

OFFICIAL COMMUNITY PLAN



RURAL MUNICIPALITY OF CAMBRIA NO. 6

RURAL MUNICIPALITY OF CAMBRIA No. 6
BYLAW NO. _____

A Bylaw of the Rural Municipality of Cambria No. 6 to adopt an Official Community Plan.

Whereas the Council of the Rural Municipality of Cambria No. 6 has authorized the preparation of an Official Community Plan for the Rural Municipality of Cambria No. 6 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 Cambria No. 6 held a public hearing on ____, ____, ____ in regards to the proposed bylaw, which was advertised in a weekly paper on ____, ____, ____ and ____, ____, ____ in accordance with the public participation requirements of the Act;

Therefore, the Council for the Rural Municipality of Cambria No. 6 in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1. This bylaw may be cited as “The RM of Cambria No. 6 Official Community Plan.”
2. The Council of the Rural Municipality of Cambria No. 6 hereby adopts the Official Community Plan, identified as Schedule “A” attached to and forming part of this bylaw to provide a framework to guide and evaluate future development within the Rural Municipality of Cambria No. 6.
3. This bylaw shall come into force on the date of final approval by the Minister.

Read a First Time the ____ day of _____, 2020.

Read a Second Time the ____ day of _____, 2020.

Read a Third Time the ____ day of _____, 2020.

Adoption of this bylaw this ____ day of _____, 2020.

REEVE

ADMINISTRATOR

SEAL

SCHEDULE A

BYLAW No. _____

**RURAL MUNICIPALITY OF CAMBRIA No. 6
OFFICIAL COMMUNITY PLAN**

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RURAL MUNICIPALITY OF CAMBRIA No. 6
OFFICIAL COMMUNITY PLAN

1 Introduction

1.1 Purpose and Authority

An Official Community Plan (OCP) works to provide a framework of goals, objectives and policies to guide the management and use of land and its future development within the RM. This Plan serves as a guide for development to improve the quality of life for the residents and protect the interests of the RM while still providing opportunities for social and economic growth. This OCP will assist decision makers in ensuring that future growth of the community is progressive and positive.

In accordance with Section 29 and 32 of *The Planning and Development Act, 2007* (the Act), the RM of Cambria No. 6 adopts this Official Community Plan to state the goals, objectives and policies of the RM relating to future development with the RM.

1.2 Scope and Severability

The objectives and policies of this Official Community Plan shall apply within the incorporated area of the RM.

The provisions of this Official Community Plan are deemed to be severable, and if any provision is determined by a court to be invalid or inoperative, it does not render the remaining provisions invalid or inoperative.

1.3 Vision for Growth

The RM is open to controlled, natural and sustainable growth in appropriate areas where services can be managed in order to provide a healthy community for people to live, work and play.

1.4 Municipal Goals

The goals of the Rural Municipality of Cambria describe the main emphasis for the future development of the community. These goals provide the framework for the objectives and policies of Council in the RM:

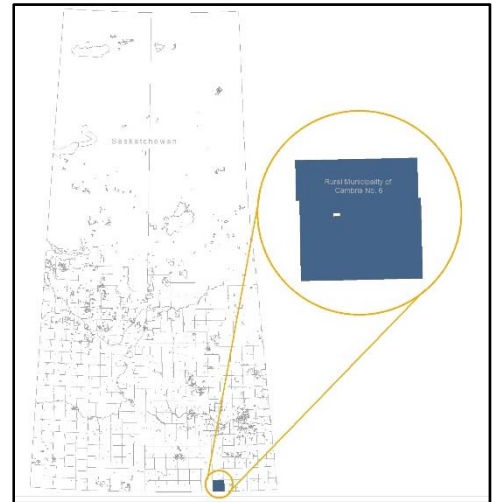
- a) Enhance the existing agricultural economic base and attract new opportunities that will support and enhance the rural lifestyle and agricultural lands.
- b) Promote development of the land where services and transportation networks to support that development exist or are proposed to a standard acceptable to the Municipality.
- c) To protect the environmental quality of land for future generations.
- d) Attract resource and recreational development to appropriate lands within the Municipality.

- e) Consider development that will benefit the community and restrict those that will inflict undue hardship on the existing ratepayers.
- f) Communicate and cooperate with adjacent municipalities and neighbouring communities to ensure land uses and services are coordinated to allow for economies of scale and regional benefits to the residents.

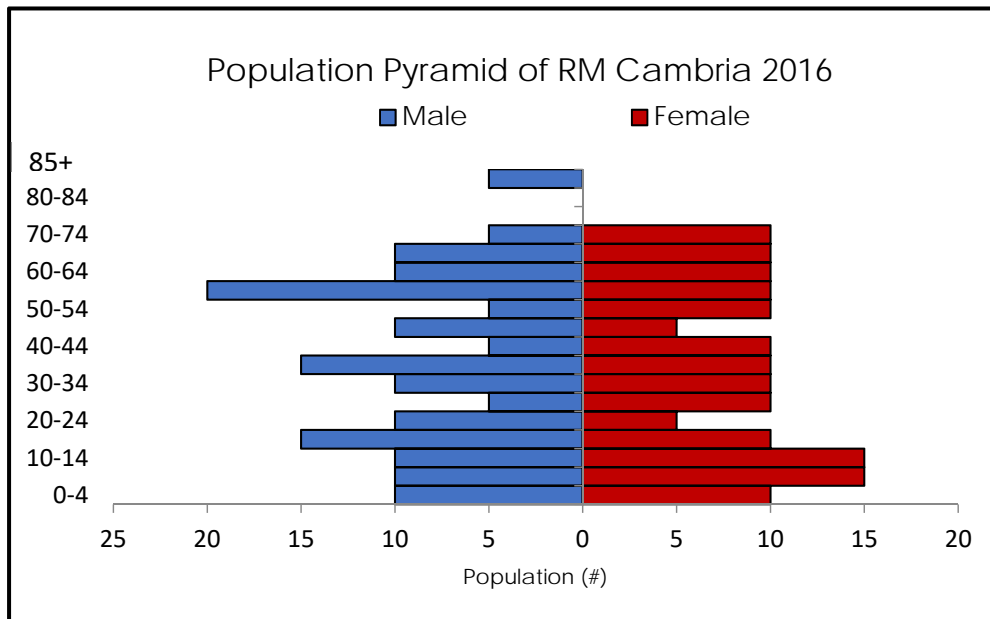
2 Background

2.1 History and Background

The RM of Cambria No. 6 is located along the southern border of the Province of Saskatchewan, west of the City of Estevan. Within its boundaries are Highways 18 and 350. The Rafferty Reservoir runs through the northeast corner of the RM, essentially isolating the northeast corner from the rest of the RM. The RM is an agricultural community with oil and gas development located throughout the municipality. The unincorporated Hamlet of Outram is within its boundaries and under the jurisdiction of the RM.



The RM was incorporated as a municipality in 1910 and according to Statistics Canada’s 2016 census is now home to 309 people; an increase of 1.6% from 2011. Growth within the RM started in 2009, which mirrored the growth trend within Saskatchewan. The RM of Cambria has benefited from the growth and economic development in both the Cities of Weyburn and Estevan as a result of the RM being within commuting distance to both urban centres. The RM has found that commuters who work in the urban centres of Estevan and Weyburn enjoy the country living lifestyle that the RM provides.



2.2 Regional Context

The RM is located along the southern boundary of Saskatchewan, bordering North Dakota in the United States. The RM is part of the Upper Souris River Watershed with waterbodies flowing through the RM and into North Dakota. The cities of Weyburn and Estevan operate as community service centres in the region and are located to the north and east within commuting distance of the RM. The Village of Torquay is surrounded by the RM. Highways 18 and 350 run through the RM connecting to the larger region.

The energy and agricultural sectors are key drivers of the regional economy and population. The oil and gas industry has a significant presence in the region and two of SaskPower's coal fired power stations and surrounding coal mines reside in the RM of Estevan located to the east. Changing federal regulations to coal power stations and the changing economic cycles of the oil and gas industry will continue to have an impact on the regional economy and population. Continuing into the future, both the energy and agricultural sectors will play an important role in the region impacting all aspects including infrastructure, services, housing, employment, and community culture.

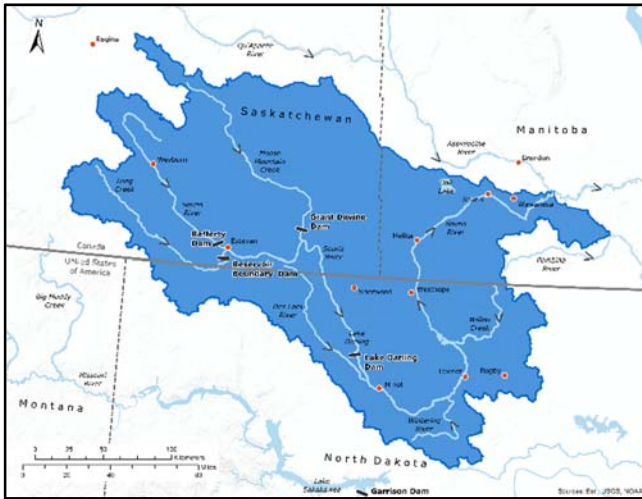


Source: Saskatchewan Grid Road Map

3 Environmental Management

3.1 Discussion

The major environmental management consideration for the RM is ecological sensitive land such as land around the Rafferty Reservoir; a part of which lies within the northeast portion of the RM. The Rafferty Reservoir is on the Souris River and was developed over the 1988-1995 period as a multi-purpose project to provide water for the area, including the Shand Power Station near Estevan, and as flood protection for residents downstream in Saskatchewan and North Dakota, including the City of Minot.¹ The Saskatchewan Water Security Agency owns the Rafferty-Grant Devine Project (formerly known as the Rafferty-Alameda Project) and is responsible for its operation and maintenance.



Source: International Souris River Study Board (2019)

In 2011 lands surrounding the Rafferty Reservoir saw some of the worst flooding ever recorded. Water levels within the Reservoir rose 6 meters as flood waters were stored from 2.5 metres below full supply level to the maximum allowable flood level. 2011 was the first year water had to be spilled through the Rafferty Dam spillway and the runoff volume could have completely filled Rafferty Reservoir twice². Even though the high flood levels, such as those experienced in 2011, are rare occurrences, the RM must consider a variety of land use issues with regards to the lands surrounding this reservoir.

Since this flood, the RM has received information from the Water Security Agency (WSA) that identifies a maximum allowable flood level of 554 metres for Rafferty Reservoir. Additional factors such as wind effects and shoreline erosion will need to be considered to suitably site any future development surrounding the Rafferty Reservoir. To allow sufficient consideration of potential hazards, proposed subdivision and development in proximity to the reservoir and the maximum allowable flood level will be referred to WSA. The majority of the land surrounding the reservoir and the maximum allowable flood level is owned by WSA. A portion of these lands have been leased out by WSA for pasture land.

Long Creek runs through the southwest portion of the RM and into North Dakota. The RM will also refer any development on lands along Long Creek to WSA for review and comment prior to issuing a development permit.

The Upper Souris Watershed Association was established in the region and has undertaken the development of the Upper Souris Watershed Protection Plan under the leadership of WSA. The International Souris River Study Board has also been established by a number of communities in

¹ Water Security Agency: Rafferty- Alameda Project

² Government of Saskatchewan – Background on Flooding in 2011

Saskatchewan, North Dakota and Manitoba to review the operation of dams and control structures in the Souris River basin. The mandate of the board is to better understand the causes of flooding and recommend steps to reduce the risk as well as find ways to alleviate low water flows during periods of drought. Recommendations from the board go to the International Joint Commission, a body that oversees lake and river systems that cross the border between Canada and the United States.

The Community Pasture Program was created in the 1930s for managing land that was badly eroded during the prairie drought. The program has helped improve the ecological value of lands and increased their productivity. Since the program has achieved the goal that was strived for, the federal government has chosen to transfer the land back to the province and users of the pastures. While the pasture land within the RM is no longer being managed by the Community Pasture Program, the RM continues to support its preservation. The RM of Cambria considers the Estevan Cambria Community Pasture as an important natural feature and discourages development on these lands.

3.2 Objectives

- a) To encourage development practices that can be sustained by the environment without significant pollution, nuisance, or damage to environmental resources.
- b) To restrict development on hazard lands or where special land considerations exist, such as lands adjacent to the Rafferty Reservoir and Long Creek and the Estevan Cambria Community Pasture lands.
- c) To protect defined areas of critical habitat.
- d) To protect critical water supply resources including both ground and surface water resources.
- e) To construct and maintain services and utilities while balancing both environmental and financial considerations.
- f) To cooperate with municipal, provincial and federal authorities as well as property owners to promote healthy, safe, and environmentally responsible use of land in the RM.

3.3 Policies

3.3.1 Conservation, Wildlife Habitat and the Environment

- a) Development decisions will not hinder the ecological value, integrity and management of environmental resources in the RM.
- b) Development practices that conserve soil, improve soil quality, conserve moisture and protect water supplies will be supported. The RM may deny a permit to any development that may significantly deteriorate the land resources or deplete or pollute ground water resources.
- c) Environmentally sensitive areas will be protected from incompatible development. The RM may restrict development that will have a detrimental effect on environmentally sensitive areas including but not limited to wildlife lands, conservation lands, and wetlands.
- d) Council will work with agencies and the provincial government to protect any significant critical wildlife habitat, conservation lands, or rare or endangered species. Where significant potential has been identified to Council, Council may delay development until

such time as the requirements of the relevant agencies or provincial departments to protect such resources have been obtained.

- e) Council may dedicate lands as environmental reserve to protect riparian areas, rare or sensitive flora and fauna, critical wildlife habitat, or other environmentally sensitive areas.
- f) Development shall not activate soil movement from or towards neighbouring properties, increase the risk of flooding, interfere with other individual's water rights, block access to a shoreline, cause a hazard, jeopardise public safety, or otherwise negatively affect the environment.
- g) Development shall be directed away from any area of hazard where there is potential risk to public health or safety. Development may be authorized only in accordance with recommended preventative mitigation measures that eliminate the risk or reduce the risk of a hazard to an acceptable level as identified by a professional.
- h) Estevan Cambria Community Pasture land will be preserved in its natural state and Council will not consider development of these lands. Mineral resource extraction may be considered on community pasture lands at the discretion of Council.
- i) Service and utility maintenance that is not environmentally sustainable, such as applying used oil to municipal roads, will not be an acceptable practice.
- j) Performance bonds, interests filed on land titles, and liability insurance may be required from a developer, as part of a servicing or development agreement or as a development permit condition, to avoid unnecessary municipal administration, inconvenience and expenditures, to protect the public interest, and to notify future landowners of municipal servicing considerations or environmental limitations and hazards for the subject land.

3.3.2 Flooding, Slumping and Slope Instability

- a) Where building or structural development is proposed on known and/or potential hazard lands a professional report on the proposed development will be required at the developer's expense. 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.
- a) Development of new buildings and additions to buildings in the flood way of the 1:500 year flood elevation of any watercourse or waterbody will be prohibited.
- b) 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 watercourse or water in the flood fringe will be required. A greater elevation may be required by resolution of Council upon receipt of a recommendation from a qualified professional or agency.
- c) The Water Security Agency or other appropriate professionals may be utilized as a source of technical advice regarding flood levels and flood proofing techniques. Developments throughout the RM may be referred to the Water Security Agency for review.
- d) Development proposed on potential hazard land in proximity to Rafferty Reservoir and Long Creek, as shown on the Future Land Use Map, shall be referred to the Water Security Agency for review.

- e) No new building or structural development shall be permitted on any potential unstable slope area without the required professional report for the site that identifies risks and appropriate mitigation measures.
- f) Council may prohibit development, where Council is of the opinion that land is unsuitable for development because:
 - i. The cost of providing a road would be prohibitively expensive or difficult to maintain due to poor natural drainage, steep slopes or other features;
 - ii. It is subject to unstable soil conditions due to high water tables, wetland soils or poor drainage conditions; and/or
 - iii. There are hazards associated with fluctuating water levels and the associated processes of flooding and erosion or any other instability.

3.3.3 Source and Groundwater Protection

- a) The RM will consider the impacts of development on waterbodies, waterways and shorelands and referrals will be sent to applicable agencies and departments, if necessary.
- b) The RM will work with agencies of the provincial government to protect and preserve water quality and quantity.
- c) Development shall not deplete or pollute groundwater resources within the RM. Council shall work with the appropriate provincial and federal departments and agencies to protect groundwater resources and other water resources in the RM.
- d) Prior to development approval, the RM will ensure water quality or quantity is not compromised by new development. The RM may require a developer to provide the necessary report, at the developer's cost, to confirm there is an established and proven supply of water capable of serving the needs of the proposed development.

3.3.4 Drainage

- a) Adequate surface water drainage will be required throughout the RM and on new development sites to avoid flooding, erosion and pollutions. A professional drainage report may be required where an area has or exhibits potential for poor drainage. Recommendations from the drainage report may be attached as a condition of approval.
- b) Unauthorized drainage of surface water runoff from any land throughout the RM shall be prohibited. Watercourses shall not be altered without the prior approval of WSA, RM or other provincial or federal agencies where applicable. All agricultural drainage works require approval from WSA.
- c) Developments shall not obstruct, increase or otherwise adversely alter water and flood flows and velocities.

4 Infrastructure and Services

4.1 Discussion

A primary interest of the RM is to ensure the proper provision and maintenance of municipal infrastructure and services. With the high level of resource activity in the area, road infrastructure maintenance and construction has increasingly become an issue for the RM.

The RM wants to encourage growth and economic diversity but does not want this growth to be at the cost of the residents. Encouraging development where infrastructure and services currently exist, wherever possible, will help to ensure the RM does not encounter deficit issues due to maintenance and upgrading and will protect the current ratepayers from incurring potential costs associated with excess and unnecessary infrastructure and service demands.

There are two provincial highways that run through the RM. Highway 18 runs east-west providing access to Torquay from Estevan and Highway 350 runs north-south between Highway 18 and the United States (North Dakota) border crossing at the Port of Torquay. Secondary Grid 606 runs north from Highway 18 into the RM of Cymri No. 36. There are also a number of RM roads and the Long Creek Rail Line running through the RM. The RM owns one bridge at NW 33-01-12 W2.

Water is supplied from ground water in the RM. There are two community wells in the RM supplying non-potable water to community members for agricultural purposes. One community well is located in the Hamlet of Outram and the other community well is located NE 34-3-13 W2. There are no rural waterlines within the RM.

Sewage disposal for existing development is generally provided through onsite disposal methods approved by the province. The RM does not own a municipal lagoon. Any development requiring the use of a lagoon will require arrangements to be made with neighbouring municipalities for acceptance of sewage waste or receive approval for onsite management from the RM and appropriate provincial agency.

There is a recycle bin located in the Village of Torquay shared by the Village and RM residents. Garbage collection services are provided to the Hamlet of Outram residents.

The RM is committed to ensuring that the community is adequately protected and responsive in the event of an emergency. Fire protection is provided by volunteer fire fighters from the Village of Torquay area and the City of Estevan. Police and ambulance services are provided out of Estevan.

The RM is within the South East Cornerstone and Holy Family school divisions. Education facilities for students are located in Estevan, Oungre, and Weyburn.

4.2 Objectives

- a) To promote growth and development that uses existing services and infrastructure in a cost effective and efficient manner.
- b) To limit the construction of roads to a level that can be maintained by the RM.

- c) To improve the capacity and efficiency of services and facilities by entering into agreements or through general communication with neighboring urban and rural municipalities and government agencies.
- d) To provide for road, utility, parks, and other services at a standard appropriate to the area, and to ensure that development will support the cost of those services.
- e) To support educational opportunities for RM residents.
- f) To support Water Security Agency's management of the Rafferty Reservoir.

4.3 Policies

- a) To be cost effective and efficient, the RM will support the use of existing infrastructure and services rather than constructing new.
- b) Proposed development shall be compatible with existing and planned transportation infrastructure, including provincial transportation plans.
- c) Proposed development in proximity to the Rafferty Reservoir shall be compatible with the Rafferty Reservoir and existing and proposed land uses. All proposals within proximity of the Rafferty Reservoir will be subject to review by WSA prior to the issuance of a development permit.
- d) All proposals within proximity to a provincial highway will be subject to review by the Ministry of Highways and Infrastructure prior to the issuance of a development permit.
- e) The RM will ensure necessary corridors, easements and land for public works are dedicated during the subdivision and development process for any new or proposed infrastructure and services.
- f) Any new public works shall be located in an area compatible with current and future land use.
- g) All development shall require direct access to a developed road. A developed road shall mean an existing all-weather road on a registered right-of-way, or a road for which a signed agreement has been made with Council to provide for the construction of the road on a registered right-of-way to a standard approved by Council.
- h) Where a development or subdivision requires new or improved municipal services and roads, the developer shall be responsible for all costs associated with providing the services and roads. Council may establish the standards to which services and roads will be designed and constructed.
- i) The RM may use agreements allowed for in the Act to ensure infrastructure and services are installed or improved, if needed, when subdivision or development occurs.
- j) The RM may pursue the adoption of a development levy bylaw to establish fees for capital costs related to development and to allow the RM to enter into a development levy agreement to recoup municipal capital costs that arise from the development.
- k) Council may require a developer to undertake an engineering study to identify site suitability and the infrastructure and servicing capacity required to support the development.

- l) Where any infrastructure or services, including pipelines, cross municipal roads the municipality may apply special standards for their construction that are necessary to protect the municipal interest.
- m) Cooperation will be encouraged with SaskPower, SaskEnergy, TransGas, SaskTel and other utilities to ensure the provision of their services are economical and efficient. Prior to the installation of major utility systems, utility companies are encouraged to consult with the RM.
- n) Separation distances from existing public works facilities shall conform to provincial regulations.
- o) Where high volumes of truck traffic exist or is anticipated, the RM may designate certain roads as truck routes in order to limit deterioration of the municipal road system and to minimize safety and nuisance factors with adjacent land uses.
- p) All developments shall ensure safe access and egress from adjacent roadways without disrupting their transportation function. The RM may require certain developments to have consolidated access at major points of intersection of provincial highways and/or municipal roadways.
- q) Access and internal subdivision roads shall be designed with the consideration for emergency service, school bus and maintenance equipment access. Safe and efficient access shall be integrated at all stages of the planning process.
- r) Development should be undertaken with precautions to minimize the risk of damage to property caused by wildfires. The RM may apply the following fire protection policies during development review:
 - i. Subdivision and development permit applications may be referred to the local fire marshal for comment prior to decision taking place on the application;
 - ii. Open green space may be used to separate building development from trees and vegetation when necessary;
 - iii. Municipal roads shall be appropriately designed in order to provide for emergency vehicle access.
- s) No dwelling or other building shall be located within the approach surface for any airport or airstrip.
- t) Future development shall take into consideration the Guidelines for New Development in Proximity to Railway Operations document.
- u) Consultation with the railway may be required prior to issuing a permit for the proposed development or prior to proceeding with a subdivision. Consultation is needed in order to determine:
 - i. The location of the site in relation to the rail corridor;
 - ii. The nature of the proposed development;
 - iii. The frequency, types, and speeds of trains travelling within the corridor;
 - iv. The potential for expansion of train traffic within the corridor;

- v. Any issues the railway may have with the new development or with specific uses proposed for the new development;
 - vi. The capacity for the site to accommodate standard mitigation measures;
 - vii. Any suggestions for alternate mitigation measures that may be appropriate for the site;
 - viii. Proposed stormwater management and drainage; and
 - ix. The specification to be applied to the project.
- v) The RM will require adequate water supply and sewage disposal systems for proposed developments which meet the requirements of the Saskatchewan Health Authority or other applicable provincial agencies. The water supply of neighbouring developments shall not be adversely affected by the proposed development.
 - w) All sewage and wastewater disposal methods shall comply with provincial regulations. The RM will require written evidence that the disposal method has been approved by Saskatchewan Health Authority or other applicable provincial agencies either as a condition of development permit approval or before a development permit for the use on the site is issued.
 - x) Solid waste management shall meet all applicable provincial regulations.
 - y) The RM may establish inter-municipal development agreements with neighbouring municipalities to address services, infrastructure or facilities.
 - z) Where possible and feasible, the RM will work with other communities to pursue comprehensive solid waste management plans for the region, and plan for future regional water utility provisioning and wastewater disposal.
 - aa) The RM will work with the Ministry of Education and the school division to support educational opportunities and facilities for RM residents within the region.

5 Recreation, Heritage and Dedicated Lands

5.1 Discussion

The culture and heritage of the community has been traditionally rooted in the agricultural sector. There are century old farms throughout the RM with potential for those family farms to continue for future generations. The RM wishes to retain this agricultural, family based culture.

There are no heritage buildings or sites designated in the RM, however, the RM will encourage the protection and conservation of heritage and cultural resources and encourage opportunities for the reuse, rehabilitation, preservation or restoration of historic buildings. The following churches and cemeteries exist within the RM and are recognized by the RM for their historic significance.

- Outram Cemetery (Bethel & St. Johns) in SE 30-1-10-W2 – First burial was in 1910.
- Lac Qui Parle Church and Cemetery in SW 34-3-12-W2 – First burial was in 1905
- Salem Luthern Church and Cemetery in SW 27-1-12-W2 - First burial was in 1910
- Sacred Heart Church and Cemetery in NE 23-2-12-W2 – First burial was in 1911
- St. Cunigundis (Marienthal) Cemetery in NW 12-1-12-W2 – First burial was in 1902. Church has been converted to a home.
- Torquay United Cemetery in NE 23-2-12 W2
- Torquay Trinity Luthern Cemetery in NE 23-2-12 W2

The RM works with regional municipalities and partners to provide recreational, educational and cultural facilities and opportunities for its residents within nearby urban centres. The RM also offers natural recreation and tourism opportunities to visitors and residents. There are year round hunting and fishing opportunities available and a campground. The Village of Torquay offers recreational facilities including ball diamonds and an arena.

5.2 Objectives

- a) To provide for recreation and tourism opportunities, where appropriate.
- b) To protect heritage and cultural resources in the RM.
- c) To support recreational and educational opportunities for RM and regional residents.
- d) To encourage the sustainable development of recreational, cultural and tourism amenities while maximizing the benefits and minimizing costs to the RM.

5.3 Policies

- a) The RM will continue to cooperate with adjacent municipalities to ensure recreational, cultural, and educational facilities and services are provided to RM residents.
- b) The RM will consider the development of regional open space and leisure and tourism opportunities when land is identified as being suited for these types of developments.
- c) Council will consider the suitability of a location for recreational and tourism development with respect to physical access and available services, the separation to incompatible land uses, the presence and extraction of resources, and other factors that may make the development unsuitable for the area.

- d) Recreation and tourism developments will be encouraged to locate where existing services and transportation systems exist.
- e) The RM will support access to unoccupied Crown lands for recreation, tourism, hunting and fishing.
- f) Recreational activities and land uses may occur in environmentally sensitive areas, heritage sensitive areas and on hazard lands only to the extent that these lands and features are not detrimentally affected by recreational uses and the recreational uses will not be detrimentally impacted by these land features.
- g) Prior to any development the RM will consider impacts on existing or planned recreational and tourism areas.
- h) Dedicated Lands
 - i. Money in lieu of municipal reserve land will be preferred unless the dedication of land for municipal reserve is required for municipal development opportunities.
 - ii. Funds from the dedicated lands account may be used for municipal reserve, environmental reserve, or public reserve development either within the RM or in other municipalities where the development will serve the residents of the RM.
 - iii. Council will encourage the approving authority, which in the case of the RM is the Ministry of Government Relations, to dedicate environmental reserve for lands that have environmental constraints or are potentially hazardous, in accordance with section 185 of The Planning and Development Act, 2007.
 - iv. If the need for a school site is identified, the RM will work with the Ministry of Education and the school division to ensure the creation of a suitable school site and will amend their bylaws accordingly.
 - v. If the need for a school site is identified in a neighbouring municipality that will accommodate students from the RM, Council will contribute funds from the dedicated lands account for the acquisition of that site.
- i) Heritage
 - i. Sites with heritage and cultural significance will be considered an asset to the community and region. The RM will encourage heritage and cultural assets to be operated and maintained appropriately so as to avoid becoming derelict and deteriorated.
 - ii. The RM will support applications for the restoration and possible reuse of heritage properties and encourage the preservation of historic buildings where appropriate.
 - iii. Council will work with agencies of the provincial government and the community to identify and protect any significant heritage resources. The RM will create an inventory of heritage and cultural resources and update it as additional resources are identified.
 - iv. Where development has potential to affect heritage and cultural resources, Council may defer development approval until such time as the requirements

of the relevant provincial agencies to protect such resources have been obtained.

- v. Where development sites, including developments undertaken by the RM, present a potential for heritage significance further analysis may be required. The Heritage Conservation Branch's Exempt Activities Checklist for Private Landowners, the Developer's Online Screening Tool or other tools provided by the province may be used to assess the need for further analysis. Development applications may be referred to the Heritage Conservation Branch to assess the potential for heritage sensitivity.
- vi. Where a proposed development is located in a potential heritage sensitive area, as identified on the Future Land Use Map, the applicant shall demonstrate the development is exempt from requiring further analysis or clearance has been received from the Heritage Conservation Branch.

6 Agricultural Development

6.1 Discussion

Agriculture has been and will continue to be a significant and core element of the community. Agricultural based employment is the primary source of income for residents within the RM of Cambria. Council supports the continuation of agricultural land use and aims to protect existing and future agricultural land uses in the area.

Dry-land crop farming and cattle production have been the principal form of agriculture development. The Estevan Cambria Community Pasture is located within the RM. Agricultural land has also been used for some agricultural related commercial ventures that service the agricultural sector. Larger urban centers, such as the Cities of Estevan and Weyburn provide many of the commercial establishments that are needed to assist agricultural operations. This includes equipment repair, parts supply, implement dealers, auction marts, etc. Council would consider applications for development of these types of establishments within the RM.

A large portion of the farmland in the RM remains in parcels of land that are comprised of quarter sections. Council wishes to maintain larger parcels of agricultural land while recognizing that there are circumstances where some subdivision of land may be necessary and desirable. Limited subdivision will be permitted within the agricultural district where the remnant of the quarter section remains a larger agricultural parcel. Subdivided parcels of land will be encouraged to cluster together to avoid scattered patterns of small land holdings. Council will monitor the subdivision and development of land in the RM to ensure the policies continue to support the RM's objectives without jeopardising the RM's agricultural resource. Future policy amendments may become necessary to further restrict the amount or location of subdivision.

6.2 Objectives

- a) To ensure agriculture remains a principal land use and support the diversification of agriculture in the RM.
- b) To conserve agricultural land and support clustered development.
- c) To allow for intensive forms of agriculture and livestock production on appropriate agricultural lands which do not jeopardize reasonable development potentials or create significant environmental concerns.
- d) To allow for agricultural commercial land uses on appropriate agricultural lands which do not jeopardize reasonable development potentials or create significant environmental concerns.
- e) To encourage development along major transportation corridors and restrict access points to provide for the safety of the travelling public.

6.3 Policies

- a) Agriculture activities on lands of a quarter section or more for field crop, pasture and non-intensive livestock operations will not be restricted.
- b) A range of agricultural related uses will be included within the zoning bylaw to encourage diversified agricultural related business development in addition to agricultural production.

- c) One subdivision from the remnant of the quarter section will be allowed in the Agricultural District (two separate titles per quarter section).
- d) Additional subdivision to a maximum of 3 subdivisions from the remnant of the quarter section may be allowed in the Agricultural District (four separate titles per quarter section) if:
 - i. All subdivided parcels of land are clustered together;
 - ii. The minimum size of the remnant of the quarter section is 32 hectares (80 acres) after the subdivision of any proposed cluster; and
 - iii. The subdivided parcels of land have direct access to an existing developed road.
- e) Council may consider additional subdivision where a part of a quarter section is physically separated from the remainder of the quarter section by a natural or man-made feature including but not limited to a railway, registered road, or waterbody.
- f) All subdivisions shall have direct access to a developed road. All new and upgraded accesses and roads shall be provided at the cost of the developer.
- g) Where conflicting land uses are proposed on the same site or on adjacent sites to one another, the RM may require the developer to construct buffers or screening prior to issuing any development permit.
- h) Intensive Operations
 - i. Council will support the development of intensive agricultural and livestock operations unless specific land use or environmental locational conflicts would be created or where potential for conflict may arise.
 - ii. Intensive agricultural operations and intensive livestock operations will be encouraged to cluster together and to locate near major transportation corridors.
 - iii. Intensive agricultural operations and intensive livestock operations will be encouraged to locate away from existing or proposed residential areas, including Torquay and Outram.
 - iv. Intensive agricultural operations and intensive livestock operations will be discretionary uses within the Agricultural District of the Zoning Bylaw. Any expansion of an operation to provide for a greater number of animal units, or any change in an operation which alters the species of animal, shall require a new permit approval.
 - v. The RM may require screening or encourage the use of innovative technologies which mitigate odour or other nuisances.
 - vi. The zoning bylaw may provide for the temporary confinement of cattle during winter months as part of a permitted use general farm operation.
 - vii. To minimize conflict between proposed intensive livestock operations and surrounding development or vice versa, the separation distances in the zoning bylaw shall be adhered to unless altered by Council.

- viii. The RM will encourage ILO developers to conduct public consultation and provide information to surrounding landowners prior to a public hearing for the consideration of the development permit application.
 - ix. Council may require the applicant to obtain recommendations from appropriate agencies regarding water supply quality and quantity, manure management plans, and other issues that Council may require the proponent to address, for the purpose of ensuring public health and safety and to evaluate the suitability of the application.
 - x. The Agricultural Operations Act and other provincial legislation may apply to the development. When considering the operational and environmental aspects of a proposed development, the RM may refer the application to the appropriate agencies for advice and recommendations.
- i) Agricultural Related Commercial and Industrial Uses
- i. Approval for commercial or industrial developments may be granted if:
 - 1. Incompatibility with other land uses are avoided, including consideration of proximity to urban centres and residential subdivision and development;
 - 2. Policies for environmental quality control will not be jeopardized, including water and waste disposal servicing;
 - 3. The design and development of the use will conform to high standards of safety, visual quality and convenience;
 - 4. The development will be situated along an all-weather municipal road or provincial highway;
 - 5. All relevant approvals are obtained from government agencies for uses such as anhydrous ammonia fertilizer facilities;
 - 6. All other requirements set out in the plan and zoning bylaw are met.

7 Residential Development

7.1 Discussion

The RM wants to accommodate the interests for various forms of residential development within the municipality while maintaining the agricultural values and culture that exists within the community. The RM will support residential development that occurs in an organized manner and takes into consideration servicing and associated costs. The RM may consider clustered multi-parcel residential subdivisions that provide for economies of scale for infrastructure, maintenance, and service delivery.

The development of new higher density residential areas in the RM will be restricted to areas adjacent to the Village of Torquay that are along the major road network within the RM. The Future Land Use Map, attached to and forming part of this Official Community Plan, outlines the areas where higher density multi-parcel residential subdivision and development may be considered. Limited residential subdivision and development may be permitted within the Agricultural District to support agricultural operations, address existing residential subdivision and development, and accommodate multi-generational farming and asset planning.

The RM is part owner of Creighton Lodge, an extended living complex located in the City of Estevan. When the health region withdrew funding for the lodge, the RM partnered with the neighbouring RM's of Estevan, Coalfields, Cymri and Benson to take over the ownership and management through agreement with the health region.

7.2 Objectives

- a) To accommodate farm-related residential development in agricultural areas at densities that will compliment but not supersede the agricultural function of the RM.
- b) To optimize services and long-term maintenance, clustered residential development will be encouraged.
- c) To minimize conflict between residential development and non-residential land uses.
- d) 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.
- e) To ensure the residential needs of the community are met.

7.3 Policies

- a) The RM will provide for a range of housing options that are appropriate for rural living within the Zoning Bylaw.
- b) Residential subdivisions shall be designed to minimize servicing costs to the RM and, where possible, existing infrastructure and services shall be used.
- c) Residential subdivision or development shall not be located where, in the opinion of Council, a developed road would be prohibitively expensive to construct or maintain.
- d) Residential development shall be serviced in a manner that meets municipal standards.
- e) One farm residence on a site will be permitted for agricultural operations. Additional farm residences may be permitted, at the discretion of Council, if accessory to an agricultural

operation on the same site. The approval of additional farm residences shall not be construed, in any way, as consent or approval for future subdivision.

- f) Limited low density residential subdivision will be permitted in the Agricultural District in accordance with Section 6 of the OCP and all other applicable policies and regulations.
- g) Higher density multi-parcel residential subdivisions shall be planned and orderly and will be required to locate in residential areas designated on the Future Land Use Map. Higher density multi-parcel residential subdivision will be considered on its merits through a rezoning to the Residential District.
- h) Multi-parcel residential subdivisions proposed within the joint planning area identified on the Future Land Use Map shall require consultation with the Village of Torquay. Council may refuse to rezone land for multi-parcel residential development where there is potential conflict with future development plans of the Village of Torquay identified in its Official Community Plan.
- i) Council may refuse to rezone land for multi-parcel residential development where there is an oversupply of vacant and available residential lots. Phasing of proposed multi-parcel residential development may be required.
- j) The RM may require applicants for the rezoning to the Residential District to provide:
 - i. A concept plan illustrating the location and extent of all proposed parcels and development components, internal road layout, access to municipal roads, phasing of development and dedicated lands; and
 - ii. Supporting documentation, including engineering reports to address such considerations as site grading and drainage, impacts to ground and/or surface water, water supply, sewage treatment and disposal.
- k) Development of multi-parcel residential subdivisions will be planned with the following considerations, but not limited to:
 - i. Retaining existing water courses and wetlands and actively integrating storm water management systems with natural water courses;
 - ii. Integration of natural, open space and recreational areas as habitat corridors;
 - iii. The natural aesthetics such as topography and vegetation of the plan area shall be conserved wherever possible;
 - iv. Cluster development and avoidance of long linear design along a municipal road;
 - v. Integrate proposed roads in an economical and safe manner with regard to vehicular traffic, road maintenance, snow ploughing, school bus pickup, fire and police protection, and any installation of municipal or utility services;
 - vi. Integration with surrounding land uses and appropriate landscaping, screening and buffering to mitigate potential land use conflicts.
- l) Land that has been subdivided into residential sites shall not be further subdivided, unless at the time of subdivision a concept plan has been submitted and approved by Council that outlines future development of the site.

- m) The RM will encourage the consolidation or cancellation of registered lots and roads where appropriate in the hamlet of Outram.

8 Business Development

8.1 Discussion

Business development in the RM of Cambria has primarily been related to either agriculture or oil and gas resource development. The major economic sector located within the RM is agriculture. Council supports the diversification of the farm economy through the establishments of farm and home based businesses. Many agricultural services that are not provided in the region's urban centres are provided in the Agricultural District. Council wishes to encourage this form of development and support a diversity of agricultural services.

The energy and resource sector are also present within the RM. The first geothermal power facility in Canada is being developed in the RM. To protect municipal interests and reduce land use conflicts, the RM wants to ensure that energy and resource development occur in a well planned manner.

The RM also has gravel deposits and existing gravel pits within the municipality, with the potential for more.

8.2 Objectives

- a) To encourage a diversified economic base and provide for business development opportunities including commercial, industrial and natural and mineral resource land uses.
- b) To encourage farm and home based business in appropriate areas.
- c) To ensure that business development occurs in a manner, which minimizes negative impacts on surrounding land uses and the environment.
- d) To encourage business development to locate in areas that maximizes the use of existing infrastructure and reduces the need for road development and servicing upgrades, such as near a highway or heavy haul road.
- e) To establish guidelines and criteria for the consideration of business development.

8.3 Policies

- a) Business development shall have adequate infrastructure and services including roads, safe access and utilities that meet municipal standards.
- b) Business development shall be designed to minimize servicing and maintenance costs to the RM and, where possible, existing infrastructure and services shall be used.
- c) Council will encourage new proposals to locate where services exist. New business development may be required to locate in close proximity to existing highways.
- d) The Zoning Bylaw will make provision for accessory commercial developments on farm sites that support the operation of agriculture in the RM.
- e) Home based businesses may be accommodated provided they are clearly secondary to the principal residential use and are compatible with and do not change the character of the surrounding area. The Zoning Bylaw will specify development standards for home based businesses.

- f) The RM may require screening, landscaping or buffering as a condition of approval and in accordance with the Zoning Bylaw.
- g) The approval of business development may be based on:
 - i. The compatibility of the development with existing or planned neighbouring land uses and the proposed measures to reduce potential impacts;
 - ii. The environmental suitability of the site and drainage management;
 - iii. The access, egress and management of potential impacts on roadway and highways systems, including traffic safety;
 - iv. Adequate services that meet municipal standards; and
 - v. The phasing of development.
- h) The exploration, development and production of all resource development shall be undertaken in a manner that is environmentally responsible and considerate of adjacent land uses.
- i) The RM will allow access to mineral resources. Mineral resource exploration and extraction will be a permitted use in the Agricultural District.
- j) Mineral resource processing and uses accessory to the processing plant or area will be discretionary uses in the Agricultural District.
- k) The approval of geothermal resource development or sand and gravel development will be based on the regulations of the Zoning Bylaw and the compatibility of existing and planned land uses, disturbance to the environment and aquifers, impact on municipal services and infrastructure, and the reclamation plan.
- l) Applications for sand and gravel extraction shall be accompanied by a reclamation plan. Reclamation plans may be required for other resource developments.

9 Implementation

9.1 Zoning Bylaw

- a) The Zoning Bylaw will be the principal method of implementing the objectives and policies contained in this Official Community Plan.
- b) The Zoning Bylaw will contain the following districts:
 - i. Agricultural District – the intent of this district will be to provide for the primary use of land in the form of agricultural development and associated farmsteads. Other uses compatible with agricultural development will also be provided to support the rural way of life. Resource development, dependent on location within the rural area, will also be provided for. Fragmentation of agricultural land will generally be avoided in this district.
 - ii. Residential District – the intent of this district will be to provide for the subdivision and development of residential land use as the primary use of the land.
 - iii. Commercial District – the intent of this district will be to provide for the development of commercial and industrial land uses. Residential uses and agricultural uses will generally be avoided in this district, except if secondary to the principal commercial use.
 - iv. Environmentally Sensitive District - the intent of this district is to protect the land adjacent to the Rafferty Reservoir and the Estevan Cambria Community Pasture from unsuitable development. There are certain lands which should not be developed upon due to hazards such as pollution to water supplies, flooding or site instability.

9.2 Bylaw Amendments

The RM may consider amendments to either the Zoning Bylaw or this Official Community Plan. If there is a need to amend the Zoning Bylaw or this Official Community Plan, Council must pass a bylaw to accept the amendment and approval must be received from the province as the approving authority.

9.3 Other Implementation Tools

- a) Inter-municipal Co-operation
 - i. The RM will recognize and pursue opportunities for strategic, flexible and innovative partnerships including those for the development or upgrading of public works, public facilities, transportation infrastructure, service delivery and housing.
 - ii. The RM will work with adjacent municipalities to establish a process for managing land in areas of common interest.
 - iii. Council will confer with adjacent municipalities concerning significant developments near boundaries to avoid unnecessary land use conflicts or fiscal impacts across boundaries. This includes the area surrounding the Village of Torquay identified as the joint planning area on the Future Land Use Map.

- iv. Pursuant to *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.
- b) First Nation and Metis Relations
 - i. The RM encourages communication and engagement with First Nation and Metis Local communities.
 - ii. Council will work with First Nations and Metis Local where there is common interest in development initiatives or common land and regional interests.
 - iii. Development proposals where there may be adverse impacts on treaty rights such as hunting, fishing, trapping and carrying out of traditional uses on unoccupied Crown lands and public water bodies shall be referred to potentially impacted First Nations and Metis Local communities.
- c) Provincial Interests
 - i. This Official Community Plan shall be administered and implemented in conformity with The Statements of Provincial Interest Regulations and any statutes, regulations or legislation of provincial agencies governing land use.
 - ii. Wherever feasible and in the municipal interest, the RM will avoid duplication of provincial regulation.
 - iii. To coordinate planning and growth, the RM will consult with provincial and federal agencies and other organizations where appropriate.

9.4 Administering the Plan

- a) This Official Community Plan is binding Council and all development within the RM of Cambria.
- b) The definitions contained in the Zoning Bylaw shall apply to this Official Community Plan.
- c) If any part of this Official Community Plan is declared to be invalid for any reason, by an authority of competent jurisdiction, that decision shall not affect the validity of the Plan as a whole, or any other part, section or provision of this Plan.

9.5 Maps

The Future Land Use Map attached to and forming part of this Official Community Plan are meant as a planning guideline only as data changes from time to time. Formal clearance to proceed with a development should always be provided by the appropriate provincial and/or federal agency or qualified professional prior to development taking place.