



# Official Community Plan

Rural Municipality of Stanley No. 215

February, 2019

# Official Community Plan of the RM of Stanley No. 215

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## Rural Municipality of Stanley No. 215

### Bylaw No. 1-2019

A Bylaw of the Rural Municipality of Stanley No. 215 to adopt an Official Community Plan.

**Whereas**, the Council of the Rural Municipality of Stanley No. 215 has authorized the preparation of an Official Community Plan for the Municipality 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 Stanley No. 215 held a Public Hearing on February 12, 2019, in regards to the proposed bylaw, which was advertised in a weekly paper on January 11, 2019, and January 18, 2019, in accordance with the public participation requirements of the Act;

**Therefore**, the Council for the Rural Municipality of Stanley No. 215 in the Province of Saskatchewan, in open meeting hereby enacts as follows:

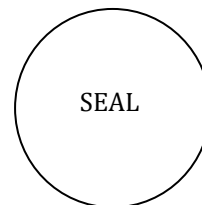
- 1) This bylaw may be cited as “The RM of Stanley No. 215 Official Community Plan”.
- 2) The Official Community Plan be adopted to provide a framework to guide and evaluate future development within the Municipality, as shown on Schedule ‘A’, attached to and forming part of this bylaw.
- 3) This bylaw shall come into force on the date of final approval by the Minister.

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REEVE

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ADMINISTRATOR



# Official Community Plan of the RM of Stanley No. 215

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## **Schedule A:**

### **Rural Municipality of Stanley No. 215**

#### **Official Community Plan**

**2019**

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## ***1 Introduction***

### **1.1 Authority**

In accordance with Sections 29, 32 and 102 of *The Planning and Development Act, 2007* (The Act), the Rural Municipality of Stanley No. 215 (RM) has prepared this document for adoption as the Official Community Plan. The Official Community Plan will provide Council with goals, objectives and policies relating to the future growth and development within the RM.

### **1.2 Purpose**

The Official Community Plan should be viewed as a growth management tool, used to guide decisions related to planning and development. It is a statement by the Municipality to communicate how land uses should be directed, developed and controlled. The RM is interested in promoting high quality development and a holistic approach to planning, which considers the environmental, economic, social and cultural development of the municipality and the region.

### **1.3 Scope**

This bylaw shall apply to all the lands within the limits of the RM. No development shall be carried out that is contrary to the Official Community Plan.

## 2 *Municipal Vision and Goals*

### 2.1 Vision

The RM of Stanley will create a vibrant future and high quality of life for its residents. The Municipality will provide a positive physical and cultural environment and an atmosphere that encourages responsible growth. Future growth will be balanced with the preservation of a healthy and resilient natural environment.

### 2.2 Goals

In the future, the RM will continue to face changing demands and the need to accommodate growth. As development continues, the RM will remain responsible for providing a range of services. By working with adjacent municipalities, agencies and stakeholders, the RM and region can achieve efficient and effective service delivery, supportive relationships and sustainable growth.

It is important to the RM that policies for land use and growth are aligned with municipal goals and objectives. Diversifying agricultural operations, consistent decision-making and sustainable growth in the urban areas are key objectives for the RM. Planning is a responsibility shared among provincial and municipal governments as well as residents. All decisions should consider and balance the interests of these key stakeholders. Decisions on development proposals will consider the cultural, physical, social and economic implications and the effects on the community as a whole.

The following goals for growth and development have been identified for the RM:

- 2.2.1 Ensure agriculture, and the rural way of life, remain prominent in the RM while allowing the expansion and start-up of additional types of development, in order to diversify and strengthen the economy.
- 2.2.2 Accommodate commercial and industrial businesses that are beneficial and well suited to the rural municipality, while minimizing conflicts with other land uses.
- 2.2.3 Promote and accommodate commercial development in appropriate locations.
- 2.2.4 Co-operate with other agencies and adjacent municipalities when planning transportation and utility facilities in order to increase efficiency and connectivity.
- 2.2.5 Encourage the development of recreational services and facilities that are consistent with the objectives of the RM.
- 2.2.6 Encourage environmentally responsible development practices, which minimize environmental disruption and pollution.



### **3 *Municipal Services and Community Facilities***

#### **3.1 Objectives**

- 3.1.1 Encourage growth in locations where the long-term maintenance of infrastructure would be sustainable and economical.
- 3.1.2 Improve the capacity and cost-efficiency of services and facilities by entering into regional partnerships with neighbouring urban and rural municipalities.
- 3.1.3 Provide an appropriate standard of roads, utilities, parks, and other services and ensure new development supports the cost of new services.
- 3.1.4 Provide recreational opportunities for municipal and regional residents.

#### **3.2 Policies**

##### **3.2.1 Roads and Transportation**

- a) All development requires direct access to a developed public road.
- b) Development will be encouraged in areas of existing roads and services to avoid the need for new infrastructure.
- c) Ensure, through the subdivision and development process, that future rights-of-way for Highway Nos. 10 and 15 are protected from developments that may affect the future acquisition for highway widening.
- d) Where possible, the RM will coordinate new or expanded transportation networks with neighbouring communities in order to improve connectivity.
- e) 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 the consideration for emergency service, school bus and maintenance equipment access.
- f) Development adjacent to provincial highways will be referred to the Ministry of Highways and Infrastructure for review and comment.

##### **3.2.2 Utilities**

- a) Where pipelines, utility lines or other distribution facilities cross municipal roads, the Municipality may apply construction standards in order to protect the municipal interest.
- b) Solid or liquid waste disposal facilities shall adhere to the applicable minimum separation distances established in the zoning bylaw.
- c) All new developments require adequate water supply and sewage disposal systems. Proposals shall not adversely affect source water or the water supply of neighbouring developments.
- d) All sewage and wastewater disposal methods shall comply with provincial regulations. The Municipality will require written evidence that the method of sewage disposal has been approved by the Saskatchewan Health Authority, either as a condition of development permit approval or before a development permit has been issued.
- e) The Municipality will monitor the rate of development in relation to the capacity in the wastewater lagoon in order to ensure future growth in Westview is not hindered by lack of capacity.



- f) Contaminated or hazardous waste must be disposed of in compliance with all provincial and municipal requirements.
- g) 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.

### 3.2.3 Agreements

- a) Where a subdivision of land will require the installation or improvement of municipal services, the developer may be required to enter into a servicing agreement with the Municipality pursuant to *The Planning and Development Act, 2007* to cover the installation or improvements.
- b) Council is authorized to adopt a development levy bylaw, pursuant to the Act. 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 Planning and Development Act, 2007* to cover the installation or improvements.
- d) Where a new subdivision or development requires the installation of new services such as roads, sewer and/or waterlines, etc. building permits shall not be issued until those services have been completed to the satisfaction of Council.

### 3.2.4 Dedicated Lands

- 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) Environmental reserve dedication will be recommended during a subdivision that involves environmentally sensitive land or land that has environmental constraints.
- c) The dedicated lands account funds 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 this bylaw was approved, the need for a future school site within the municipal boundaries 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 Good Spirit 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 Stanley, Council will contribute 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 Good Spirit School Division early in the process to identify a suitable location.



### 3.2.5 Recreation and Tourism

- a) When reviewing an application for a recreational development, Council will consider physical access, the availability of services, the separation distance to incompatible land uses, the potential for future resource extraction, and other factors that may make the development unsuitable for the area.
- b) In order to provide efficient facilities and recreational amenities, the RM will continue to coordinate with adjacent municipalities. Coordination may involve cost sharing or shared facilities in order to provide high quality amenities and reduce unnecessary duplication of facilities.
- c) The RM will support the development of regional open space, leisure and tourism opportunities for land that has been identified as being suitable for recreational developments.
- d) Tourist accommodations, which are ancillary to a residence, farmstead or operating agricultural use (i.e. bed and breakfast or vacation farm), will be allowed.
- e) Campgrounds and other public or commercial recreational uses will be allowed, where appropriate services are accessible.

## **4 Environmentally Sensitive, Heritage and Crown Lands**

### **4.1 Objectives**

- 4.1.1 Encourage environmentally responsible development that will not negatively impact the natural environment.
- 4.1.2 Restrict development on hazardous land and areas with cultural, heritage or environmental significance.
- 4.1.3 Protect critical ground and surface water supply.
- 4.1.4 Ensure all development and recreational areas are developed with a high regard for public health and safety.
- 4.1.5 Protect and preserve churches and other sites and buildings with significant heritage or cultural value.
- 4.1.6 Prevent or minimize property damage from flood water and poor drainage.

### **4.2 Policies**

#### **4.2.1 Environmental Policies**

- a) Land identified on the Development Opportunities and Constraints Map as being in proximity to a water body, water course, vegetated area, or otherwise considered environmentally sensitive, may require further study prior to development.
- b) *The RM will work with the provincial government to protect conservation districts, critical wildlife habitat, and rare or endangered species. Where significant potential for impact has been identified, development will not be approved until such time as the requirements of the relevant provincial agencies have been obtained.*
- c) *The RM may deny a permit for any development that may deteriorate or negatively impact the land resources through soil erosion, soil cover disruption, pollution, slope instability, silting or undesirable alteration of surface drainage or vegetation.*
- d) *Support the continuation of Battersby Wildlife Preserve and encourage the dedication of other nature and wildlife conservation areas.*
- e) *Unnecessary filling or destruction of significant wetlands will be avoided.*
- f) *Development shall not deplete or pollute groundwater resources, permanent water bodies, wetlands or watercourses in RM. The RM may require monitoring of the impact of development on groundwater and surface water resources. Permits may include development standards to maximize aquifer protection and supply and to protect surface water quality and supply.*
- g) Where there is insufficient information regarding the suitability or the capacity of an aquifer to supply a proposed development, Council may require the developer to provide the necessary assessment, at the developer's cost. Developers of uses that require large volumes of ground or surface water, or which may impact the current water supply of adjoining uses, may also be required to provide a study to prove that the water source is adequate.

### 4.2.2 Policies for Hazard Land

- a) Land identified on the Development Opportunities and Constraints Map as being a waterbody, watercourse, or quarry, and land adjacent to these areas shall be considered potentially hazardous.
- b) Where development is proposed in proximity to a watercourse or waterbody, a referral to Water Security Agency will be required. The RM will work with Water Security Agency or other qualified professional(s) to determine site suitability, appropriate mitigation options or additional assessment requirements.
- c) A professional report will be required, at the Developer's cost, for a development proposed in proximity to a water body, watercourse, quarry or area identified by local knowledge as being potentially hazardous. The report shall determine if the development is located in the flood way or flood fringe, assess the geotechnical suitability of the site, or other environmental hazards, together with any required mitigation measures. These measures may be attached as a condition for a development permit approval.
- d) Development shall not be permitted on land deemed, by a professional assessment, to be flood or slump prone, environmentally sensitive or otherwise potentially hazardous.
- e) The RM will prohibit the development of new buildings and additions to buildings in the flood way of the 1:500-year flood elevation of any watercourse or water body.
- f) The RM will require flood proofing of new buildings, and additions to buildings, to an elevation of 0.5 metres above the 1:500-year flood elevation of any watercourses or water bodies in the flood fringe.
- g) Subdivisions, significant transportation infrastructure and public works shall be located to minimize, mitigate or avoid threats to the community from wildfire or other emergencies.

### 4.2.3 Policies for Land with Heritage or Cultural Significance

- a) *Sites with heritage and cultural significance will be considered an asset to the community. Heritage and cultural assets will be operated and maintained appropriately so as to avoid becoming derelict and deteriorated.*
- b) *The RM will work with agencies of the provincial government to protect significant heritage resources. Where significant potential for impact has been identified, development will not be approved until such time as the requirements of the relevant provincial agencies have been obtained.*
- c) Where proposed development sites present a potential for heritage significance, the Exempt Activities Checklist for Private Landowners and the Developer's Online Screening Tool, both administered by the Heritage Conservation Branch of the Ministry of Parks Culture and Sport, will be used to assess the need for further analysis. Applications may be referred to the Heritage Branch to assess the potential for heritage sensitivity.

### 4.2.4 First Nations and Metis Engagement

- a) When a development proposal or planning decision may impact the activities of a First Nations or Metis community, Council will ensure adequate consultation prior to finalizing a decision.
- b) Development proposals on or adjacent to unoccupied Crown land or in proximity to a First Nations or Metis community will require additional consultation.
- c) Consultation may involve information letters, phone calls, meetings, or other forms of engagement. The level of consultation will depend on the potential for impact. Where there is a potential for proposed development to negatively impact neighbouring communities, further investigation will be

required in order to manage potential impacts. If sufficient mitigation is not achievable, the proposal will be refused.

## **5 Agricultural and Natural Resource Development**

### **5.1 Objectives**

- 5.1.1 Preserve land with a high capability for agricultural production by discouraging fragmented patterns of land development.
- 5.1.2 Encourage opportunities for economic diversification in the agricultural sector.
- 5.1.3 Allow for intensive forms of agriculture, livestock production and natural resource development in appropriate locations, where the development would not jeopardize existing uses or create significant environmental concerns.

### **5.2 Policies**

- 5.2.1 Agricultural activities, such as field crops, pasture and non-intensive livestock operations on a site of a quarter section or more, will not be restricted. Nor will non-residential accessory buildings or structures for agricultural purposes.
- 5.2.2 In order to strengthen the economic base, a range of agricultural-related uses will be supported. Council will encourage varied agricultural-related business development, in addition to agricultural production.
- 5.2.3 The RM may restrict development that will have a detrimental effect on environmentally sensitive areas or areas with demonstrated historical significance.
- 5.2.4 Innovative agricultural production methods, which maximize sustainability and productivity, shall be supported to enable producers the ability to diversify, process, and potentially provide for the direct sale of locally produced commodities.
- 5.2.5 Highly productive prime agricultural land should not be developed for non-agricultural uses, unless there is no suitable alternative site with equal attributes capable of serving the proposed use or if the development at the selected location meets an important public need.
- 5.2.6 Subdivisions:
  - a) In order to maintain agricultural land, the number of subdivisions per quarter section will be limited in the agricultural district.
  - b) Allow, on a limited basis, separate sites for non-farm residences while avoiding disordered and fragmented pattern of development.
  - c) Where incompatible land uses are proposed on adjacent sites, the RM may require buffers or screening to mitigate conflict. If mitigation measures are not sufficient, the RM's decision will be in favour of the agricultural use.
- 5.2.7 Intensive Livestock Operations (ILO)
  - a) Council will support the development of ILOs, unless specific land use, environmental, or locational conflicts would be created.
  - b) An expansion of an operation to provide for a greater number of animal units, or a change that alters the species of animal, shall require a new permit approval.

- c) The RM may require screening or encourage the use of innovative technologies to mitigate odour and other nuisances.
- d) ILOs shall locate where there is an adequate area of land to support the number of animal units, manure management, and meet required separation distances, while considering future expansions.
- e) Council will encourage intensive livestock operators to apply environmentally responsible land management practices.
- f) Operations must be carried out in a manner that reduces the production of odour and the potential for pollution to soil and water. Council may require screening or the use of innovative technologies to mitigate odour or other nuisances.
- g) 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.
- h) 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.
- i) The separation distances required in the zoning bylaw may be contingent upon the number and density of animal units and the neighbouring residential use.

### 5.2.8 Mineral Resource Extraction

- a) Oil, gas and other mineral resource exploration, extraction and development will be accommodated and supported in appropriate locations, provided sufficient nuisance mitigation and environmental protection measures can be implemented.
- b) The approval of a development may be based on the results of an environmental impact assessment, availability of appropriate water and other resource supplies, compatibility of the operation with adjacent uses, and arrangements for the construction or expansion of the municipal services necessary to support the development.
- c) If the underground resource is in proximity to groundwater, surface water or land with environmental, heritage or cultural significance, reports, assessments may be required before finalizing a decision on the resource operation. The report should address potential impacts to of the development on the adjacent land and potential mitigation measures
- d) In order to protect municipal interests, the RM may apply special standards when issuing development permits for the resource extraction industry.

### 5.2.9 Sand and Gravel Extraction

- a) Sand and gravel development will be supported provided sufficient nuisance mitigation and environmental protection measures can be implemented.
- b) The approval of a development proposal will be based on compliance with the policies and regulations in the planning bylaws. Council shall also consider the compatibility of existing and planned land uses, the disturbance to the environment and aquifers, the impact on municipal services and infrastructure, and the plan for reclamation.

## **6 Residential Development**

### **6.1 Objectives**

- 6.1.1 Encourage a clustered pattern of country residential development in order to preserve agricultural land and optimize services and long-term maintenance.
- 6.1.2 Minimize the potential for conflict between non-residential development and residential uses.
- 6.1.3 Ensure all residential sites are served by an all-weather road of a sufficient standard to provide the needed level of access to the site.
- 6.1.4 Provide for a range of non-farm residential sites: large-lot residential, multi-parcel country residential acreages, and hamlet.

### **6.2 Policies**

- 6.2.1 Country residential subdivisions will be encouraged to locate adjacent to existing roads and services. If existing roads and services are not accessible, Council may agree to the construction of new services, at the cost of the developer.
- 6.2.2 The RM will support clustered country residential development by encouraging subdivisions to locate adjacent to one another or adjacent to existing residential sites.
- 6.2.3 Higher density residential development will be directed to the hamlet districts.
- 6.2.4 A buffer strip or landscaping may be required to separate country residential development from agricultural uses
- 6.2.5 Separation distances will be required between residential development and an intensive livestock operation, an anhydrous ammonia facility, a waste disposal facility, rendering facility, or other form of development.
- 6.2.6 All residential development is required to have sewer and water services that have been approved by the RM and the Saskatchewan Health Authority. The developer will be responsible for the cost of installing or expanding private onsite systems.
- 6.2.7 Proposals for large-scale or multi-parcel residential development may require a comprehensive development plan, as described in the zoning bylaw, and may be subject to the following requirements:
  - a) Integrate natural, open space and recreational areas.
  - b) Preserve existing trees and other natural features.
  - c) Access and egress may be required from an internal subdivision road. Access must accommodate snow removal, maintenance vehicles and emergency vehicles.
  - d) Maintain existing watercourses and wetlands.



## **7 Commercial-Industrial Development**

### **7.1 Objectives**

- 7.1.1 Commercial and industrial business development will not negatively impact the environment or surrounding land uses.
- 7.1.2 Provide a range of business opportunities including commercial, industrial and natural resource development.
- 7.1.3 All sites will have adequate services. Services will be constructed to meet municipal standards.
- 7.1.4 Commercial and industrial development will be suitably located with respect to environmental constraints and residential land uses. Certain types of development may be encouraged to locate in the City of Melville.

### **7.2 Policies**

- 7.2.1 All commercial and industrial development shall have adequate services, including all-weather roads, safe access and utilities that meet municipal standards. Council will encourage new proposals to locate in areas of existing services; businesses may be directed to existing highways or primary roads.
- 7.2.2 Screening, landscaping or buffering may be required as a condition of approval, in accordance with the criteria in the zoning bylaw.
- 7.2.3 The RM will encourage commercial and industrial development according to the Future Land Use Map.
- 7.2.4 Industrial development will be directed away from existing residential subdivisions, land identified for future residential development and prime agricultural land. Commercial and industrial development will be encouraged to cluster in order to avoid fragmented agricultural land.
- 7.2.5 The functional integrity of the highway will be maintained through the use of service roads, internal subdivision roads or controlled highway access points, at the approval of the Ministry of Highways.
- 7.2.6 Consultation with the appropriate provincial agencies may be required prior to issuing a development permit or providing recommendations on a subdivision.
- 7.2.7 Proposals for large-scale or multi-parcel commercial or industrial development may require a comprehensive development plan, as described in the zoning bylaw. The approval of any commercial or industrial business development proposal will be based on:
  - a) The compatibility of the proposed development with existing or planned neighbouring land uses;
  - b) The services and infrastructure available to the site (including direct access from an existing highway, if necessary);
  - c) The provision of storm water retention and management;
  - d) Development standards or design criteria, which may include such aspects as parking for large trucks, landscaping, screening, storage, signage, building design and finish; and
  - e) The design and phasing of development.

- f) The implementation of environmentally responsible practices and environmental and protection measures.

## 8 *Implementation*

### 8.1 Zoning Bylaw

The RM of Stanley's Zoning Bylaw, Bylaw No. 2-2019 will be the principal method of implementing the goals, objectives and policies contained in this Official Community Plan.

#### 8.1.1 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:

#### 8.1.2 Agricultural District (A)

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 provided for as well as location-dependent natural resource development.

#### 8.1.3 Country Residential District (CR)

The objective of this district is to provide for the subdivision and development of multi-parcel residential land uses. The district will be used to accommodate residential development where there are more sites proposed than are allowed in the agricultural district. The country residential district will be used for residential purposes with limited agricultural uses allowed on the sites.

#### 8.1.4 Commercial-Industrial District (C-I)

The objective of this district is to provide for commercial and industrial development uses within the RM. Council encourages commercial development to locate in close proximity to existing provincial highways.

#### 8.1.5 Hamlet District (H)

The intent of the Hamlet District (H) is to encourage orderly growth in Hamlets; to promote Hamlets as a location for non-farm residential developments; and to provide a service centre for the rural area.

#### 8.1.6 Amendments

The RM may consider adding new zoning districts to their Zoning Bylaw provided the objectives of this Official Community Plan are satisfied. 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.

### 8.2 Other Implementation Tools

#### 8.2.1 Future Land Use Map

The Future Land Use Map illustrates the existing pattern of land use and developer 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.

### 8.2.2 Inter-jurisdictional Cooperation and Regional Planning

- a) Where possible, Council will work with adjacent municipalities and First Nations to provide regional policies that will benefit the ratepayers. The RM will cooperate with other rural and urban municipalities to develop joint service programs, where such arrangements will be of benefit to the municipality and community.
- b) Regional or shared public works, infrastructure and facilities will be implemented where possible and where it would be to the benefit of the community.
- c) Where a development is proposed in proximity to municipal boundaries or a First Nations or Metis community, the RM will refer the development application to the neighbouring community for review and comment.
- d) To coordinate planning and growth, the RM will consult with provincial and federal government agencies and other communities and/or organizations.
- e) Pursuant to Section 32.1(1) of *The Planning and Development Act, 2007*, Council may enter into an inter-municipal development agreement with another municipality to address issues that cross-jurisdictional boundaries.

### 8.2.3 Annexation and Boundary Alteration

Where additional land may be required for urban expansion, the RM Council will work with the urban municipality to achieve complementary annexation resolutions. Annexation or boundary alterations shall follow legal boundaries or natural features and should have the support of the landowners involved. Development and land use patterns that would hinder the expansion of village boundaries shall be discouraged.

### 8.2.4 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 such as *The Planning and Development Act, 2007* and *The Statements of Provincial Interest Regulations, 2012* 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) Where feasible, and in the municipal interest, Council will avoid duplication of regulations governed by the provincial agencies.

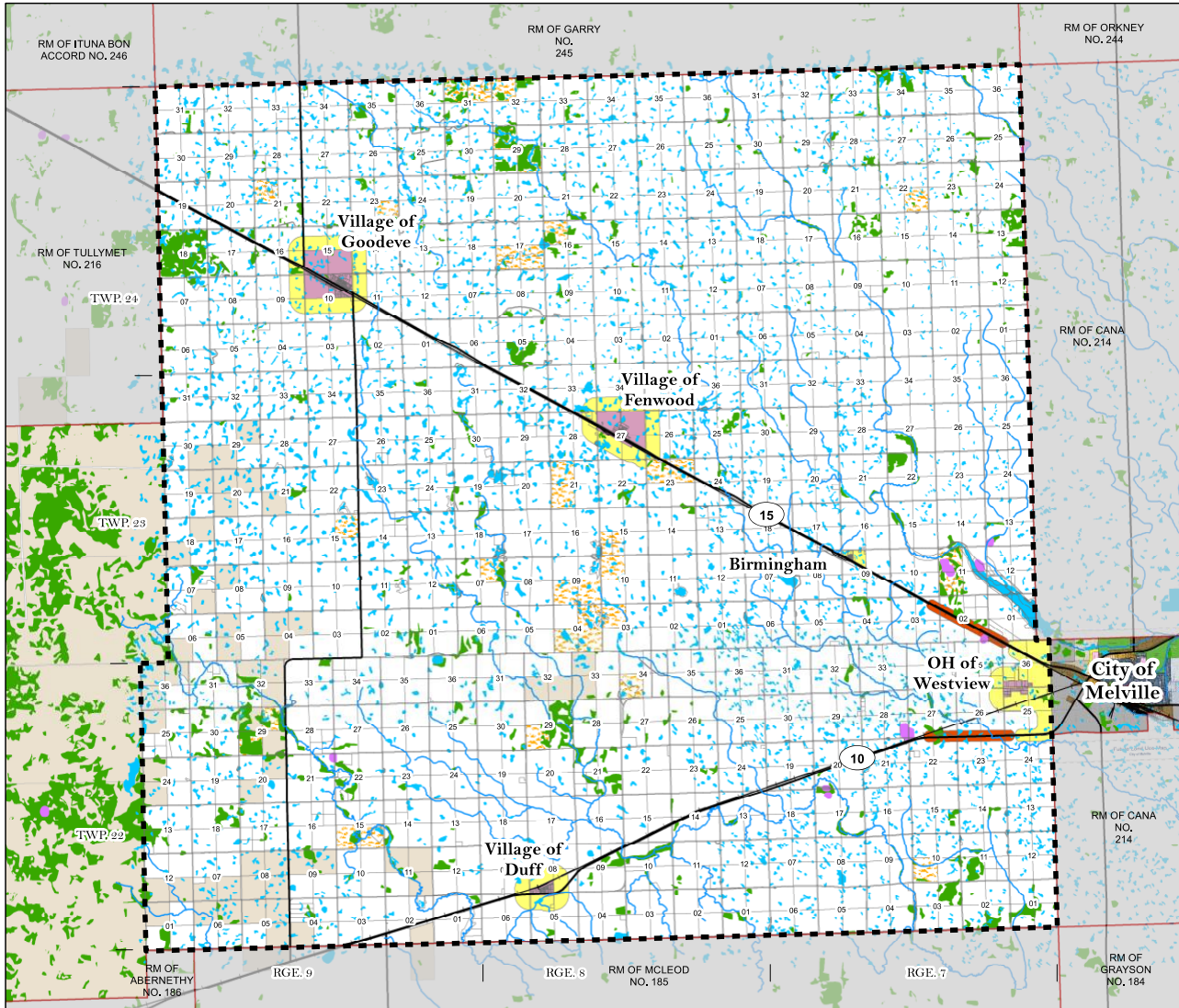
### 8.2.5 Administration

- a) This Official Community Plan is binding upon Council and all development within the RM.
- b) 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.

### 8.2.6 Definitions

The definitions contained in the Zoning Bylaw shall apply to the Official Community Plan.

**9 Appendix A Future Land Use Map**



## RM OF STANLEY NO. 215 Future Land Use Map

Future Land Use

- Residential/Urban Expansion
- Commercial/Industrial

- Watercourse
- Railways
- Highways
- Quarry
- Vegetated Areas
- Waterbody
- Crown Lands
- First Nation Reserve
- Urban Municipality
- RM Boundary

0 2.5 5 km



## ***10 Appendix B Municipal Profile***