

**Schedule A
To Bylaw 3-06**

**RURAL MUNICIPALITY OF
PARKDALE NO. 498
BASIC PLANNING STATEMENT**

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BASIC PLANNING STATEMENT

1. INTRODUCTION

In accordance with Sections 39 and 42 of *The Planning and Development Act, 1983*, the Council of the Rural Municipality of Parkdale No. 498 has prepared and adopted this Basic Planning Statement to provide the Rural Municipality of Parkdale No. 498 with goals, objectives and policies relating to the future development of the municipality.

The policies stated in this statement are intended to:

- a) Guide growth in a logical, consistent, repeatable and orderly manner to benefit the residents and ratepayers of the Rural Municipality of Parkdale No. 498.
- b) Enhance the cultural, aesthetic and ecological qualities of the rural environment.
- c) Ensure that adequate services are available for the health, safety and convenience of the residents and ratepayers.
- d) Encourage the development of an environment that is pleasant, efficient and economical for all concerned.
- e) Address any other matters that Council considers advisable

2. MUNICIPAL GOALS

The goals for the Rural Municipality of Parkdale No. 498 are identified as follows:

- a) To preserve and enhance the agricultural economic base of the Rural Municipality of Parkdale No. 498.
- b) To enhance the rural way of life in the Rural Municipality of Parkdale No. 498, and provide for new opportunities which support that way of life.
- c) To ensure orderly and appropriate development of the land and of services to support that development.
- d) To support use of the land that will maintain the productivity and the environmental quality for future generations.
- e) To support the controlled development of Turtle Lake and Little Loon Lake areas in order to provide recreational and retirement communities for present and future generations.
- f) To support the growth of tourism and outdoor recreation in conjunction with Turtle Lake and Little Loon Lake areas.

3. AGRICULTURAL USE AND DEVELOPMENT - OBJECTIVES AND POLICIES

3.1 ISSUES AND CONCERNS

- a) Council wishes to ensure that Agriculture will continue to have a predominant role in the economy of the Rural Municipality of Parkdale No. 498.
- b) The protection of agricultural activities and resources is the principal concern of the Rural Municipality of Parkdale.

- c) Council recognizes that a trend to more diverse forms of farm operation, including intensive livestock operations (ILO's) may occur and wishes to encourage such development while ensuring that land use conflicts are minimized.
- d) Some of the services that are not provided in the region's urban service centers are provided as ancillary uses to a farm operation. Council wishes to encourage this form of economic diversification in the Rural Municipality of Parkdale No. 498.
- e) Most of the farm land in the Rural Municipality of Parkdale No. 498 remains in parcels of land that are comprised of quarter sections without subdivisions, except as may be necessary for road widening. Council wishes to maintain this pattern of land division, but recognizes that there are circumstances where some subdivision of land may be necessary and desirable. Council wishes to avoid a scattered pattern of small holding development that may be relatively costly and difficult to provide with services. They also wish to ensure that agricultural land is not taken out of productivity in lieu of residential or recreational use.
- f) A major form of residential development in the Rural Municipality of Parkdale No. 498 is a farmstead on a home quarter that serves as the base for an agricultural operation. Council considers this as basic to a farm operation and will permit such use without significant constraint.
- g) There are two other farmstead situations that occur in the Rural Municipality of Parkdale No. 498. The first is the desire of some farmers to retire and transfer the land, but retain the farmstead. The second is cases where land is taken over by a financial institution in a debt restructuring plan, but the farmstead is retained by the operator, often leasing back a portion of the farmland. Council wishes to provide for both cases where an existing farmstead is involved.
- h) There is a demand for small acreage sites for residences of people who commute to urban jobs. If such sites are scattered throughout a municipality, located on poor access routes, or improperly located near urban centers or on hazard lands, problems can arise for a municipality. Such residential development commonly needs access to roads that are constructed and serviced at high standards to ensure access to the urban areas throughout the year. Scattered residences may severely restrict options for animal husbandry operations through lack of compatibility. Often there is a lack of equipment to clear access roads in winter storm conditions.
- i) Council considers that the need for rural residences can be met by allowing up to two parcels in a quarter sections which could contain a residential use. The subdivision application review process can be used in such cases to ensure appropriate review and control.
- j) Council wishes to ensure that any multi-parcel residential development would not place particular demands on municipal services. Where a proposal or application is made that would result in there being more than two residences per quarter section, Council will use the rezoning process in such cases to ensure appropriate review and control.

3.2 OBJECTIVES

- a) To promote continued agricultural activity and to ensure that agriculture remains the primary land use in the Rural Municipality of Parkdale No. 498, conserving high quality agricultural land for continuing productive agricultural use.
- b) To protect agricultural land uses from negative impacts of non-agricultural land use and development.

- c) To provide for intensive forms of agriculture including intensive livestock and to recognize differing forms of land division patterns that intensive agriculture may create.
- d) To support intensive agricultural uses in the Rural Municipality of Parkdale No. 498 in a manner that does not create conflicts with neighboring uses, jeopardize reasonable development potentials or create significant environmental concerns.
- e) To provide for residential development in agricultural areas as is necessary to support the primary agricultural function of the Rural Municipality of Parkdale No. 498.
- f) To control scattered non-farm residential development or residential development that would be difficult to provide with necessary services.
- g) To minimize the potential for conflict between agricultural development, intensive livestock operations and residential uses.
- h) To 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.

3.3 POLICIES FOR GENERAL AGRICULTURAL DEVELOPMENT

The primary agricultural uses include grain farming, mixed grain / livestock operations, farmsteads, intensive livestock agricultural uses, and farm based agricultural related commercial developments, or home based businesses.

- a) The development and operation of farms of quarter sections 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 municipal permits.
- b) Intensive agricultural operations and intensive livestock operations will be considered as uses which may be permitted at the discretion of council in accordance with the policies specific to such uses.
- c) Council will support the development of intensive agricultural and livestock operations unless specific location conflicts would be created by such operations.
- d) Farmsteads, and other residential developments, which are ancillary to an operating agricultural use, will be permitted uses on a quarter sections.
- e) In any area of the Rural Municipality of Parkdale No. 498 designated to an agricultural district, there shall be a maximum of 2 sites within any quarter section (as registered on a township plan) that may contain a farmstead, residence, or commercial development which may allow an accessory residential use.
- f) The subdivision of quarter sections into parcels smaller than 40 acres will not be encouraged except as is necessary in special circumstances.
- g) Where a part of a section is physically separated from the remainder of the section by a railway, a registered road plan containing a highway or developed road, a river, lake or significant stream, the parcel may be subdivided from the quarter section and council may approve a farmstead site in addition to the sites provided for under section 3.3 e) as a discretionary approval. Such approval shall be subject to any requirement for location on a developed road.

- h) The minimum size of any site in an agricultural district and containing a farmstead or single residential development will be 2 hectares (5 acres).
- i) 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.

3.4 POLICIES FOR INTENSIVE LIVESTOCK OPERATION DEVELOPMENT

- a) In general, council supports diversification and intensification of agricultural opportunities, including the development of intensive livestock operations.
- b) In order to manage the development of intensive livestock operations and surrounding land use interests, council will consider applications for development of intensive livestock operation and apply the location criteria, development standards, and review procedures established in the zoning bylaw.

3.5 POLICIES FOR INTENSIVE AGRICULTURE OPERATION DEVELOPMENT

- a) As a basis for approval, Council shall require a proponent of intensive agriculture operations, such as nurseries or market gardens, to submit business plans to demonstrate the economic viability of the proposed operation.
- b) Council shall require an applicant to demonstrate rightful access to a water supply that sufficiently meets the needs of the proposed operation and to show that the water supply for neighboring developments will not be adversely affected by the proposed operation.

4. LAKESHORE DEVELOPMENT - OBJECTIVES AND POLICIES

4.1 ISSUES AND CONCERNS

- a) There are two lakeshore areas to consider in the Rural Municipality of Parkdale No. 498. At this time both areas contain land which is zoned as Agriculture, Summer Resort, Hamlet or Forest. Turtle Lake in the northwest part of the municipality contains the Organized Hamlets of Turtle Lake Lodge and Indian Point-Golden Sands and the subdivision known locally as Sandy Beach or Lobes Beach. The Little Loon Lake area in the east central part of the municipality provides the location for the Little Loon Regional Park, a developed subdivision which lies on the south east shore of this lake and a number of residential developments.
- b) Council recognizes that both lakeshore areas have similar demands for development which are affected by geography specific to each area.
- c) Council recognizes that lakeshore development is appropriate at certain locations in both the Turtle Lake area and the Little Loon Lake area.
- d) Council recognizes that there may be a demand for development of commercial property in both areas.
- e) Council recognizes that development may affect the capacity of the lakes to support the recreational demands, including fishing, crowding on the beaches, water quality, wildlife habitat and unique natural areas.
- f) There are areas in each location which may be considered hazard land which is unacceptable for development.

- g) Property owners in both areas have voiced opinions on development and non development of each area and how each process may affect the existing value of their property. They have also voiced opinions promoting further development as a means of increasing the tax base which would decrease the cost of providing services.
- h) Council recognizes that increased development will affect the provision of services as they currently exist in regard to roads and liquid and solid waste disposal.

4.2 OBJECTIVES

- a) To ensure that lakeshore development occurs in a planned, orderly manner and at locations that are compatible with each other, where conditions are suitable, where landowners are supportive and where the demand warrants.
- b) To ensure that future development will not be a detriment to the lake quality, water levels and the health of the fishery resources.
- c) To ensure future development will not create an undue burden on the roads, sewage lagoon or solid waste disposal facilities located in the Rural Municipality of Parkdale No. 498.
- d) To bring existing residential developments in the Little Loon Lake area as close to compliance with planned development as council determines is possible.
- e) To minimize the potential for conflict between agricultural development, intensive livestock operations and residential uses.
- f) To ensure that any development is served by an all season road of a sufficient standard to provide the needed access to the site.
- g) To ensure that commercial development occurs in a manner which minimizes impacts on other land uses, existing road development and its maintenance and on the environment.
- h) To encourage co-operative planning between Council, other jurisdictions and the public.

4.3 POLICIES FOR GENERAL LAKE SHORE DEVELOPMENT

- a) The primary land use in the Organized Hamlets of Turtle Lake Lodge shall be for Residential purposes. Some Commercial zoning shall apply to accommodate existing development. The Organized Hamlet of Indian Point-Golden Sands, the Sandy Beach or Lobes Beach subdivision and the existing subdivision which is located on Little Loon Lake shall be for Residential purposes. The remaining land in both lakeshore areas, as identified in the maps attached to the Zoning Bylaw, shall be zoned for Large Acreage Residential Development on properties held under separate title or zoned as Forest District as is the case on the north shores of Turtle Lake. Agricultural land use shall be permitted in these areas with the exception of Intensive Livestock Operations or Intensive Agricultural Operations which will not be allowed.
- b) In any area of the Rural Municipality of Parkdale No. 498 designated as a Large Acreage Residential District (LAR) , there shall be a maximum of 4 sites within any quarter section (as registered on a township plan) that may contain a development which may allow an accessory residential use.
- c) The minimum size of any site in a lakeshore district and containing a single development shall be 2 hectares (5 acres).

- d) Council may consider the subdivision and development of more than 4 single parcel sites where the following conditions are met:
- 1) the site takes direct access from a highway or a primary grid or other all weather roads;
 - 2) the development complies with the environmental policy on hazard lands specific to the area;
 - 3) the proponent signs a servicing agreement to provide all required services at the cost and responsibility of the proponent or as negotiated with the Rural Municipality of Parkdale No. 498 as per Section 143 of *The Planning and Development Act, 1983* at the cost and responsibility of the proponent.
- e) Council may consider the subdivision and development of more than four sites containing residential uses in quarter sections in a Large Acreage Residential District (LAR) by the process of rezoning to a Residential District (R). This type of residential development will only be considered subject to the following criteria:
- 1) The site of the subdivision takes direct access from a highway or a primary grid or other all weather road, and has sufficient proven water supply,
 - 2) The development complies with the environmental policy on hazard land;
 - 3) The proponent signs a servicing agreement to provide all required services at the cost and responsibility of the proponent as negotiated with the Rural Municipality of Parkdale No. 498 pursuant to Section 143 of *The Planning and Development Act, 1983* at the cost and responsibility of the proponent; and
 - 4) The proposed development shall be at least 2.5 km from an existing Residential Zone or a Regional Park.
- Council will use the rezoning process in such cases to ensure appropriate review and control.
- f) Municipal permits shall be required for the development of all residences.
- g) 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 a residential development proposal near those forms of development.
- h) Council will support the orderly transition of rezoning existing land to Commercial use land as provided in the Zoning Bylaw.
- i) Home based businesses shall be facilitated in residential use buildings provided they are clearly secondary to the principal residential use of the building and are compatible with the residential environment.
- j) Home based businesses shall be compatible with nearby residential properties and shall preserve the amenity of the overall residential environment. Home based businesses shall not generate traffic, parking, noise, electrical interference, vibration, odor or other elements that are not normally found in the residential environment.
- k) The Zoning Bylaw shall specify the types of activities to be fully permitted as home based businesses. Such uses are to be compatible with a residential environment and will not create land use conflicts.

4.4 POLICIES FOR LAKE SHORE DEVELOPMENT in the LITTLE LOON LAKE AREA

- a) All land with a slope of greater than 20% over a distance of 3 meters or more shall be designated as hazard land. Council may require that such lands be left as open space or to be dedicated as environmental or municipal reserve.

4.5 POLICIES FOR LAKE SHORE DEVELOPMENT in the TURTLE LAKE AREA

- a) Council shall refer to Section 3, Shoreland Capability of the 2003 *Turtle Lake Lakeshore Management Update* prepared for the Rural Municipality of Parkdale No. 498 by Crosby, Hanna and Associates in association with CanNorth Environmental Services, which is attached to this document and marked as Schedule B, to guide decisions regarding land use development in the lakeshore area of Turtle Lake.
- b) Council will periodically arrange to meet with the Council of the R.M. of Mervin No. 499 to discuss land use issues of common concern as a method of ensuring that conflicts do not occur between developments in the two municipalities.

5. RESIDENTIAL DEVELOPMENT - OBJECTIVES AND POLICIES

5.1 ISSUES AND CONCERNS

- a) The Organized Hamlets of Indian Point-Golden Sands and Turtle Lake Lodge, the subdivision of Sandy Beach (Lobe's Beach) and the existing subdivision on Little Loon Lake provide permanent residences for some people. The Turtle Lake area developments are accessed by a municipal gravel road from Highway 3 and a provincial gravel road from Highway 4. The Little Loon Lake subdivision is accessed by a municipal gravel road.
- b) The Organized Hamlet of Fairholme was formerly a community service center but has become a residential community relying on other centers for commercial service. It is situated near Highway 3 and therefore has provincial highway access. Declining age of population, relocation to larger centers and lack of development in the community has resulted in a number of both privately owned and municipal owned vacant lots.
- c) The unorganized hamlet of Robinhood was formerly a community service center but as become a residential community relying on other centers for commercial service. It is situated on the east boundary of the municipality and is accessed by municipal gravel road. Declining age of population, relocation to larger centers and lack of development in the community has resulted in a number of both privately owned and municipal owned vacant lots.
- d) At present there are 32 developed and vacant lots in the Organized Hamlet of Indian Point-Golden Sands which are privately owned by two developers. They each own additional parcels of undeveloped property within the limits of this Organized Hamlet and each have indicated a desire to further subdivide and develop additional lots which would be available for sale. There also currently exists one parcel of land in Turtle Lake Lodge which remains undeveloped.
- e) Existing property owners in the Organized Hamlet of Indian Point-Golden Sands and Council are concerned about how further development or non- development of this area may impact the carrying capacity of Turtle Lake, the lakeshore ecosystem, the existing provision of services provided to this area and the reduction or inflation of existing properties.
- f) It is evident that residential development is the largest component of demand for further subdivision and development however Council recognizes the existence of home based businesses and the possibility of more tourism related businesses within

the Organized Hamlets of Turtle Lake Lodge and Indian Point- Golden Sands.

5.2 OBJECTIVES

- a) To allow for future residential development that is appropriate to the area and meets a balanced demand for development and/or non-development.
- b) To ensure that new development does not threaten the ability of the Rural Municipality of Parkdale No. 498 to provide services such as solid and liquid waste disposal, fire protection and all season access.
- c) To ensure that new development does not negatively impact the carrying capacity of lakes or lakeshore ecosystems.
- d) To encourage co-operative planning between Council and the public.
- e) To facilitate economic development and foster entrepreneurship through home based businesses that are clearly secondary to the residential use of the property and compatible with the surrounding environment.

5.3 POLICIES

- a) Council will consider additional subdivision and development of residential use sites where the following conditions are met:
 - 1) the proposed plan of subdivision contains a maximum of 15 sites;
 - 2) The existing inventory of lots which are owned by the applicant or proponent is less than 10 lots.
 - 3) The applicant or proponent signs a servicing agreement to provide all required services to each site at the cost and responsibility of the applicant or proponent or as negotiated with the Rural Municipality of Parkdale No. 498 as per Section 143 of The Planning and Development Act, 1983.
- b) Council will provide the Secretary of each affected Organized Hamlet Board with a copy of all applications for subdivision of additional lots and each board will be provided opportunity to provide comments to Council on a proposed subdivision prior to a decision being made by Council
- c) Council will not support additional subdivision development in the Organized Hamlet of Fairholme or the unorganized hamlet of Robinhood but shall consider applications to amend existing lot plans which would decrease the number of properties and increase the size of properties which currently exist in these areas.
- d) Council will support an orderly transition of rezoning existing residential lands in Fairholme and Robinhood to Agricultural use land.
- e) Council will support an orderly transition of rezoning existing residential lands to Commercial use land as provided in the Zoning Bylaw in the Organized Hamlets of Turtle Lake Lodge and Indian Point-Golden Sands.
- f) Home based businesses shall be facilitated in residential use buildings provided they are clearly secondary to the principal residential use of the building and are compatible with the residential environment.
- g) Home based businesses shall be compatible with nearby residential properties and shall preserve the amenity of the overall residential environment. Home based businesses shall not generate traffic, parking, noise, electrical interference, vibration, odor or other elements that are not normally found in the residential environment.
- h) The Zoning Bylaw shall specify the types of activities to be fully permitted as home based businesses. Such uses are to be compatible with

a residential environment and will not create land use conflicts.

6. COMMERCIAL DEVELOPMENT - OBJECTIVES AND POLICIES

6.1 ISSUES AND CONCERNS

- a) Council encourages agriculture based services, commercial and industrial opportunities to locate within the Rural Municipality of Parkdale No. 498. It is recognized that some farm operators seek income diversification through home occupations and businesses additional to farming.
- b) Council supports the development of vacation farms, bed-and-breakfast homes, and other forms of tourist services. Council wishes to provide for most forms of farm site based businesses with accessibility to appropriate services.
- c) Council recognizes the significant importance of resource based activities and will encourage such opportunities.
- d) Council wishes to promote commercial development and ensure that it will not create undue demands on road development and maintenance and to minimize the negative impacts of commercial development on the environment or on other residential and agricultural uses in the Rural Municipality of Parkdale No. 498.

6.2 OBJECTIVES

- a) To encourage agriculturally related business development ancillary to farmstead operations.
- b) To provide for other business development opportunities including;
 - agribusiness;
 - home based businesses;
 - tourism related activities; and
 - resource extraction activities.
- c) To ensure that commercial development occurs in a manner which minimizes impacts on other land uses, existing road development and its maintenance and on the environment.

6.3 POLICIES

- a) The zoning bylaw will provide for home based businesses as ancillary, secondary and subordinate to a residential or farmstead use subject to the following criteria;
 - no home based business shall change the essential agricultural or residential nature of the development of the property;
 - a home based business shall be secondary and subordinate to the principal use of the property; and
 - the home based business should not cause any apparent variation from the agricultural character of the farmstead.
- b) The zoning bylaw will provide for other commercial developments subject to the limitations provided for in section 3.3 e), 4.3 b) and 5.3 e).
- c) Tourist developments, in the form of bed-and-breakfast operations ancillary to a residence or vacation farms ancillary to a farmstead and operating agricultural use, will be provided for at the discretion of Council.
- d) Sand and gravel operations shall be a use permitted at the discretion of Council. Council may require as a condition of approval that the

proponent submit a plan for staging of extraction and reclamation. Council may attach as a special standard, requirements for compliance with the staging and reclamation plan, including slope stabilization and re-vegetation of completed areas. A revision of the plan or the addition of other operations such as rock crushing, concrete mixing, or asphalt preparation operations shall require a new discretionary use approval.

- e) Any industrial and commercial principal uses provided for in the bylaw, which are not specifically related to agriculture, will be discretionary uses in the agricultural district. Where such uses may be visually disruptive, Council may require screening or special locations on the site as a condition of approval. Areas suitable for commercial development in all other districts will be designated as Commercial District by the re-zoning process to ensure appropriate review and control.
- f) 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. ROADS, SERVICES, UTILITIES, COMMUNITY FACILITIES - OBJECTIVES AND POLICIES

7.1 ISSUES AND CONCERNS

- a) A primary interest of the Rural Municipality of Parkdale No. 498 is to ensure the proper provision and maintenance of roads to provide access suitable for agricultural operations. Encouraging development where roads and services exist will reduce additional demands on the municipal road network, thereby reducing potential costs to the ratepayers.

7.2 OBJECTIVES

- a) To provide for roads, utilities, parks and other services at a standard appropriate to the area, and to ensure that development will supplement the cost of those services.
- b) To provide for necessary waste disposal and utility services for the urban settlements in or near the municipality, and for other utility and transportation facilities, while protecting the interests of the Rural Municipality of Parkdale No. 498.
- c) To provide for recreational facilities to be used by the community.

7.3 POLICIES

- a) All development in the Rural Municipality of Parkdale No. 498 shall require access to a developed road.
- b) Where pipelines, utility lines or other transportation facilities cross municipal roads, the Rural Municipality of Parkdale No. 498 may apply special standards for their construction that are necessary to protect the municipal interest.
- c) Solid or liquid waste disposal facilities shall be located in conformity with applicable minimum separation distances established within the zoning bylaw for the applicable land use. The above shall not apply to any facility solely for the disposal of domestic wastes of a development located on the same site.
- d) Where a subdivision of land will require the installation or improvement of municipal services, such as roads or streets, utilities, or sewage disposal facilities, the developer will be required to enter into a servicing agreement with the Rural Municipality of Parkdale No. 498 pursuant to The Planning and Development Act, 1983 to cover the costs of the installation or improvements. The Rural Municipality of Parkdale No. 498 may consider sharing in the costs of a service where the proposed service is of wider benefit to the Rural Municipality of Parkdale No. 498.

- e) Where dedication of land for municipal reserve is required for subdivision, Council may consider the dedication of municipal reserve for land with a reasonable expectation for recreational development opportunities or land having environmental constraints. Cash-in-lieu or deferral for dedication may be considered for single parcel development.
- f) Council may consider using dedicated lands account funds for municipal reserves development either within the Rural Municipality of Parkdale No. 498 or in urban areas where the development will serve the residents of the Rural Municipality of Parkdale No. 498.

8. RESOURCE/ENVIRONMENTAL MANAGEMENT - OBJECTIVES AND POLICIES

8.1 ISSUES AND CONCERNS

- a) In addition to environmental quality and water management which is provided by The Saskatchewan Watershed Authority, Saskatchewan Environment and Saskatchewan Health, Council recognizes its role and responsibility in environmental planning within the framework of *The Planning and Development Act, 1983* and other statutes.

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 protect defined areas of critical habitat and heritage resources.
- c) To protect critical water supply resources, including both ground and surface water resources.

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 for agriculture, 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 requirement of the relevant provincial agencies to protect such resources has been obtained.
- c) Where a parcel subdivision is proposed for what Council considers may be hazard land, the applicant shall submit a professional report on the proposed development. 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.

9. PROVINCIAL FOREST AREA

9.1 ISSUES AND CONCERNS

- a) The area of the Rural Municipality of Parkdale No. 498 within the Provincial Forest is largely Crown Land, administered by the Saskatchewan Environment (SE). The primary uses of this land are natural resource harvesting, including forestry, wild plant harvesting, fish harvesting, wild game management and recreational hunting and angling. These activities are regulated by provincial legislation.

- b) Within this area mineral, aggregate, and petroleum product exploration and extraction may take place depending on the location of the resources. This is controlled through provincial environmental impact assessment, leasing and permit legislation and processes.
- c) Council recognizes that as long as these activities do not involve land subdivision, land sales to private persons, development of roads that will be a municipal responsibility, or conflict with adjacent agricultural use of land, the regulations, policies and processes administered by Saskatchewan Environment are sufficient to deal with municipal land use concerns.
- d) Particular municipal interests arise in the following developments:
 - i) where land is to be subdivided for private use, particularly in the case of cottage and resort subdivision;
 - ii) where new municipal roads will be created to provide permanent access to buildings, or sites;
 - iii) where permanent residences would be created that could require municipal services;
 - iv) where use of land for activities such as outfitting and hunting lodges could conflict with agricultural use at the boundaries of the forest district.

9.2 OBJECTIVES

- a) To provide for natural resource harvesting and development in the Provincial Forest, with a minimum of overlap between provincial and municipal responsibilities and process.
- b) To manage the development of resort uses and other private residential development to minimize negative impacts on municipal service delivery requirements.
- c) To insure that all private commercial development will be located where economical access may be provided.

9.3 POLICIES

- a) The area of the Rural Municipality of a Parkdale No. 498 within the provincial forest shall generally be zoned to a forest district.
- b) Natural resource harvesting activities, and mineral and petroleum exploration and extraction shall be permitted in a Forest District, and shall be regulated by provincial policies and regulations. No permit will be necessary unless the development will involve permanent buildings and require registered road access.
- c) Resort development and multi parcel residential development shall only be permitted in the forest area by the process of rezoning to a Residential District, based on the following criteria:
 - i) The area has developed access from a provincial highway, or from another registered and developed road that Council considers suitable for the development;
 - ii) The proposed development will not place a financial burden on the Rural Municipality of Parkdale No. 498 to provide necessary services;
 - iii) Where the development is located on a lake, the development will

not result in an unacceptable decline, in Council's opinion, in the quality of the lake for existing uses;

- d) Commercial development shall be encouraged to locate on existing provincial highways or roads.
- e) Any single parcel residential development will be a discretionary use. Council will assess proposals under the following criteria:
 - i) The site will be isolated from other residential development. In general a separation of at least 1.5 km will be considered suitable;
 - ii) Sites located less than 1.5 km from a highway or other developed road on a registered right of way may be approved, subject to the applicant providing a registered, developed access road to the site, which meets the standards set by Council;
 - iii) Sites located a distance greater than 1.5 km from a developed road may be considered if:
 - the site is approved for lease purposes only, for the development of a single remote cabin,
 - the site is located on Crown Land,
 - access to the site remains the responsibility of the land owner, and
 - other municipal or utility services will not be required or provided.
- f) Outfitter's camps and other hunting or fishing bases shall be considered only where they will not conflict with other uses. Generally, locations at least 2 km from any operating farmland are preferred. Council may require a greater distance depending on the nature of the operation.

10. IMPLEMENTATION

10.1 ZONING BYLAW

The zoning bylaw will be the principal method of implementing the objectives and policies contained in this Basic Planning Statement.

10.2 CONTENT AND OBJECTIVES

The zoning bylaw will implement the land use policies contained in this Basic Planning Statement by prescribing and establishing zoning districts. Initially the zoning bylaw will contain 5 districts as follows:

1) 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 farmsteads. Other uses compatible with agricultural development are provided for to support a farm way of life. Location dependent natural resource development is also provided for. Fragmentation of agricultural land in this district generally will be avoided.

2) LARGE ACREAGE RESIDENTIAL DEVELOPMENT DISTRICT (LAR)

The objective of this district is to provide for the subdivision and development of more than three sites containing residential uses in a quarter sections in the Turtle Lake and Little Loon Lake areas of the municipality.

3) RESIDENTIAL DISTRICT (R)

The objective of this district is to provide for urban density development

of residential and associated commercial or industrial development which does not support agriculture. Organized Hamlets and existing residential subdivisions will be zoned as Residential District.

4) COMMERCIAL DISTRICT (C)

The objective of this district is to provide for specific areas and standards for intensive business, commercial and industrial development. Areas will only be designated to this district by the rezoning process, upon submission of a specific proposal that is satisfactory to council and meets the criteria of this statement. The Commercial District is intended to encourage business development opportunities along highway corridors.

5) FOREST DISTRICT (F)

The objective of this district is to provide for natural resource harvesting and development with a minimum of overlap between provincial and municipal responsibilities and to minimize negative impacts on municipal service delivery requirements.

10.3 ADDITIONAL DISTRICT CLASSIFICATION

Council may consider adding other zoning districts to carry out the objectives of this statement, or to provide for a greater density of development than initially considered in this statement.

10.4 INTER-MUNICIPAL CO-OPERATION

- (1) Council will work with neighboring rural and/or urban municipalities to develop joint service programs where such arrangements will be of benefit to the municipality and community.
- (2) Council will work with the Village of Glaslyn to improve beneficial and cost effective joint administrative and other services.
- (3) Council will consider the provision of recreation facilities on a community basis with other governments for the community that the facilities are intended to serve.

10.5 PROVINCIAL LAND USE POLICIES

- (1) This statement shall be administered and implemented in conformity with applicable provincial land use policies or interests, statutes and regulations and in co-operation with provincial agencies.
- (2) Council will review this statement and the zoning bylaw for consistency with new provincial land use policies or interests adopted pursuant to The Planning and Development Act, 1983.
- (3) Wherever feasible and in the municipal interest, Council will avoid duplication of regulation of activity and development governed by appropriate provincial agency controls.

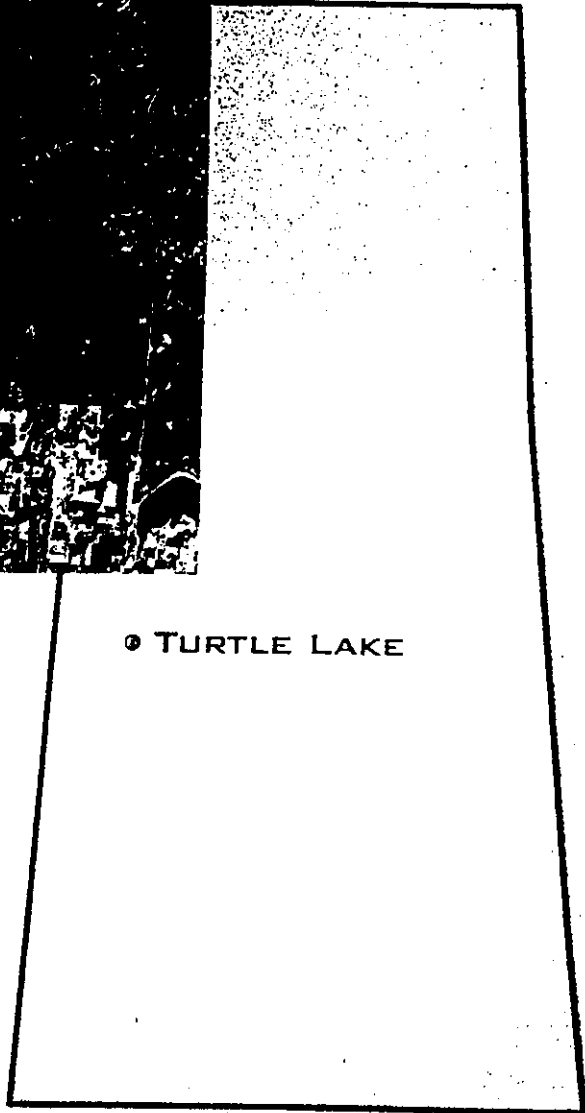
10.6 ADMINISTRATION

- (1) This statement is binding on Council and all development in the municipality.
- (2) The interpretation of words as contained in the zoning bylaw shall apply to the words in this statement.
- (3) If any of this statement is declared to be invalid for any reason, by an authority of competent jurisdiction, that decision shall not affect the validity of the bylaw as a whole, or any other part, section or provision of this statement.

chedule B
To Bylaw 3-06

3. THE LAND RESOURCE: SHORELAND CAPABILITY

TURTLE LAKE LAKESHORE MANAGEMENT UPDATE



• TURTLE LAKE

**CROSBY
HANNA
& ASSOCIATES**



LANDSCAPE ARCHITECTURE AND PLANNING

3. THE LAND RESOURCE: SHORELAND CAPABILITY

3.1 INTRODUCTION

Development capability is a reflection of an area's tolerance to disturbance and the relative ease of site development and management (assuming equal accessibility to all areas). Higher capability lands generally support more intensive use, will require fewer site improvements and less site management. The development of higher capability lands will ensure a greater degree of environmental protection. Lower capability lands can often still be developed but can only support low intensity use. Development of these lands would require more careful design, and more intensive management, thus increasing development costs. Estimates of shoreland capability consider both backshore (i.e. above the high water line) and foreshore (i.e. below the high water line) characteristics.

3.2 TURTLE LAKE SHORELAND CAPABILITY

The development capability of a shoreland site is dependent on many variables including backshore slope, soil type, soil depth, drainage and vegetation and foreshore fish habitat conditions. As the relationship between these variables is complex, a method is required which integrates them to produce an overall capability rating. Such a rating facilitates comparisons between shoreland areas and the establishment of priorities among possible development sites. Using a modified version of the approach developed by Thomas (1983), and on relatively general information available from secondary sources (including the Soil Survey Reports for the R.M.'s of Mervin and Parkdale, and the 1999 report on Turtle Lake Fish Habitat Mapping from SERM), a preliminary analysis of shoreland (i.e. lands within 100 metres +/- of the lakeshore) development capability around Turtle Lake was undertaken. Information relating to backshore soil, slope and vegetation characteristics and foreshore habitat significance was integrated (using an overlay procedure) to delineate shoreland units - each with unique combinations of slope, soil texture, drainage, vegetation and foreshore habitat significance. The five site parameters were organized into classes (e.g. slopes were categorized as gentle, moderate or steep) and each class was rated according to its relative significance as a limiting factor to cottage development (Refer to Table 3-1).

The ratings for each shoreland unit were then summed to derive a total score which reflected shoreland site capability for development: the lower the score, the higher the capability. To make the scores more manageable, they were assigned to Development Capability Classes, each one encompassing a range of scores which generally reflect a similar level of constraint.

TABLE 1. SHORELAND DEVELOPMENT CAPABILITY		
Parameter	Class	Rating
Backshore Slope	gentle (< 5%)	1
	moderate (5 - 15%)	3
	steep (> 15%)	6
Backshore Soil Type	sandy loam, loam, sandy clay loam	1
	clay loam, sandy clay, silt loam*, loamy sand**	3
	sand, clay, silty clay loam, silty clay	6
	silt, heavy clay, peat, other organics	10
Backshore Soil Drainage	well drained	1
	moderate, rapid	3
	poor	6
	very poor	10
Backshore Vegetation Diversity	high	1
	moderate	2
	low	6
Foreshore Habitat	not significant / sensitive	1
	significant / sensitive	6

Notes:

- * add 1 when SiL is associated with moderate slope
add 2 when SiL is associated with steep slope
add 1 when CL, SC or SiL is associated with moderate drainage
- ** add 1 when LS is associated with rapid drainage

The following score ranges relate to each capability class:

- 5 - 6 Class A (high capability)
- 7 - 9 Class B (moderate capability)
- 10 - 13 Class C (low capability)
- 14+ Class D (very low capability)

Capability Class A (High Capability)

- no or slight limitations to development
- capability for high intensity of use
- high tolerance to development
- capability for underground servicing,
- ease of vehicle movement

Capability Class B (Moderate Capability)

- slight to moderate limitations to development
- reduced tolerance to development
- vehicle movements could be impeded
- foundations may be more expensive

Capability Class C (Low Capability)

- moderate to severe limitations to development
- low development tolerance
- above average design and management required