

Rural Municipality of Lumsden No.189

Bylaw No. 17-2015

A bylaw to amend Bylaw No. 6 - 2012 known as the Official Community Plan of the Rural Municipality of Lumsden No. 189.

The Council of the Rural Municipality of Lumsden No 189, in the Province of Saskatchewan, enacts this bylaw to amend Bylaw No. 6 - 2012 as follows:

1. Section 3.1.3 **NATURAL AND HERITAGE RESOURCES POLICIES** is amended by adding the following new subsection:

“(14) Subject to the standards contained in Section 3.5.3(18) of this Bylaw, Council will consider discretionary use applications for aggregate resource extraction to facilitate future residential, commercial and industrial development on a case by case basis if a Concept Plan for the proposed future development has been adopted by Council. In these cases, Council may apply a reduced separation distance than what is required in Section 3.5.3 (18) and Table 6-1, in order to facilitate future development.”

2. Section 3.3.3 **RESIDENTIAL LAND USE AND DEVELOPMENT** Policies, subsection (9) Multiple Lot Residential Development Policies is amended by adding the following new sub-subsection:

“(g) *Adopted Concept Plans*
Concept plans adopted by Council in the form of an amendment to this bylaw pursuant to *Section 44 of the Act*, are contained in Section 8.1.1 *Adopted Multiple Parcel Residential, Commercial and Industrial Development Concept Plans.*”

3. Section 3.5.3 **COMMERCIAL/INDUSTRIAL LAND USE AND DEVELOPMENT** Policies, subsection (4) Multiple Parcel Commercial and Industrial Development Policies is amended by adding the following new sub-subsection:

“(b) *Adopted Concept Plans*
Concept plans adopted by Council in the form of an amendment to this bylaw pursuant to *Section 44 of the Act*, are contained in Section 8.1.1 *Adopted Multiple Parcel Residential, Commercial and Industrial Development Concept Plans.*”

4. Section 3.5.3 **COMMERCIAL/INDUSTRIAL LAND USE AND DEVELOPMENT** Policies, subsection (15), sub-subsection (d) is deleted and replaced with the following new sub-subsection:

“(d) Hazardous industrial uses shall maintain a minimum separation distance from permanent water bodies or water course as shown in Section 6, Table 6-1 “

5. Section 3.5.3 **COMMERCIAL/INDUSTRIAL LAND USE AND DEVELOPMENT** Policies, subsection (18), sub-subsection (d) is deleted and replaced with the following new sub-subsection:

“(d) Aggregate resource extraction industries such as gravel pits shall maintain a minimum separation distance from existing uses as shown in Section 6, Table 6-1.”

6. Section 6.0 **MINIMUM SEPARATION REQUIREMENTS** is amended by deleting TABLE 6-1 and replacing it with a new TABLE 6-1, which forms part of this bylaw and is attached as Schedule “A”.

KFOC

7. ~~The following new Section 8.0 CONCEPT PLANS is added immediately following Section 7.0 COUNTRY RESIDENTIAL DEVELOPMENT PROPOSAL WORKBOOK:~~

~~“8.0 CONCEPT PLANS~~

~~8.1 ADOPTED CONCEPT PLANS~~

~~8.1.1 Adopted Multiple Parcel Residential, Commercial and Industrial Development Concept Plans~~

~~(1) Dowalo Holdings Ltd., Norm and Laura Colhoun and Grand Valley Developments Concept Plan~~

~~The concept plan for the NW ¼ Section 32, Township 19, Range 21 West of the 2nd Meridian, and Parcel C, Plan 101443823 Ext. 127 located in the NE ¼ Section 32, Township 19, Range 21 West of the 2nd Meridian and East ½ Section 31, Township 19, Range 21 West of the 2nd Meridian as shown on the attached Schedule “B” is hereby adopted as a part of this bylaw.~~

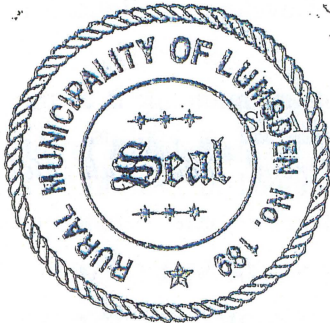
8. This bylaw shall become effective on the date of approval of the Minister of Government Relations.

READINGS

Read a first time this 8th day of October, 2015.

Read a second time this 10th day of August, 2017.

Read a third time 10th day of August, 2017.



Kent Farago
Reeve

Darvie Cooper
Chief Administrative Officer

Certified to be a true copy of Bylaw No. 17-20 adopted by the Council of the R.M. of Lumsden on the 10th day of August, 2017

Darvie Cooper
Chief Administrative Officer

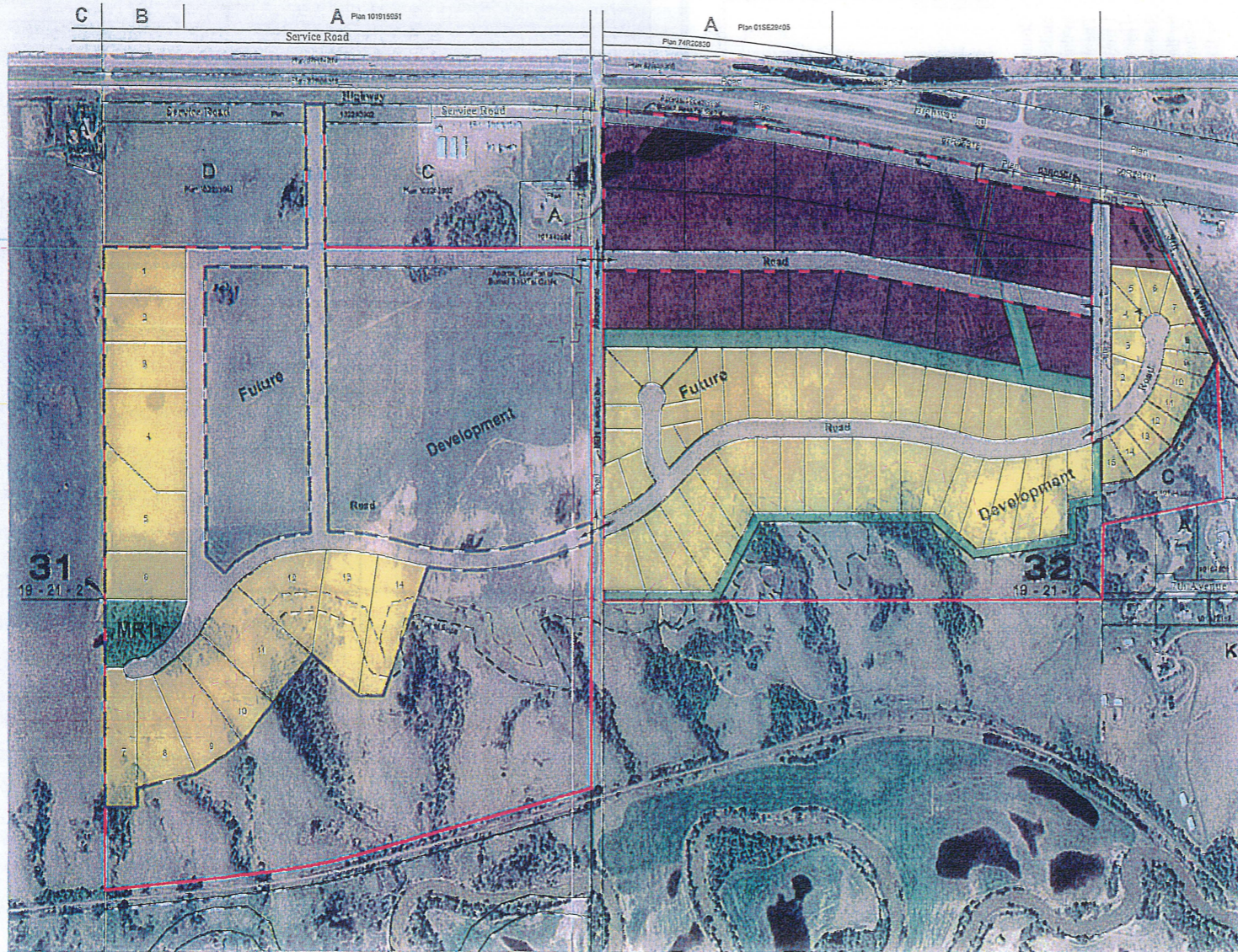
Pursuant to section 37(1)(c) and 39(1)(a) of *The Planning and Development Act, 2007*, The RM of Lumsden No. 189 Bylaw No. 17-2015 is hereby approved in part, except for the following:

- Clause 7 to add Section 8.0 Concept Plans

Kenneth...
Assistant Deputy Minister
Ministry of Government Relations

Date: Dec 13/2017

SCHEDULE B TO BYLAW 17-2015



EMSHAY ENTERPRISES LTD.
NORM & LAURA COLHOUN
GRAND VALLEY DEVELOPMENTS
CONCEPT PLAN

N.W. 1/4 Sec. 32 - Twp. 19 - Rge. 21 - W.2Mer.
E. 1/2 Sec. 31 - Twp. 19 - Rge. 21 - W.2Mer.
Parcel C, Plan 101443823
RM of Lumsden No.189

Pursuant to section 37(1)(c) and 39(1)(a) of *The Planning and Development Act, 2007*, The RM of Lumsden No. 189 Bylaw No. 17-2015 is hereby approved in part, except for the following:

- Clause 7 to add Section 8.0 Concept Plans

[Handwritten Signature]

Assistant Deputy Minister
Ministry of Government Relations

Date: Dec 13/2017

LEGEND

- Overall Concept Plan Area
- Phase I - Emshay, Area = 16.89 ha (41.75 acs)
- Phase I - Colhoun, Area = 6.04 ha (14.92 acs)
- Phase I - Grand Valley, Area = 26.49 ha (65.46 acs)
- Residential (Approx. 73 lots)
Area = 41.0 ha (101.3 acs)
- Commercial (Approx. 20 lots)
Area = 21.0 ha (51.9 acs)
- Municipal Reserve/Buffer
Area = 5.4 ha (13.3 acs)
- Roads
Area = 16.7 ha (41.3 acs)
- Top of Slope
- 30m setback from Top of Slope

SCHEDULE A TO BYLAW 17-2015

Table 6-1: Separation Distances Between Uses (in metres) RM of Lumsden No. 189		Municipal Wells	Residential *			Intensive Recreational Development ⁽⁴⁾	Permanent Waterbodies or Watercourses ⁽⁵⁾	Intensive Agriculture ⁽⁶⁾	Industrial ⁽⁷⁾	Hazardous Industrial ⁽⁸⁾
			Single Parcel ⁽¹⁾	Multi-lot Country Residential, HDMU, Organized Hamlet or Urban Municipality ⁽²⁾	Tourist Accommodation ⁽³⁾					
Intensive Livestock Operation ⁽⁹⁾	300 – 499 A.U.	1,600	1,200	1,600	1,200	1,200	*	--	1,200	1,200
	500 – 2,000 A.U.	1,600	2,000	2,400	2,000	2,000	*	--	2,000	2,000
	> 2,000 A.U.	1,600	3,200	3,200	3,200	3,200	*	--	3,200	3,200
Airport / Airstrip ⁽¹⁰⁾		--	--	800	--	--	--	--	--	--
Aggregate Resource, including Gravel Pits ⁽¹¹⁾		--	150	305	150	305	--	--	--	--
Waste Mgmt. ⁽¹²⁾	Solid	1,600	457	457	457	457	457	457	457	457
	Liquid	1,600	457	457	457	457	457	457	457	457
Anhydrous ⁽¹³⁾	Non-refrigerated	--	305	305	305	305	--	--	--	--
	Refrigerated	--	600	600	600	600	--	--	--	--
Industrial ⁽⁷⁾		800	305	800	800	800	--	800	--	--
Hazardous Industrial ⁽⁸⁾		1,600	1,600	2,400	1,600	1,600	1,600	1,600	--	--

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

- (1) Single residential building...
- (2) Subdivision, hamlet or municipal boundary...
- (3) Tourist accommodation facility...
- (4) Recreational site...
- (5) Permanent waterbody or watercourse...
- (6) Intensive agricultural site...
- (7) Industrial site...
- (8) Hazardous industrial site...
- (9) ILO facility...
- (10) Airport / airstrip facility...
- (11) Aggregate resource or gravel pit site...
- (12) Waste management facility or lagoon...
- (13) Anhydrous ammonia storage facility...

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

- * Council may reduce the prescribed separation distances where appropriate fencing, screening, landscaping, berming, building and site orientation, road upgrading or other similar measures are provided to mitigate potential land use conflicts to the satisfaction of Council.
- * The separation distance between a liquid waste disposal facility and an adjoining other principal use as specified in Table 6-1 may be reduced by resolution of Council where the subject waste facility is a mechanical waste water treatment plant and a reduced separation distance is recommended by the Saskatchewan Water Security Agency.
- * Setbacks between ILO's and permanent waterbodies and watercourses are subject to Provincial Regulations and approvals by the Ministry of Agriculture.

PC
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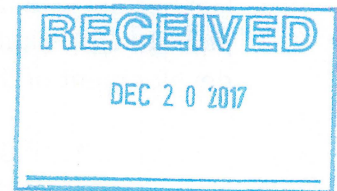


Government
of
Saskatchewan

Ministry of Government Relations
Assistant Deputy Minister
1020 – 1855 Victoria Avenue
Regina, Canada S4P 3T2

DEC 13 2017

Mr. Luke Grazier, Community Planner
RM of Lumsden No. 189
Box 160
LUMSDEN SK S0G 3C0



Dear Mr. Grazier:

COPY

Re: RM of Lumsden No. 189
Bylaw No. 17-2015
Official Community Plan Amendment – Concept Plan

Thank you for the submission of the above-referenced bylaw to amend The RM of Lumsden No. 189 Official Community Plan. The province of Saskatchewan is committed to facilitating growth and appreciates the significant work the RM of Lumsden No. 189 has undertaken to work with multiple land owners to prepare a concept plan to ensure that future development is compatible and coordinated. Therefore, I am pleased to inform you that pursuant to section 37(1)(c) of *The Planning and Development Act, 2007* (PDA) Bylaw No. 17-2015 has been approved in part. Attached is a copy of the approved in part bylaw for your records.

Pursuant to sections 37(1)(c) Bylaw No. 17-2015 is approved in part and excludes the following from approval:

- Clause 7 to add Section 8.0 Concept Plans

The province has identified an interest in safe, cost-effective, transportation systems that meet existing and future needs for economic growth, community development and diversification. During our review process we referred the concept plan to the Ministry of Highways & Infrastructure for compliance with *The Statements of Provincial Interest* to determine that the proposed concept plan ensures that future development is compatible with existing and planned transportation infrastructure along Provincial Highway No. 11. During a meeting on October 10, 2017 at the KGS Group office, along with their staff, the affected landowners and representatives from the Ministry of Highways & Infrastructure, it was identified that the concept plan requires changes to address concerns of highways safety before ministerial approval can be considered.

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DEC 13 2017

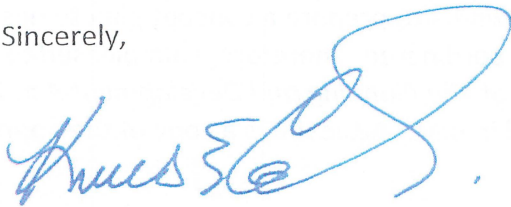
Generally, the changes are needed to address phasing of development and the requisite phasing of access to Provincial Highway No. 11 keeping in mind the ultimate permanent access points.

Furthermore, to facilitate the eventual development of the subject lands, the concept plan should include a written component which addresses policy related to the development of these lands for residential and commercial uses including:

- A general discussion of servicing to the proposed development as well as the general location of the related infrastructure;
- Policies addressing traffic impacts and the associated road networks required at each phase of development;
- Policies to address the geotechnical constraints for the area; and
- All maps and background reports such as geotechnical, traffic impact assessments should be summarized or attached to the concept plan as appendices.

Ministry staff is committed to providing advice on technical matters and assistance in undertaking discussions and directions to be reflected in the concept plan. I would invite you and/or your consultant to contact Aimee Bryck, Senior Planning Consultant at 306-787-5234, or Barry Braitman, Director of Community Planning, at 306-787-2893 to discuss any further concerns or if you have any questions.

Sincerely,



Keith Comstock
Assistant Deputy Minister
Municipal Relations and Northern Engagement

Attachments

cc: Barry Braitman, Community Planning, Government Relations
Aimee Bryck, Community Planning, Government Relations
Doug Kelly, Southern Region, Ministry of Highways and Infrastructure