict between different types of land uses.
- c. Encourage infill development within the hamlet through the building and developing of existing vacant lands to create a more active community.
- d. Ensure that any development can be served by a road of a sufficient standard to provide the needed level of access to the site.
- e. Allow industrial and commercial land uses within the Hamlet if in appropriate locations.

## 5.3 Policies

The RM of Arm River has identified the following policies that will provide the actions that the community will undertake to meet the overall goals and hamlet objectives identified in this Official Community Plan. The policies apply to all hamlet areas:

- a. The Hamlet area will allow for a mixture of housing opportunities, retail, business, and recreational opportunities.
- b. New developments will be considered within the boundaries of Givrin if existing roads can service the proposal or if roads and services are provided by the developer to standards approved by the RM.
- c. Council will support the consolidation of existing lots to achieve larger lot sizes to facilitate new development.
- d. Council will consider new and/or innovative infrastructure and utilities 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 appropriate sustainable municipal services.



## Part 6 - BUSINESS DEVELOPMENT

### 6.1 Discussion

The Rural Municipality of Arm River encourages commercial and industrial opportunities to locate within their municipal boundaries. All commercial and industrial development will be required to be compatible with the surrounding land uses.

Council recognizes that agricultural uses may need to be diversified through business development in addition to agricultural production. This type of diversification is encouraged within the municipality. Resource based activities are also encouraged within the municipality. All business development and resource development shall be accompanied by appropriate services and utilities at the cost of the developer.

### 6.2 Objectives

The Rural Municipality of Arm River has identified the following objectives for business development within their boundaries. These objectives are achievable and will help the municipalities achieve their goals:

- a. Encourage diversified agriculturally related business development in addition to agricultural production.
- b. Provide for other business development opportunities including commercial and industrial uses.
- c. To ensure that business development occurs in a manner, which minimizes negative impacts on surrounding land uses and the environment.
- d. Ensure that any development can be served by a road of a sufficient standard to provide the needed level of access to the site.
- e. Ensure that any development is serviced to a standard that meets municipal standards.



### **6.3 Policies**

The RM of Arm River has identified the following policies that will provide the actions that the community will undertake to meet the overall goals and business development objectives identified in this Official Community Plan:

- a. All business development shall have adequate services, including roads and utilities that meet municipal standards.
- b. The Zoning Bylaw will provide criteria for business development, including industrial and commercial uses, allowed within the municipality.
- c. A business development to diversify an agricultural production use shall be located on the same site as the agricultural production use and shall be supplementary to the agricultural production use and not the primary use of the property.
- d. Resource development and extraction operations shall generally be located where the resource is located and in accordance with the criteria in the Zoning Bylaw.
- e. 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.

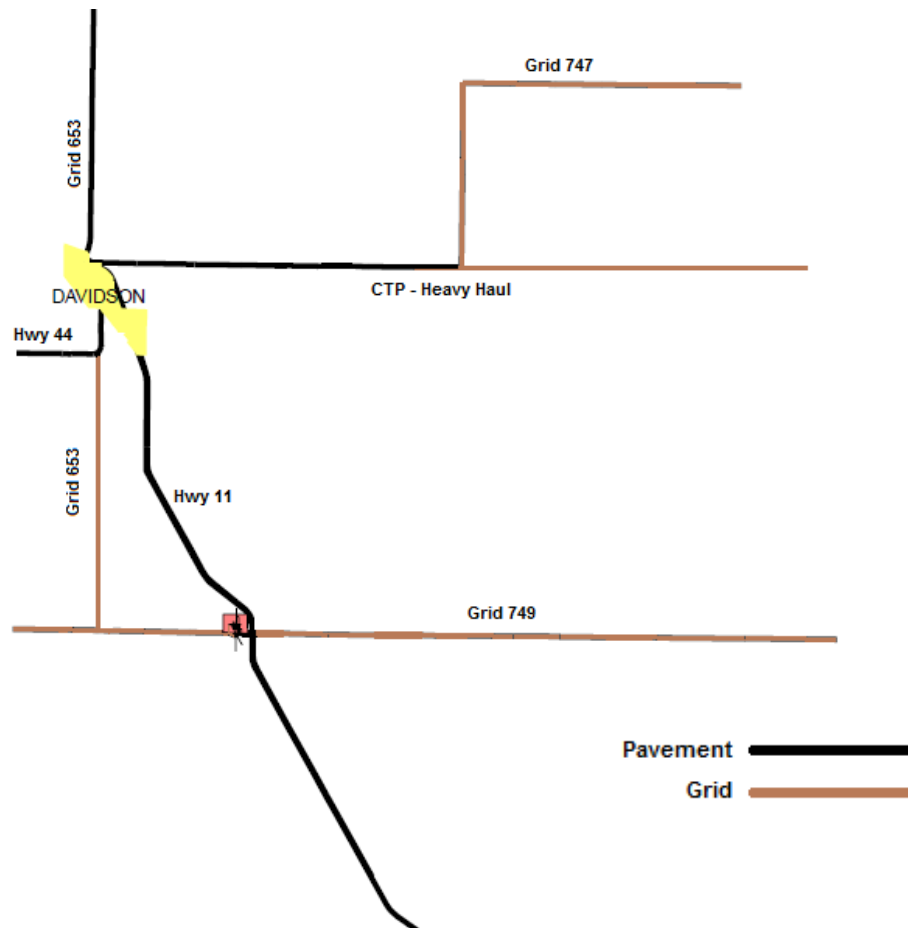


## Part 7 - ROADS, SERVICES, UTILITIES and COMMUNITY FACILITIES

### 7.1 Discussion

It is a primary interest of the municipality is to ensure proper roads, services, utilities and community facilities are provided to their residents. Encouraging development where roads and services already exist will reduce additional demands on the municipal road network and utilities thereby reducing potential costs to the ratepayers.

#### a. Roads





b. Emergency Services

Emergency services are provided by departments located in the Town of Davidson. Emergency services in the area have good response times and First Responders service is also available to the residents.

Davidson and Area Emergency Medical Services provide life support service 24 hours a day 7 days a week using two ambulance units.

The volunteer fire department consists of the fire chief, deputy chief, 2 captains and several firefighters. The department is dispatched by Prince Albert fire dispatch through 9-1-1. A number of firefighters are cross-trained to provide emergency medical care as well.

RCMP services are provided by the Craik RCMP detachment. There are four regular members and two auxiliary members.

Source: Town of Davidson Website ([www.townofdavidson.com](http://www.townofdavidson.com))

c. Care Services

The residents of the RM are provided care facilities in adjacent urban centres. The Town of Davidson is home to the Davidson Health Centre which provides long term care, acute care, palliative care, convalescent, respite, and day/night care services. Home care, Adult counseling and Public Health are also part of the integrated facility.

Source: Town of Davidson Website ([www.townofdavidson.com](http://www.townofdavidson.com))

d. Utilities Services

The Town of Davidson's Lagoon is located in the RM of Arm River. Any development that requires the use of lagoon services will need to get permission from the Town of Davidson. Water is provided to residents through individual water well systems. There are also three community wells located along the Arm River.

e. Recreation

Most of the recreational services that residents can partake in are located in adjacent villages and towns. The Town of Davidson has a curling rink, swimming pool, skating rink, ball diamonds, community hall, campground and parks, all of which can be used by RM residents.

The Davidson and District Golf and Country Club, is located in the RM of Willner, approximately 4 miles north-west of the Town of Davidson.



The RM of Arm River has a walking path that extends north into the RM along the Arm River from the Craik & District Regional Park. The Craik & District Regional Park is not located in the RM; however residents and visitors are able to enjoy the adjacent facility which offers camping, swimming, hiking, playground areas, a boat launch, and day use areas.



Source: [www.saskregionalparks.ca](http://www.saskregionalparks.ca)

- f. The students within the RM attend school either within the Town of Davison, Town of Craik or the Town of Imperial.

## 7.2 Objectives

- a. To improve the capacity and efficiency of services and facilities by entering into specific or general relationships with neighboring urban and rural municipalities.
- b. To provide for road, utility, parks, and other services at a standard appropriate to the area, and to ensure that development will support the cost of those services.

## 7.3 Policies

### 7.3.1 Roads and Services

- a. All development shall require direct access to a developed road.
- 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 will 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 will 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 pipelines, utility lines or other transportation facilities cross municipal roads the municipality may apply special standards for their construction that are necessary to protect the municipal interest.
- f. Solid or liquid waste disposal facilities shall be located in conformity with applicable minimum separation distances established within the zoning bylaw.
- g. A railway associated uses accessory to a railway operation, or a petroleum or water pipeline and associated pumping or compressor stations, will be considered transportation facilities and permitted. Such uses shall avoid conflict with farmsteads and residential developments.

### **7.3.2 Reserve Lands**

- a. Money in lieu of municipal reserve land will be preferred unless the dedication of land for municipal reserve is required for municipal development opportunities. Land obtained for municipal reserve shall be considered good quality developable land.
- b. Environmental reserve dedication will be requested during a subdivision for lands that have environmental constraints.
- c. Deferral of dedicated lands may be considered for single parcel development.
- d. 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.

### **7.3.3 Recreation, Care Facilities and Emergency Services**

- a. The RM will continue to cooperate with adjacent municipalities to provide facilities and services to the residents.





## **Part 8 - SPECIAL LANDS - HAZARD LANDS, ENVIRONMENTALLY SENSITIVE LANDS and HERITAGE LANDS**

### **8.1 Discussion**

Management of special lands is important to Rural Municipality of Arm River. Council acknowledges and recognizes the efforts of the Provincial departments who work hard to achieve the sustainable management of special lands throughout the province. Council also recognizes that they have a role to play in and a responsibility for special lands such as hazard lands, environmentally sensitive lands and heritage lands at the local level. This Official Community Plan and the accompanying Zoning Bylaws will outline restrictions and requirements for development on lands that have special designation or are significant.

The RM of Arm River encourages environmentally sustainable planning and development practices and encourages their ratepayers to participate in available environmental programs, such as nearby recycling facilities and proper land management. The water, air and land of the community are invaluable resources that need to be preserved for future generations to enjoy.

Hazard lands need to be protected and landowners and developers will need to take into consideration restrictions on land due to potential hazards when submitting development and subdivision proposals.

Heritage lands consist of any site that has architectural, historical, cultural, archaeological, paleontological, aesthetic or scientific value. Future land uses that are adjacent to or on the same site as any heritage lands will need to take into consideration the significance of the site. Proposed developments and subdivisions may be subject to restrictions to protect the value of the heritage lands.



Within the RM one parcel of land has been designated as a municipal heritage property:

1. Girvin Pump House

The Girvin Pump House was built in 1906 to provide access to water for horses that were used to haul grain. This is the only known remaining pump house in Saskatchewan.



Source: Saskatchewan Register of Heritage Property ([www.pcs.gov.sk.ca/heritage-property-search](http://www.pcs.gov.sk.ca/heritage-property-search))

## 8.2 Objectives

- a. To encourage developmental practices that can be sustained by the environment without significant pollution, nuisance, or damage to the environmental resources.
- b. To restrict development in areas where special land considerations exist, such as on hazard land, flood prone lands and on environmentally significant lands.
- c. To protect defined areas of critical habitat and heritage resources.
- d. To protect critical water supply resources including both ground and surface water resources.
- e. To construct and maintain services and utilities while balancing both environmental and financial considerations.

## 8.3 Policies

- a. Council will support farming practices and developments that conserve soil, improve soil quality, conserve moisture, and protect water supplies. Council may deny a permit to any development that may significantly deteriorate the land resources or deplete or pollute ground water sources.



- b. Council will work with agencies of the provincial government to protect any significant heritage resources, 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.
- c. Where development is proposed on hazard land a professional report on the proposed development will be required. The report shall assess the geotechnical suitability of the site, susceptibility to flooding, or other environmental hazards, together with any required mitigation measures. These measures may be attached as a condition for a development permit approval.
- d. Pursuant to the Statements of Provincial Interest 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 shall be prohibited and flood proofing will be required for the construction of any new buildings or additions to buildings to an elevation of 0.5 metres above the 1:500 year flood elevation of any watercourse or water body in the flood fringe.
- e. Service and utility maintenance that is not environmentally sustainable, such as applying used oil to municipal roads, will not be an acceptable practice.



## **PART 9 – IMPLEMENTATION**

### **9.1 ZONING BYLAW**

The Rural Municipality will implement their zoning bylaw which will be the principal method of implementing the objectives and policies contained in this Official Community Plan.

#### **9.1.1. Content and Objectives**

The zoning bylaw will implement the land use policies contained in this Official Community Plan by prescribing and establishing zoning districts. The zoning bylaw will contain the following districts:

##### **(1) AGRICULTURAL DISTRICT**

The objective of this district is to provide for the primary use of land in the form of agricultural development and associated agricultural uses. Other uses compatible with agricultural development are also provided for. Location dependent natural resource development is also provided for. Fragmentation of agricultural land in this district generally will be avoided.

##### **(2) HIGH DENSITY RESIDENTIAL DISTRICT**

The objective of this district is to provide for the subdivision and development of high density residential development. This District will be used to accommodate residential subdivisions that are close in proximity to each other and dense in nature. There will be limited agricultural uses allowed on the sites. All lots within this district will require the appropriate level of access and services.

##### **(3) COUNTRY RESIDENTIAL DISTRICT**

The objective of this district is to provide for the subdivision and development of low density residential development. It will be used to accommodate residential development where there is a need for more lots per quarter section than allowed in the Agricultural District.

##### **(4) HIGHWAY COMMERCIAL and INDUSTRIAL DISTRICT**

The objective of this district is to provide for the subdivision and development of highway commercial uses along the highway 11 corridor. It will be used to



accommodate commercial development not suitable for other districts. All lots within this district will require the appropriate level of access and services.

(5) **HAMLET DISTRICT**

The objective of this district is to provide for urban density development of residential and associate commercial or industrial development which does not directly support agriculture. The former village of Girvin will be zoned Hamlet District.

(6) **ENVIRONMENTALLY SENSITIVE OVERLAY DISTRICT**

The objective of this district is to provide for the protection of environmentally sensitive lands from unsuitable development.

**9.1.2. Amendments**

Council may consider adding new zoning districts to their Zoning Bylaws; however the objectives of this Official Community Plan must be complied with. If there is a need to amend the objective contained within this Official Community Plan Council must pass a bylaw to accept the amendment to the plan. Amendments may provide for a greater density of development than initially considered in this plan, changes to objectives if supporting documents are accepted, or other changes as accepted by Council.

**9.2 OTHER IMPLEMENTATION TOOLS**

**9.2.1. Inter-Municipal Co-operation**

- a. Council will work together with adjacent municipalities to provide economies of scale and to provide regional policies that will benefit the ratepayers. The RM of Arm River 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.

**9.2.2. 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.



- b. Council will review this Official Community Plan and the accompanying zoning bylaw for consistency with provincial land use policies.
- c. Wherever feasible and in the municipal interest Council will avoid duplication of regulation of activity and development governed by appropriate provincial agency controls.

### **9.2.3. Administration**

- a. This Official Community Plan is binding Council and all development within the RM of Arm River.
- 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.