

2020

Official Community Plan

Rural Municipality of Gull Lake No. 139



RURAL MUNICIPALITY OF GULL LAKE NO. 139
BYLAW NO. _____

A Bylaw of the Rural Municipality of Gull Lake No. 139 to adopt an Official Community Plan.

Whereas the Council of the Rural Municipality of Gull Lake No. 139 has authorized the preparation of an Official Community Plan for the Municipality pursuant to Section 29 of *The Planning and Development Act, 2007* Chapter P-13.2 (the “Act”); and

Whereas Section 35 of the Act provides that an Official Community Plan must be adopted by bylaw, in accordance with the public participation requirements of Part X of the Act;

Whereas in accordance with Section 207 of the Act, the Council of the Rural Municipality of Gull Lake No. 139 held a Public Hearing on in regard 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 Gull Lake No. 139 in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1. This bylaw may be cited as “The R.M. of Gull Lake No. 139 Official Community Plan.”
2. The Official Community Plan be adopted to provide a framework to guide and evaluate future development within the Municipality, as shown on Schedule ‘A’, attached to and forming part of this bylaw.
3. This bylaw shall come into force on the date of final approval by the Minister.

Reeve

SEAL

Administrator

Schedule A:

Rural Municipality of Gull Lake No. 139

Official Community Plan
2020

Bylaw No. _____

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1 INTRODUCTION

1.1 AUTHORITY

In accordance with Sections 29, 32 and 102 of *The Planning and Development Act, 2007 (The Act)*, the Rural Municipality of Gull Lake No. 139 (RM) has prepared this document for adoption as the Official Community Plan. The Official Community Plan will provide Council with goals, objectives and policies relating to the future growth and development within the Rural Municipality.

1.2 PURPOSE

The Official Community Plan should be viewed as a growth management tool and is a statement by the municipality to communicate how land uses should be developed and controlled. The RM is interested in promoting high quality development which takes into consideration a holistic approach to planning including the environmental, economic, social and cultural development within the municipality and the region.

1.3 SCOPE

This bylaw shall apply to all the lands within the limits of the Rural Municipality of Gull Lake No. 139 and no development shall be carried out that is contrary to the Official Community Plan.

2 OUR STORY: MANAGING GROWTH



2.1 BACKGROUND

It is believed that the name of Gull Lake was the Naturalist John Macoun's translation of a First Nation's name "Kiaskus" for small lake in the area.¹ He was in the area during 1879 studying flora and fauna and was impressed by the variety and number of gulls.²

Historic settlement patterns in the RM have been largely of a rural nature. Settlers began moving into the area in the 1900s and by 1911 the Town of Gull Lake was incorporated and became a center for cultural and economic resources for the larger RM community.³ In the Rural Municipality of Gull Lake No. 139 the first recorded local self-government started on January 2nd, 1911 as a L.I.D. (Local Improvement District) and conducted business as such. On January 6th, 1913 the final meeting of the L.I.D. was held at 10:30 a.m. and at 11:00 a.m. reconvened officially as the first meeting of the Rural Municipality of Gull Lake No. 139.

The RM has had little population change since 2006. Farming, ranching and oil and gas are the primary industries in the area. The RM has identified the need to update existing bylaws and policies to meet the current development conditions and trends and successfully move forward over the next decade.

The RM is located in the Mixed Grassland Ecoregion which has limitations for farming which is why ranching is a more prominent industry in the region.⁴ The Town Gull Lake serves the area with healthcare, ambulance service, an RCMP detachment, volunteer fire department, a variety of sport and recreation facilities as well as a K-12 school. The Village of Tompkins also provides services to the area, with one campground, a K-5 school, a museum and a variety of businesses and clubs.

In the future, the RM will continue to be faced with changing demands and the ongoing need to accommodate growth. As development continues, the RM will remain responsible for proving a wide array of services. By working together with adjacent municipalities, agencies and stakeholders, the RM and region can achieve efficient and effective service delivery, supportive relationships and sustainable growth for all.

¹ Our Towns (McLennan, 2008)

² What's in a name (Russell, E.T. Pete, 1910)

³ Our Towns (McLennan, 2008)

⁴ Ecoregions of Saskatchewan (Saskatchewan Environmental and Resource Management, 1998)

2.2 OUR MISSION STATEMENT

The mission of the R.M. of Gull Lake No. 139 is to maintain and enhance the economic, cultural and social well-being of our ratepayers. Equally, our vision is to create an environment that stimulates growth and provides well planned and organized services through a commitment to sound management and leadership.

To respect the existing development and uses while promoting and articulating orderly, predictable and sustainable land use allocation and development through clear and active policies.

We accomplish our mission by encouraging sustainable economic and community development while maintaining our unique rural quality of life. We are committed to pursuing our vision and continuing to provide quality service at a reasonable cost.

2.3 REGIONAL CONTEXT

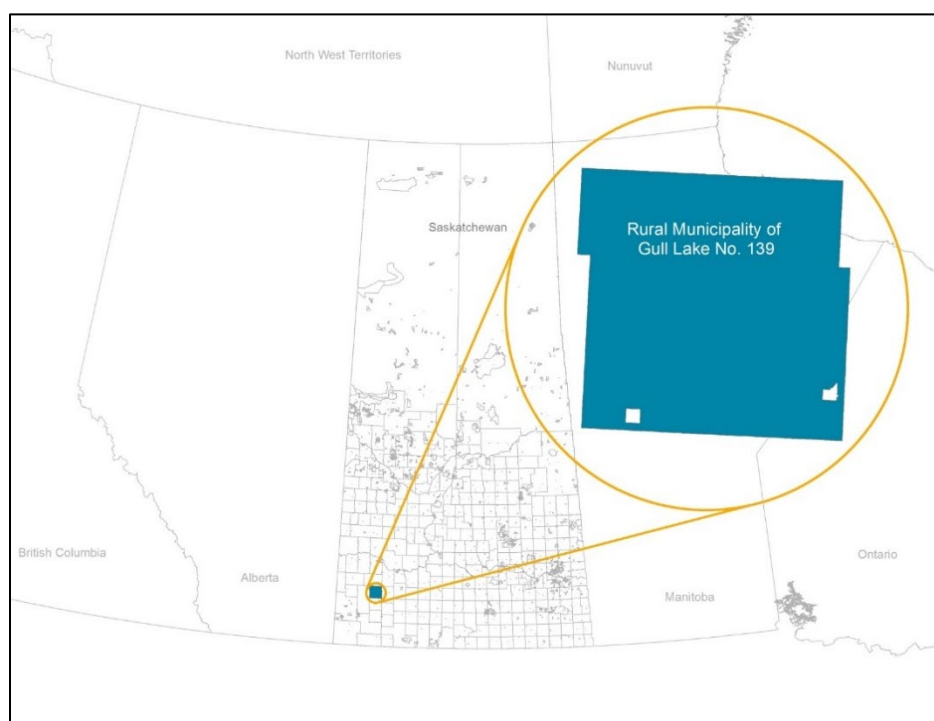
The Rural Municipality of Gull Lake No. 139 is situated in southwestern Saskatchewan approximately 96.9 km west of the City of Swift Current and 109 km east of the Alberta border. The Town of Gull Lake and the Village of Tompkins are located within the RM. Its richness in agriculture, resources, tourism and wildlife has created the need to ensure balanced and sustainable future growth. The RM is home to approximately 201 people and covers a land area of approximately 836.41 km².

Population (2016)

Male	Age	Female
115	ALL	85
10	0-4	5
10	5-9	5
15	10-14	5
5	15-19	5
5	20-24	0
0	25-29	0
0	30-34	10
10	35-39	5
10	40-44	10
5	45-49	5
10	50-54	10
15	55-59	10
10	60-64	5
10	65-69	5
5	70-74	10
5	75-79	0
5	80-84	0
0	85 and older	5

DEMOGRAPHICS

	RM of Gull Lake No. 139	Saskatchewan
Population (2016)	201	1,098,352
Population (2011)	201	1,033,381
Population Change (2011-2016) %	0.0	6.3
Population Density (2016) person per km ²	0.2	1.9
Land Area (square km)	836.41	588,243.54



2.4 OUR GOALS FOR GROWTH

The Rural Municipality of Gull Lake No. 139 will:

- 2.4.1 Provide sustainable and greater infrastructure efficiency through the proactive planning of upgrades and replacements and making use of existing infrastructure to reduce environmental and financial costs of growth.
- 2.4.2 Diversify the economy by building on strengths within the community which includes sustainable agricultural practices, tourism and recreation, and our capacity to sustain a healthy environment.
- 2.4.3 Make sustainable decisions within the parameters of fiscal responsibility.
- 2.4.4 Promote and preserve our heritage and culture.
- 2.4.5 Strengthen the municipality by building a healthy and diverse municipality by sharing resources, and working cooperatively with adjacent municipalities, government, agencies and stakeholders.
- 2.4.6 Enable responsible and environmentally compatible development by preserving and protecting existing natural features and habitat while encouraging development to appropriate areas of the RM.
- 2.4.7 Will include opportunities to improve our transportation systems, utilize more sustainable practices, and focus on providing efficient services to our residents in future decisions.
- 2.4.8 Embrace the rural character of the RM by ensuring that agriculture remains the primary land use and way of life in the RM while allowing the expansion of different land uses in the economy.

2.5 GENERAL DEVELOPMENT POLICIES

- 2.5.1 Development and new subdivisions shall be encouraged to locate where appropriate services and infrastructure exist or are planned to support the intensity and type of development.
- 2.5.2 The RM will provide for a mix and range of development including agriculture, commercial, and recreation in order to promote economic development opportunities. Rural areas will be differentiated from urban areas by less dense development and larger land parcels where agricultural and resource development activities are the dominant land use within the Municipality.
- 2.5.3 When reviewing applications for development, consideration shall be given to the proposal's conformity with this Official Community Plan. Major deviations from this Plan will require an amendment approved by Council.
- 2.5.4 Development shall complement the natural environment and not cause any undue hardship.
- 2.5.5 Agreements:
 - a) Where a proposed development requires the construction or upgrading of a road or services, Council may enter into a development levy agreement with the developer, pursuant to the *Act* and the RM's Development Levy Bylaw to provide for the road and services at the developer's cost.

- b) Where a subdivision of land will require the installation or improvement of municipal services, the developer may be required to enter into a servicing agreement with the Municipality pursuant to the *Act* to cover the installation or improvements.
 - c) Where a new subdivision or development requires the installation of new or upgrading of existing services such as roads, sewer and/or waterlines, etc. permits may not be issued until those services have been completed to the satisfaction of Council.
 - d) Council may enter into Road Maintenance Agreements pursuant to *The Municipalities Act* to ensure that costs for road repair are appropriately recovered.
- 2.5.6 Large scale development shall be guided by concept plans pursuant to Section 44 of *The Planning and Development Act, 2007*.
- 2.5.7 Council may require the Developer to provide the municipality with the necessary information to properly assess the following applications:
- a) Official Community Plan amendments;
 - b) Zoning Bylaw amendments that conform with the Official Community Plan;
 - c) Subdivision applications; and
 - d) Development permit applications.
- 2.5.8 The Developer should address the following concerns in their applications listed in Section 2.5.7:
- a) Conformity with the policies of the Official Community Plan and the Zoning Bylaw;
 - b) Conformity with provincial and federal regulatory jurisdictions;
 - c) Site suitability in terms of hazards such as flooding, erosion, slope instability or poor drainage with a geotechnical report from a qualified engineer;
 - d) Site suitability in terms of topography, critical wildlife habitat, or other environmental factors;
 - e) Site suitability in terms of heritage sensitivity;
 - f) Cost-benefit analysis of the proposal;
 - g) An outline of appropriate levels of servicing and terms of the servicing agreement; and
 - h) Other information as may be required by Council.
- 2.5.9 When necessary, the RM shall work with adjacent municipalities and First Nations and Metis communities to ensure complementary and compatible goals regarding development, economic opportunities and environmental, cultural, and heritage resources.
- 2.5.10 The RM will develop an asset management plan to better manage change and to ensure growth will not place an undue strain on municipal infrastructure or public services.

3 MUNICIPAL SERVICES AND INFRASTRUCTURE

3.1 DISCUSSION

It is a primary interest of the municipality to ensure proper roads, services, utilities and community facilities are provided to their ratepayers. The RM has a well-maintained road system with Highway 1 running through the south portion of the RM and two Clearing the Path Corridors, one running along the northern border and one running from north to south that meets up with Highway 1. The RM is apart of the South West Transportation Planning Council (SWTPC) whose mission is to work together as a group to plan and provide an effective transportation system that supports current and future economic and social needs of the southwest areas of Saskatchewan.

The RM has three public wells, one of which is shared with two neighbouring rural municipalities for commercial raw water use. The majority of the water and sewer services in the RM are private individual systems. Groundwater for wells has not been a reliable source of water in the RM for development in certain areas.

The Town of Gull Lake does not have capacity to extend their own water services into the RM for any future developments. All other services are provided by the Town of Gull Lake.

3.2 OBJECTIVES

- 3.2.1 To ensure adequate services are provided to future developments through existing or upgraded municipal infrastructure.
- 3.2.2 To improve the capacity and efficiency of services and facilities by entering into regional partnerships with neighboring urban and rural municipalities where appropriate.
- 3.2.3 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.
- 3.2.4 To provide a municipal road network that accommodates anticipated traffic movements and provides an effective and efficient link to the Provincial Highway system.
- 3.2.5 To promote growth and development that uses existing services and infrastructure in a cost effective and efficient manner.

3.3 POLICIES

- 3.3.1 Where a development or subdivision requires new or improved municipal services and roads, the proponent will be responsible for all costs associated with providing the services. Council may establish the standards to which services and roads will be designed and constructed. Council may require a proponent of a development to undertake an engineering study that identifies the infrastructure and services required to support the development.
- 3.3.2 Roads and Transportation:
 - a) All development shall require direct access to a developed road. A developed road shall mean an existing good-quality road on a registered right of way, or a road for which a signed servicing agreement has been made with Council to provide for the construction of the road on a registered right-of-way to standard approved by Council.

- b) Development will be encouraged where roads and services currently exist. The future land use map identifies key transportation corridors that could support future development with the least amount of new road infrastructure.
- c) The RM will ensure, through the subdivision and development process, that the future acquisition for highway rights-of-ways are protected from land uses which may affect them.
- d) Access and internal subdivision roads should 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.
- e) 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.
- f) 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.
- g) All proposals within the areas of the Provincial Highways will be subject to review by the Ministry prior to the issuance of a development permit.
- h) Future residential developments shall take into consideration the *Guidelines for New Development in Proximity to Railway Operations* document.
- i) Consultation with the railway may be required prior to issuing a permit for the proposed development. 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.
- j) Proposed development which may be adversely affected by noise, dust and fumes from roadways and railways should be encouraged to locate where there is adequate separation from these corridors and/or to incorporate sound barriers or landscaped buffers, site grading, fencing, and/or berms to mitigate these impacts.

3.3.3 Services

- a) Where pipelines, utility lines or other transportation facilities cross municipal roads the municipality may apply special standards that are necessary to protect the municipal interest.
- b) Solid or liquid waste disposal facilities shall be located in conformity with applicable minimum separation distances established within the Zoning Bylaw.
- c) The RM will require adequate water supply and sewage disposal systems for proposed developments which meet the requirements of the Health Authority. The water supply of neighboring developments shall not be adversely affected by the proposed development.
- d) All sewage and waste water disposal methods shall comply with Provincial regulations. The Municipality will require written evidence that the disposal method has been approved by the Health Region either as a condition of development permit approval or before a development permit for the use on the site is issued.
- e) Solid waste management shall meet all applicable provincial regulations.
- f) Cooperation will be encouraged with Sask Power, Sask Energy, Trans Gas and SaskTel and other utilities to ensure the provision of their services is economical and efficient. Prior to the installation of major utility systems, utility companies are encouraged to consult with the Municipality.
- g) Separation distances from existing public works facilities shall conform to Provincial regulations.
- h) Where possible, the RM will work with other municipalities in the region to pursue comprehensive waste management plan for solid waste management, and plan for future water utility provisioning and waste water disposal.
- i) Development which requires water shall be adequately serviced with a potable and sufficient water supply either on site or by a central water system depending on the nature and intensity of use.
- j) Development which requires sewage facilities shall be adequately serviced with an approved-on site or central sewage system in according with Provincial and Municipal requirements.

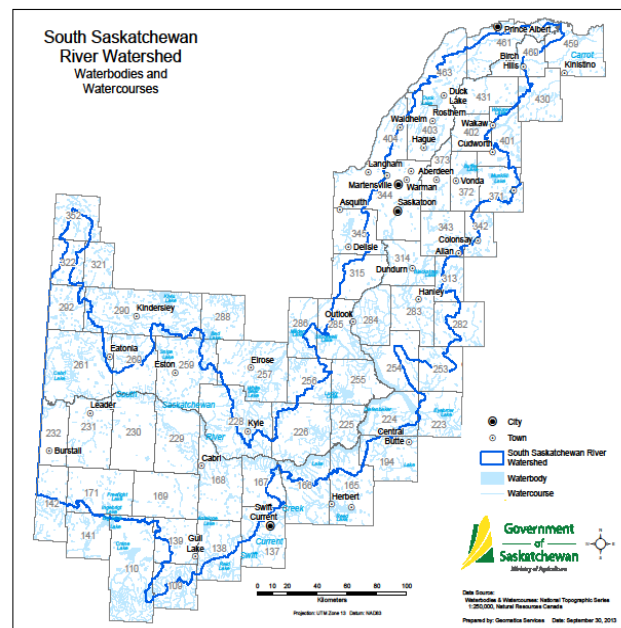
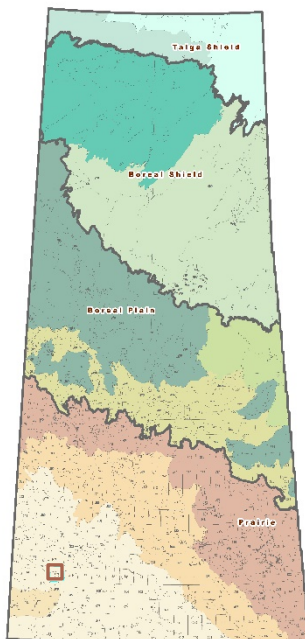
4 LAND MANAGEMENT

4.1 DISCUSSION

Environmental sustainability is an important aspect of planning. The conservation and protection of hazard lands needs to be taken into consideration when submitting and reviewing development proposals. Council recognizes that there is a need to protect development from hazardous areas and a need to protect environmentally sensitive areas.

The RM is within the Prairie ecoregion of Saskatchewan and within the South Saskatchewan River Watershed. The RM contains a large area of Wildlife Habitat Protection Lands and the Tompkins Grazing Pasture LTD lands are located on the central west border, both shown on the Developmental Constraints Map.

Ecoregions of Saskatchewan



4.2 OBJECTIVES

- 4.2.1 To encourage developmental practices that can be sustained by the environment without significant pollution, nuisance, or damage to the environmental resources.
- 4.2.2 To restrict development on hazardous lands or where special land considerations exist such as slope instability, erosion, flooding, slumping or other environmental hazards.
- 4.2.3 To protect defined areas of critical habitat.
- 4.2.4 To protect critical water supply resources including both ground and surface water resources.
- 4.2.5 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.

4.3 POLICIES

4.3.1 Conservation, Wildlife Habitat and the Environment:

- a) Council will support farming practices and developments that conserve soil, improve soil quality, conserve moisture, and protect water supplies. Council may deny a permit to any development that may significantly deteriorate the land resources or deplete or pollute ground water sources.
- b) Council will work with agencies of the provincial government to protect any significant critical wildlife habitat, Fish and Wildlife Development Funds Lands, Conservation Easements, Grazing Coop or rare or endangered species. Where significant potential has been identified to Council, Council may delay development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained.
- c) Service and utility maintenance that is not environmentally sustainable, such as applying used oil to municipal roads, will not be an acceptable practice.

4.3.2 Flooding, Slumping and Slope Instability:

- a) Where development is proposed on known and/or potential hazard lands as shown but not limited to land identified on the Future Land Use Map and the Developmental Constraints Map, 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.
- b) The RM will prohibit the development of new buildings and additions to buildings in the flood way of the 1:500 year flood elevation of any watercourse or water body.
- c) The RM will require flood-proofing of new buildings and additions to buildings to an elevation of 0.5 metres above the 1:500 year flood elevation of any watercourse or water in the flood fringe.
- d) The Water Security Agency or other appropriate consultants can be utilized as a source of technical advice regarding flood levels and flood proofing techniques. Developments may be referred to the Water Security Agency for review prior to approval.
- e) No new 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) Development and activities shall be avoided where risk of erosion or slope failure exists or where there is potential for erosion or slope instability on the site.
- g) Council may prohibit development, where Council is of the opinion that land is unsuitable for development because:
 - i. The cost of providing an all-weather access road would, in the opinion of Council, 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

- iii. Of hazards associated with fluctuating water levels and the associated processes of flooding and erosion or any other instability.

4.3.3 Source and Groundwater Protection:

- a) The RM will consider the impacts of development on water bodies, waterways and shore lands and referrals will be sent to applicable agencies and departments, if necessary.
- b) The RM will work with the Watershed Association to ensure ground water resources (source water) and sensitive aquifer areas are protected from incompatible development.
- c) Development shall not deplete or pollute ground water resources within the RM. Council shall work with the appropriate provincial and federal departments and agencies.
- d) Where insufficient information exists regarding the suitability or the capacity of an aquifer for a proposed development, Council may require the developer to provide the necessary report, at his/her cost. Developers of proposed uses which require large amounts of groundwater or which may impact the current groundwater supply of adjoining uses may also be required by council to provide a study to prove that the groundwater recourse is adequate.
- e) Water courses shall be managed as follows:
 - iv. Natural vegetation shall be preserved to prevent bank erosion;
 - v. Unauthorized water course dredging and filling shall be prohibited;
 - vi. Periodic cleaning of man-made drains shall be encouraged;
 - vii. Channel improvements shall be carefully designed and constructed; and
 - viii. Water control structures shall be designed to a 1:500 flood design, or other standards approved by the Water Security Agency and Council.
- f) New developments and subdivisions which are adjacent to water courses shall be developed to retain on-site drainage where feasible, minimize erosion and maximize water quality.

4.3.4 Drainage:

- a) Adequate surface water drainage will be required throughout the municipality 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.
- b) Unauthorized drainage of surface water runoff from any land throughout the RM shall be prohibited. Water courses shall not be altered without the prior approval of the Water Security Agency, RM and other provincial/federal stakeholders. All agricultural drainage works require approval from the Water Security Agency.
- c) Developments shall not obstruct, increase or otherwise adversely alter water and flood flows and velocities.

4.3.5 Vegetation and Soil Disruption:

- a) Development shall not needlessly destroy existing trees, vegetation and unique flora.
- b) The planting of new vegetation and the implementation of protective vegetation measures shall be encouraged in conjunction with new development throughout the RM.

- c) Developments shall minimize soil erosion and topsoil disruption in order to avoid pollution, slope instability, silting and the undesirable alteration of surface drainage and ground water.
- 4.3.6 Development shall be directed away from any area of natural hazards where there is potential risk to public health or safety.
- 4.3.7 Development may be authorized only in accordance with recommended preventative mitigation measure which eliminate the risk or reduce the risk to an acceptable level.
- 4.3.8 Where a professional report/investigation is required, the RM will require the report as part of an application for development and/or subdivision.
- 4.3.9 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 for the subject land.
- 4.3.10 Public safety and health requirements shall guide all development; the RM will ensure that emergency response plans are current and reflect changes in land use or activities.
- 4.3.11 Development should be undertaken with precautions to minimize the risk of damage to property caused by fires. The RM may apply the following fire protection policies during development review:
 - a) Subdivision and development permit applications may be referred to the local fire marshal for comment prior to decision taking place on the application;
 - b) Green space may be used to separate building development from trees and vegetation when necessary; and
 - c) Appropriate space on municipal roads shall be maintained in order to allow for emergency vehicle access.
- 4.3.12 Council may dedicate lands as Environmental Reserve to protect rare or sensitive flora and fauna or critical wildlife habitat in consultation with appropriate provincial and federal agencies.
- 4.3.13 Wildfires:

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:

 - a) Subdivision and development permit applications may be referred to the local fire marshal for comment prior to decision taking place on the application;
 - b) Green space may be used to separate building development from trees and vegetation when necessary;
 - c) Municipal roads shall be appropriately designed in order to provide for emergency vehicle access.

5 AGRICULTURAL LANDS

5.1 DISCUSSION

The RM has 92,865 acres of pastureland and 97,973 acres of cultivated land making up 98% of the land in the RM. Agriculture and Agribusiness is an important part of the RM and is the primary source of income for residents. Council would like to ensure that agriculture will continue to play the primary role in the economy.

5.2 OBJECTIVES

- 5.2.1 To support agricultural activities and ensure the continuation and diversification of agriculture in the municipality.
- 5.2.2 Encourage future growth opportunities for agricultural and rural lands within the RM.
- 5.2.3 To support agricultural uses in the municipality in a manner that will not create conflicts with neighbouring uses, jeopardize reasonable development potentials, or create significant environmental concerns.
- 5.2.4 To provide on a limited basis, separate sites for the development of residences while avoiding disordered and fragmented land use patterns.
- 5.2.5 To provide for intensive forms of agriculture including intensive livestock and to recognize differing forms of development patterns that intensive agriculture may require.
- 5.2.6 Identify prime agricultural land and provide for areas where non-farm development is compatible and welcomed.
- 5.2.7 To encourage resource development and protect these lands from incompatible developments.

5.3 POLICIES

- 5.3.1 Development on highly productive prime agricultural lands for non-agricultural uses is discouraged.
- 5.3.2 Agriculture activities on lands of a quarter section or more for field crop, pasture and non-intensive livestock operations will not be restricted.
- 5.3.3 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.
- 5.3.4 The RM may restrict development that will have a detrimental effect on environmentally sensitive areas or areas with demonstrated historical significance.
- 5.3.5 Intensification and expansion of agricultural activities shall be planned and sited in a manner that requires minimal improvements to municipal servicing.

5.3.6 Subdivisions:

- a) One (1) subdivision will be allowed on agricultural lands (two (2) separate titles per quarter section) as allowed for in the Agricultural District of the Zoning Bylaw.
- b) Where a part of a section of land is physically separated from the remainder of the quarter section by a railway, a registered road plan containing a highway or developed road, or a river, lake or significant stream, or where additional sites are needed to accommodate estate planning or settlement, the separated land may be subdivided from the quarter-section in addition to the two subdivisions. All new and upgraded accesses and services shall be provided by the developer.
- c) Where conflicting land uses are proposed on the same site or adjacent to one another, the RM may require the uses to construct buffers or screening prior to issuing any development permit.

5.3.7 Intensive Operations:

- a) 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.
- b) 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.
- c) The RM may require screening or encourage the use of innovative technologies which mitigate odour or other nuisances.
- d) 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.
- e) Council will encourage intensive livestock operators to engage in good land stewardship.
- f) Existing agricultural land uses, and developments shall be deemed conforming by Council and shall be recognized within the Zoning Bylaw.
- g) Council shall discourage the subdivisions and fragmentation of agricultural land into small uneconomical units for non-farm developments.
- h) To maintain and support agricultural production Council will permit two (2) farm residences or communal dwellings, on a Farmstead (as defined in the Zoning Bylaw), and at Council's discretion, up to one (1) additional farm residence or additional communal dwelling(s) (the maximum number of communal dwellings is to be determined by Council) per Quarter Section or Equivalent (as defined in the Zoning Bylaw).
- i) Council shall permit the clearing of land for the purpose of agricultural production and irrigation except in environmentally sensitive areas, hazard lands or heritage sensitive areas, Council shall consult with the appropriate senior levels of government responsible for these sensitive lands prior to reviewing a land clearing proposal.
- j) Any conflict between an agricultural use and another use shall be resolved in of the agricultural use, unless in Council's opinion, their decision would threaten "the health, safety and general welfare of the inhabitants of the municipality", as outlined in the *Act*.

- k) Cannabis facilities and retail stores are not identified as an appropriate form of development in the municipality and shall be prohibited in all districts of the Zoning Bylaw.

5.3.8 Agricultural Related Commercial and Industrial Uses:

- a) Approval for commercial or industrial developments may be granted if:
 - i. Incompatibility with other land uses are avoided, including consideration of proximity to urban centres.
 - ii. Policies for environmental quality control will not be jeopardized, including water and waste disposal servicing.
 - iii. The design and development of the use will conform to high standards of safety, visual quality and convenience.
 - iv. The development will be situated along an all-weather municipal road.
 - v. All relevant approvals are obtained from government agencies for uses such as anhydrous ammonia fertilizer facilities
 - vi. All other requirements set out in the plan and zoning bylaw are met.

6 RESIDENTIAL LANDS

6.1 DISCUSSION

The demand for country (non-farm) residential development in the agricultural areas poses several concerns to the RM of Gull Lake. Good quality farmland may be removed from production, thereby eroding the community's economic base. Subdivision of farmland into small holdings for non-farm residential purposes often creates residual parcels. These parcels may become inefficient to farm and, as a consequence, may be taken out of production.

Costs related to school bussing, road construction and maintenance, and snow removal have the potential to rise substantially along with demand for police, fire protection and ambulance services. The conversion of agricultural land to non-farm country residential use requires a framework to avoid random, inefficient, uneconomic, and environmentally insensitive subdivision and development.

Availability of land for country (non-farm) residential development in the RM is limited due to the gas and oil pools and wells located within the RM, as well as large areas of community pasture and Wildlife Habitat Protection Areas. Water availability also poses a restriction on non-farm residential subdivisions. Resource development, limited water resources and the available road infrastructure limit the areas that would be available for residential subdivisions within the RM.

With all of the factors the RM of Gull Lake will accommodate one residential development off a quarter but will encourage higher density residential development to locate within the Town of Gull Lake and the Village of Tompkins where there are many available lots of residential purposes. The RM encourages this regional approach to providing a range of housing options appropriate for the community.

6.2 OBJECTIVES

- 6.2.1 To accommodate single parcel residential development on quarter sections.
- 6.2.2 To minimize the potential for conflict between non-residential development and residential uses.
- 6.2.3 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.
- 6.2.4 To provide a range of housing options appropriate for the community by encouraging a regional approach with neighbouring urban municipalities.

6.3 POLICIES

- 6.3.1 Residential subdivisions will be required to be serviced in a manner that meets municipal standards, unless the RM agrees to the construction of new services to accommodate the application at the cost of the developer.
- 6.3.2 New residential subdivision will only be allowed if they will either front on a good quality road or an existing municipal road can be reconstructed to be a good quality road at the sole expense of the developer. Council may choose to negotiate a servicing agreement with the developer, including but not limited to, road construction standards and possible shared costs.

- 6.3.3 A buffer strip or landscaping requirements may be required in a residential subdivision to separate residential uses and agricultural development.
- 6.3.4 Residential development on hazard lands will be limited. This includes lands that are subject to flooding, sloping, slumping, wetlands, wildlife lands, etc. Geotechnical reports engineering studies and/or environmental reports will be required to verify the development is appropriate for the lands.
- 6.3.5 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.
- 6.3.6 All residential development is required to have adequate sewer and water services at the cost of the developer, which meets RM standards and is approved by the Health Authority.
- 6.3.7 Development of residential subdivisions will be planned with the following considerations, but not limited to:
 - a) Maintaining existing water courses and wetlands and activities that integrate storm water management systems with natural water courses;
 - b) Integrated or natural, open space and recreational areas as habitat corridors; and
 - c) Wherever possible, to preserve existing trees and other natural features.
- 6.3.8 High density residential opportunities should locate where they already exist in the Town of Gull Lake and the Village of Tomkins due to a variety of constraints within the RM for high density residential development.

7 COMMERCIAL & INDUSTRIAL DEVELOPMENT

7.1 DISCUSSION

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

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



Council acknowledges the significant importance of the resource industry such as pipelines, oil and gas wells as well as supporting infrastructure and will encourage opportunities where those resources are located. Where the resource industry is capable of choosing multiple locations, Council will encourage businesses to cluster, typically adjacent to existing roadways. The RM wants to ensure that resource management occurs in a well-planned out manner that reduces land use conflicts and benefits the overall economy of the RM.

7.2 OBJECTIVES

- 7.2.1 To ensure that business development occurs in a manner, which minimizes negative impacts on surrounding land uses and environment.
- 7.2.2 To provide for business development opportunities including commercial, industrial and natural resource land uses.
- 7.2.3 Ensure that any development is serviced to a standard that meets municipal standards.
- 7.2.4 To direct commercial and business development to the most appropriate lands.
- 7.2.5 To encourage and promote the establishment of highway commercial enterprises which cater to the traveling public and local rural population as well as the establishment of light or small-scale processing and manufacturing industries on sites where conflicts with other land uses will be avoided.

7.3 POLICIES

- 7.3.1 All commercial and business development shall have adequate services, including roads, safe access and utilities that meet municipal standards. Council will encourage new proposals to locate where services exist, and the businesses may be required to be located in close proximity to existing highways or Clearing the Path Corridor roads, as identified on the Future Land Use Map.
- 7.3.2 The Zoning Bylaw will provide criteria for business development, including industrial and commercial uses, allowed within the municipality.

- 7.3.3 The RM will have the ability to require screening, landscaping or buffering as a condition of approval and in accordance with the criteria in the Zoning Bylaw.
- 7.3.4 The RM will encourage commercial and business development that services the general public to locate within or adjacent to the Town of Gull Lake or along Highway 1 and Highway 37 (not including Home Based Businesses or Bed and Breakfast Operations). The business developments should be a type and scale which is compatible to adjacent residential uses.
- 7.3.5 Commercial/industrial development is encouraged to be directed away from residential development and near the Provincial Highway system. Lands should be compatible with rural industrial uses rather than being allowed to be scattered throughout the rural municipality.
- 7.3.6 Highway commercial/industrial development should maintain the functional integrity of the adjacent highway, through the use of service roads, or controlled highway access points, which are approved by the Ministry of Highways.
- 7.3.7 The Zoning Bylaw will make provisions for an appropriate mix of commercial and industrial land uses as either permitted or discretionary uses in suitable zoning districts.
- 7.3.8 The applicant will be required to supply supporting information from a qualified engineer where commercial development is proposed in areas that may be potentially hazardous due to flooding, erosion, soil slumping or high-water table.
- 7.3.9 Consultation with the appropriate provincial agencies may be required prior to issuing a development permit or providing recommendations on a subdivision.
- 7.3.10 Prior to the consideration of rezoning of land for commercial development, Council will require a concept plan be prepared. Where a concept plan is considered necessary, the plan will contain the following:
- a) the phasing of development;
 - b) the size and number of parcels proposed;
 - c) the installation and construction of roads, services, and utilities;
 - d) the types of businesses to be contained on the site;
 - e) potential impacts on adjacent land uses, and proposed measures to reduce those impacts;
 - f) the environmental suitability of the site with particular consideration to the soils, topography, drainage and availability of services, proximity to wildlife management areas and hazard land;
 - g) the access, egress and potential impacts on roadway and highway systems, including traffic safety; and
 - h) any other matters which the RM considers necessary.
- 7.3.11 Mineral Resource Development
- a) Mineral resource development will be considered in areas where land use conflicts will be avoided.

- b) Resource development that benefits the region will be encouraged subject to locational requirements, separation from incompatible developments, and potential for community and environmental disruption.
- c) The issuance of a development permit and the permit conditions may be based on the results of an environmental impact assessment, compatibility of the operation with adjacent uses, and arrangements for the development or upgrading of municipal services.
- d) The RM may apply development standards when issuing development permits for the resource industry.
- e) A development permit and a development agreement for mineral resource development may be required by Council.
- f) Prior to the issuance of a development permit, the developer and Council may enter into a development agreement which defines the responsibilities of the developer with respect to mineral resource development. The development agreement may specify any of the following guidelines for development:
 - i. Compliance with applicable Saskatchewan Ministry of Environment's guidelines and codes of practice;
 - ii. Reclamation and post-use of the site;
 - iii. Phasing of operational and restoration components;
 - iv. The identification of potential environmental problems (i.e. drainage, erosion control, noise, dust and dirt) and proposed mitigation measures;
 - v. The visual effects on the site (i.e. weeds) and the landscape (i.e. loss of scenic qualities) and proposed mitigation measures;
 - vi. Responsibilities with respect to the development and maintenance of roadways;
 - vii. The routing of trucks to avoid noise and dust problems;
 - viii. A letter of credit, cash or a performance bond to guarantee adherence to these requirements;
 - ix. Hours of operation and hauling; and,
 - x. Wastewater disposal and treatment.

7.3.12 Sand and Gravel Extraction

- a) The approval of sand and gravel development may be based on the regulations in the zoning bylaw and the compatibility of existing and planned land uses, the disturbance to the environment and aquifers, the impact on municipal services and infrastructure, and the reclamation plan.
- b) Council may require a performance bond for sand, gravel, and mineral exploration, development and extraction to ensure remediation of the site.
- c) Applications for sand, gravel, and mineral exploration, development and extraction and operation must be accompanied by a reclamation plan.
- d) Sand and Gravel Operations (or new residences proposed near an existing operation) within the Agricultural Zoning District must be located on sites that are:
 - i. 800 meters (0.5 miles) from any residence (or an existing aggregate extraction operation as the case may be- Sand and gravel operations which are closer than 0.8 km from a dwelling will not be considered in the A- Agricultural District);

- ii. 45 meters (150 feet) from the center of a developed road allowance;
- iii. Accessible to roadways suited to the operation, and if this is not the case, the development agreement shall address this concern; and
- iv. Not Environmentally Sensitive lands as may be shown on the Development Constraints Map, or unless in Council's opinion, such lands can be protected by following the development conditions for a new operation as recommended by an engineering or environmental study.

7.3.13 The approval of any business development will be based on:

- a) The compatibility of the development with existing or planned neighbouring land uses; care shall be taken in the siting of industrial uses that create land use conflicts with regards to noise, vibration, smoke, dust, odor or potential environmental contamination. Such uses shall be encouraged to find allocation that maximized separation from residential areas;
- b) The services and infrastructure available to the site (including direct access to and from the existing Highway or road, if necessary);
- c) The provision of storm-water retention and management;
- d) Development standards or design criteria which includes such aspects as parking for large trucks, landscaping, screening, storage, signage, and building design and finish; and
- e) The design and phasing of development.

7.3.14 Commercial and Industrial uses which are likely to be unsightly due to the nature of the operation, exterior storage or type of building or structures should be discouraged from locating along the highway approaches and entrance roadway to urban areas. If such uses are proposed in these area, landscape buffers or other mitigation measure should be taken to screen these industrial uses from view.

7.3.15 Home Based Business and Home Occupations:

- a) Home based businesses and Home Occupations may be accommodated if they are clearly secondary to the principal residential use of the dwelling unit, are compatible with and do not change the character of the surrounding area. The Zoning Bylaw will specify development standards for Home Based Businesses and Home Occupations.

8 HERITAGE AND RECREATION

8.1 DISCUSSION

The RM of Gull Lake does not have any specific heritage sites, but it does have areas that requiring further screening for heritage sensitivity as seen on the Development Constraints Map. The Town of Gull Lake serves as a hub for the RM residents which has 4 churches, a library and, sport and recreation facilities as well as service clubs and community-based organizations. The Village of Tompkins also provides a campground, playgrounds and the Buffalo Bean Museum that features the heritage and history of the area.

8.2 OBJECTIVES

- 8.2.1 To protect defined areas of heritage sensitivity.
- 8.2.2 To provide recreational opportunities for municipal and regional residents.
- 8.2.3 To encourage the sustainable development of the recreation resources as well as assisting in maximizing the benefits and minimizing the costs to the municipality.

8.3 POLICIES

- 8.3.1 Council will exercise its discretion based on the suitability of the location and development with respect to physical access and available services, the separation distance to incompatible land uses, the extraction of future resources, and other factors that may make the development unsuitable for the area.
- 8.3.2 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.
- 8.3.3 Tourist developments, such as bed-and-breakfast operations ancillary to a residence or vacation farms ancillary to a farmstead and operating agricultural use, will be discretionary uses in the Zoning Bylaw.
- 8.3.4 Public or commercial recreation uses will be discretionary uses, where appropriate, in the Zoning Bylaw.
- 8.3.5 Where appropriate, Council will permit the development of public owned or privately-owned recreational facilities.
- 8.3.6 Recreational activities may occur in environmentally sensitive areas, heritage sensitive areas and hazard lands only to the extent that these lands are not detrimentally affected by recreational users.
- 8.3.7 Council will cooperate with other jurisdictions and operators to encourage a diversity of recreation opportunities and facilities within the RM.
- 8.3.8 Dedicated Lands
 - a) School Sites
 - i. The RM recognizes the importance of education and the adequate provision of sites for schools and educational purposes. The need for a new school site within the RM boundaries or neighbouring municipalities to accommodate students from the RM was not identified by the Chinook school division at the time of OCP adoption.

- ii. Where the need for a new school site is identified in the RM by the Ministry of Education or the Chinook school division, the dedication of municipal reserve land may be required in a size and configuration suitable to accommodate the educational needs of the municipality and the region.
 - iii. If the need for a school site is identified in a neighbouring municipality that will accommodate students from the RM, Council shall contribute funds from the dedicated lands account for the acquisition of that site.
 - iv. If the need for a new school site is identified, the RM will work with the Ministry of Education and school division(s) to ensure the creation of a site suitable for that purpose. If necessary, the Council shall endeavour to amend RM bylaws accordingly.
 - b) Environmental reserve dedication may be requested during a subdivision for lands that have environmental constraints.
 - c) Funds from the dedication lands account may be used for municipal reserve, environmental reserve, or public reserve development either within the municipality or in other municipalities that will serve the residents of the RM of Gull Lake in accordance with the *Dedicated Lands Regulations*.
 - d) Council will encourage the approving authority, which in the case of the RM of Gull Lake is the Minister of Government Relations, to dedicate environmental reserve for lands that have environmental constraints or are potentially hazardous, in accordance with section 185 of the *Act*.
- 8.3.9 The RM will continue to cooperate with adjacent municipalities to provide efficient facilities and services, including recreational services, for the community.
- 8.3.10 Heritage Sensitive Areas
- a) Council will work with agencies of the provincial government to protect any significant heritage site(s) or structure(s). Where significant potential has been identified to Council, Council may delay development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained.

9 INTER-JURISDICTIONAL COOPERATION

9.1 BACKGROUND

The Town of Gull Lake and the Village of Tompkins are located within the RM Gull Lake No. 139. The Village and Town currently serve as a culture, recreation, education and emergency service hub for RM residents. The Town of Gull Lake has an RCMP detachment, emergency and fire services as well as health care services for surrounding residents. There are currently no First Nations Reserve Lands in the RM, and the nearest Métis Local are located in Swift Current and Maple Creek, but the RM is motivated to work with First Nations and Métis communities where there are common interest in development initiatives or common land and regional interests.

9.2 OBJECTIVES

- a) To foster inter-municipal/jurisdictional cooperation and positive communication between municipalities and jurisdictions.
- b) Pursue inter-municipal/jurisdiction cooperation in planning and providing for municipal services based on common interests and the interests of the region.
- c) Identify and designate future urban growth areas and provide greater certainty for land use decisions where impacts cross municipal boundaries.

9.3 POLICIES

- 9.3.1 The RM will work together with adjacent municipalities to provide economies of scale that will benefit the area. The RM will also work with neighboring rural and urban municipalities to develop joint service programs where such arrangements will be of benefit to the municipality and region.
- 9.3.2 The annexation process should be consistent with the policies and intent set out in this bylaw and shall be undertaken in a positive, orderly, timely and agreed-upon process.
- 9.3.3 The RM will cooperate to ensure that development surrounding the urban municipalities will not hinder future growth areas. This does not apply to such effects that arise in the course of normal, non-intensive farm operations. The RM will develop a coordinated approach for review of applications with the urban municipalities where future developments are proposed in close proximity to the urban areas.
- 9.3.4 Pursuant to Section 32.1(1) of the *Act*, Council may enter into an inter-municipal development agreement with another municipality to address issues that cross jurisdictional boundaries.
- 9.3.5 To coordinate planning and growth, the RM will consult with provincial and federal government agencies and other communities and/or organizations.
- 9.3.6 Where appropriate Council will purchase or lease property or use public investment to achieve the objectives of this Official Community Plan.
- 9.3.7 Council shall cooperate with the provincial authorities to enforce fire safety, flood protection, environmental protection and shore land pollution control regulations within the RM.

9.3.8 First Nation and Metis Relations:

- a) The RM encourages communication and engagement with First Nation and Métis Local communities where applicable;
- b) Council will work with First Nations and Métis Local where there is common interest in development initiatives or common land and regional interests: and
- c) 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 Métis Local communities.

10 IMPLEMENTATION

10.1 ZONING BYLAW

The Rural Municipality of Gull Lake will adopt their Zoning Bylaw which will be the principal method of implementing the goals, objectives and policies contained in this Official Community Plan.

10.2 CONTENT AND OBJECTIVES

The Zoning Bylaw will implement the land use policies contained in this Official Community Plan by prescribing and establishing zoning districts.

10.3 AMENDMENTS

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

10.4 OTHER IMPLEMENTATION TOOLS

10.4.1 Provincial Land Use Policies

- a) This Official Community Plan shall be administered and implemented in conformity with applicable provincial land use policies, statutes and regulations such as the Statements of Provincial Interest Regulations and in cooperation with provincial agencies.
- b) Council will review this Official Community Plan and the accompanying Zoning Bylaw for consistency with provincial land use policies.
- c) Wherever feasible and in the municipal interest Council will avoid duplication of regulation of activity and development governed by appropriate provincial agency controls.

10.4.2 Administration

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

10.4.3 Definitions

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

10.4.4 Maps

- a) All reference maps to this bylaw 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.

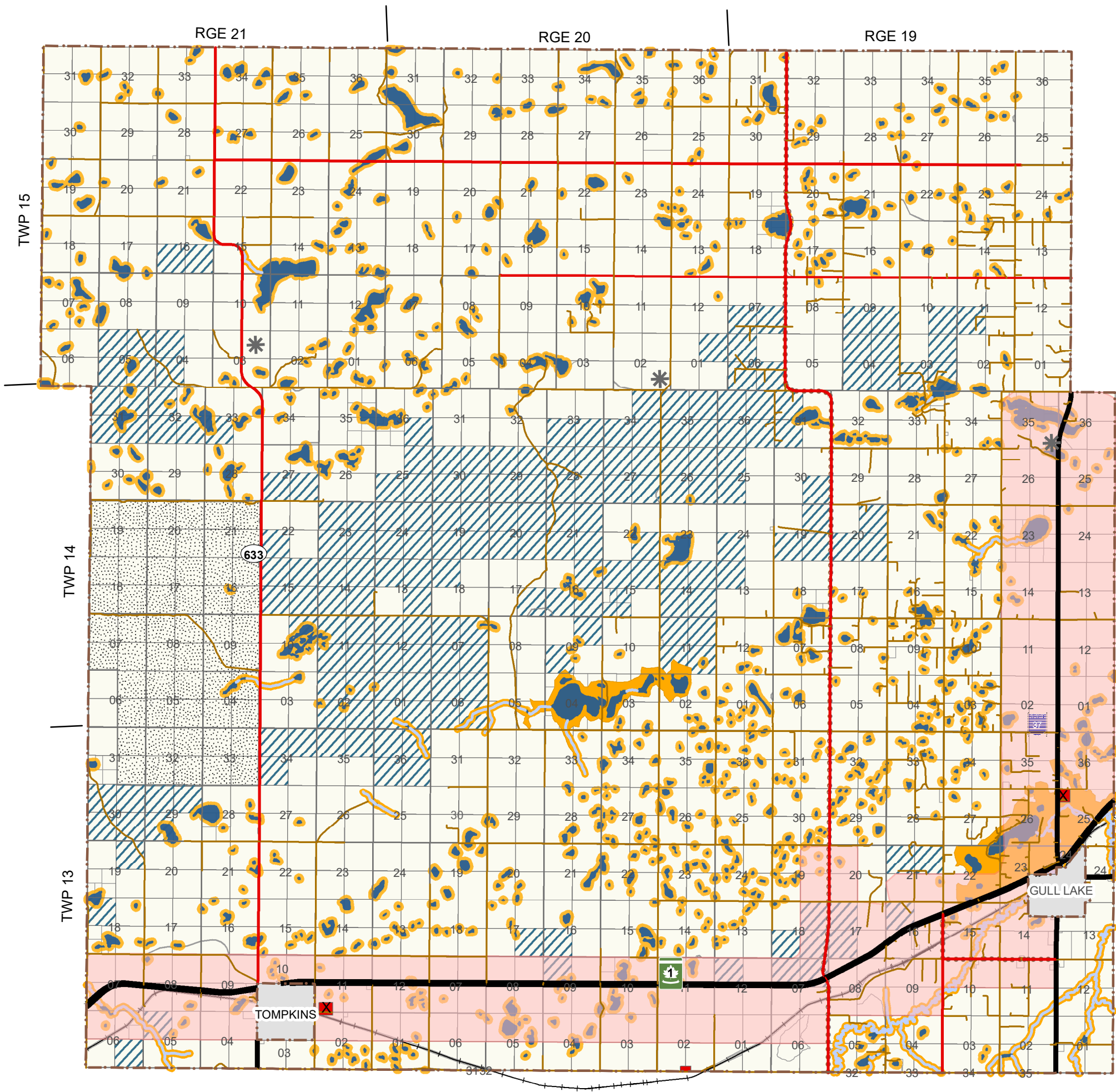
APPENDIX A – DEVELOPMENT REVIEW CRITERIA

- 1) When considering applications to rezone, subdivide, and develop land, Council shall have regard to the following concerns:
 - a) Conformity with the plan goals, objectives and policies and the Zoning bylaw development standards.
 - b) The viability and necessity of the proposed use.
 - c) The degree of prematurity (i.e. time, location, servicing, cost, municipal capabilities, etc.).
 - d) The availability of alternative sites and buildings to accommodate the proposed development to achieve the intent of this Official Community Plan and Zoning Bylaw.
 - e) The ability of the RM to provide the required public utilities and to enter into suitable servicing and development agreements, to ensure the costs do not outweigh the benefits to all parties concerned.
 - f) The compatibility and suitability of the proposed use with nearby land uses, existing and preferred public utilities, the character of the area, and the environmental protection goals, objectives and policies.
 - g) The effect of the proposed development on proposed municipal projects identified in the bylaw, including public reserve and recreational policies.
 - h) Any additional reports, studies, development issues, resident concerns, provincial comments and public hearing submissions.
- 2) Subdivision and development proposals shall not be approved where the proposal:
 - a) Is detrimental to the health, safety, convenience, or general welfare of the persons residing or working in the area.
 - b) Is injurious to, or incompatible with existing or proposed developments or public utilities in the vicinity.
 - c) Involves, in Council's opinion, prohibitively expensive public utility construction or maintenance costs.
 - d) Involves the refusal of a developer to enter into a servicing or development agreement.
 - e) Is not located, appropriately arranged or serviced on an environmentally protected site of an environmentally suitable manner.
- 3) Where a subdivision or development proposal affects the municipal road system, the municipality may, at its discretion, and pursuant Section 22 of *The Municipalities Act*, require the landowner or developer to enter into a road maintenance agreement.

APPENDIX B - MAPS

Rural Municipality of Gull Lake No. 139

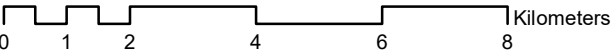
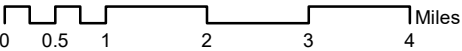
Future Land Use Map - Draft



Legend

- Agricultural Policy Area
- Future Commercial/Industrial
- Gravel Pit
- Solid Waste Management Site
- Rail
- Screening for flood hazard potential
- Clearing the Path Corridor
- Secondary Road
- Highway
- Main Grid
- Watercourse
- Waterbody
- Gull Lake Community Pasture
- Wildlife Habitat Protection
- Urban Municipality
- RM of Gull Lake No. 139

Note: Proposed development within areas around waterbodies and watercourses outlined as requiring further screening are required to adhere to the hazardous land policies and regulations set out in the OCP and Zoning Bylaw. Areas that Council deem as being potentially hazardous that are not identified on this map may also require further investigation.

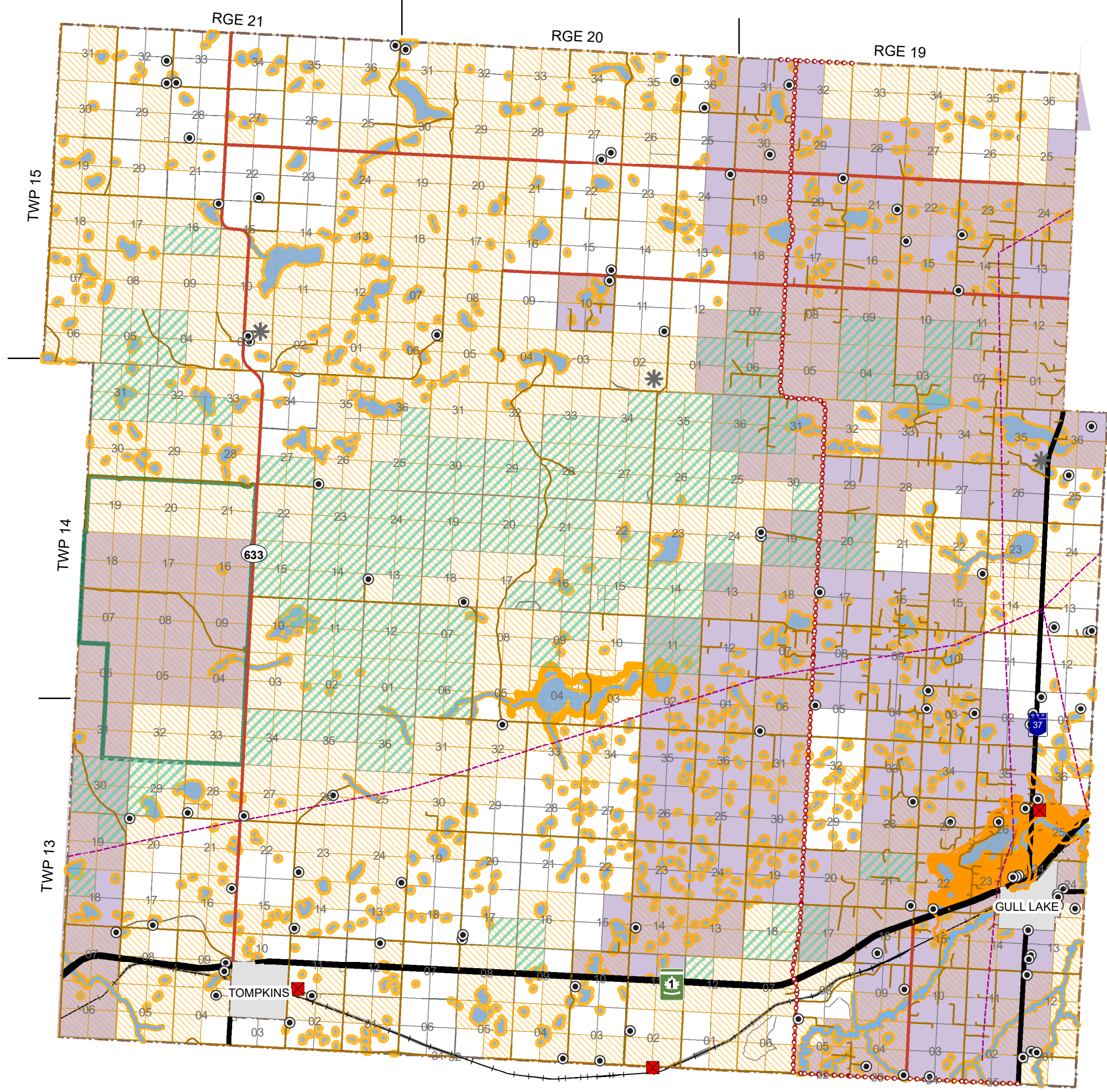


Source: All Geospatial data is from Information Services Corporation, Sask Surface Cadastral Dataset. Reproduced with the permission of Information Services Corporation.

Map is for reference use only and SARM is not responsible for any errors or omissions which may be present on map. The information included on the map may have changed since the date of creation and it is up to the user to verify all information presented.

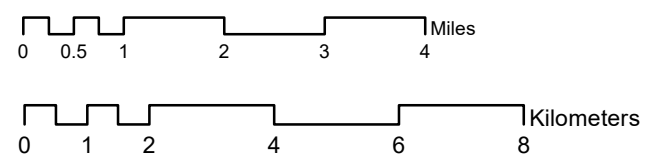
Rural Municipality of Gull Lake No. 139

Developmental Constraints Map



- Legend**
- ✱ Gravel Pit
 - ⊙ Residence
 - Solid Waste Management Site
 - Gas and Oil Pools
 - Gull Lake Community Pasture
 - ▨ Wildlife Habitat Protection
 - ▨ Heritage Sensitive Area
 - Urban Municipality
 - Waterbody
 - Watercourse
 - Secondary Road
 - Highway
 - Main Grid
 - Clearing the Path Corridor
 - Rail
 - Screening for flood hazard potential
 - Oil or Nature Gas Pipeline
 - - - RM of Gull Lake No. 139

Note: Proposed development within areas around waterbodies and watercourses outlined as requiring further screening are required to adhere to the hazardous land policies and regulations set out in the OCP and Zoning Bylaw. Areas that Council deem as being potentially hazardous that are not identified on this map may also require further investigation.



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Rural Municipality of Gull Lake No. 139

Soil Capability Map

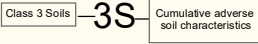


Legend

CLASS



Soil Capability Symbol



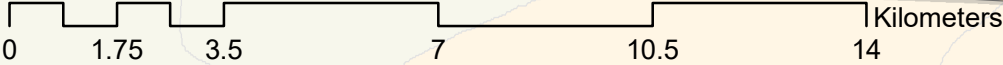
- Class 1 - Soils in this class have no significant limitations to use for crops
Class 2 - Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices.
Class 3 - Soils in this class have moderately severe limitations that restrict the range of crops or require sepcial conservation practices.
Class 4 - Soils this class have sever limitations that restrict the range of crops of require sepcial conservation practices, or both.
Class 5 - Soils in this class have very severe limitations that restrict their capability to producing perennal forage crops, but improvement practises are feasible.
Class 6 - Soils in this class are capable of producing perennial crops only, and improvement practises are not feasible.
Class 7 - Soils in this class have no capability for crop use or permanent pasture.

Soil Limitations

- SUBCLASS C- Adverse climate
SUBCLASS D- Undesirable soil structure and/or low permeability
SUBCLASS E- Erosion
SUBCLASS F- Low fertility
SUBCLASS I- Inundation by streams or lakes
SUBCLASS M- Moisture Imitation
SUBCLASS N- Salinity
SUBCLASS P- Stoniness
SUBCLASS R- Consolidated bedrock
SUBCLASS S- Cumulative adverse soil characteristics
SUBCLASS T-Topography limitation
SUBCLASS W- Excess water
SUBCLASS X- Cumulative minor adverse characteristics

Source: Some Geospatial data (Copyright of Her Majesty the Queen in Right of Canada) has been provided by Information Services Corporation of Saskatchewan. It is the responsibility of the user to verify accuracy of the information since changes may have ocued since the time of the map creation.

Soil geospatial data has been retrieved from Agriculture and Agri-Food Canada online services National Soil DataBase (NSDB).



APPENDIX C – COMMUNITY PROFILE

The Community Profiles contain demographic and household information from the 2016 Census of Canada. The data was provided by Statistics Canada and compiled by SARM Community Planning Department. This profile was published in 2019.

Due to rounding, numbers and percentages presented throughout this document may not add up precisely to the totals provided.

1 - CENSUS SNAPSHOT

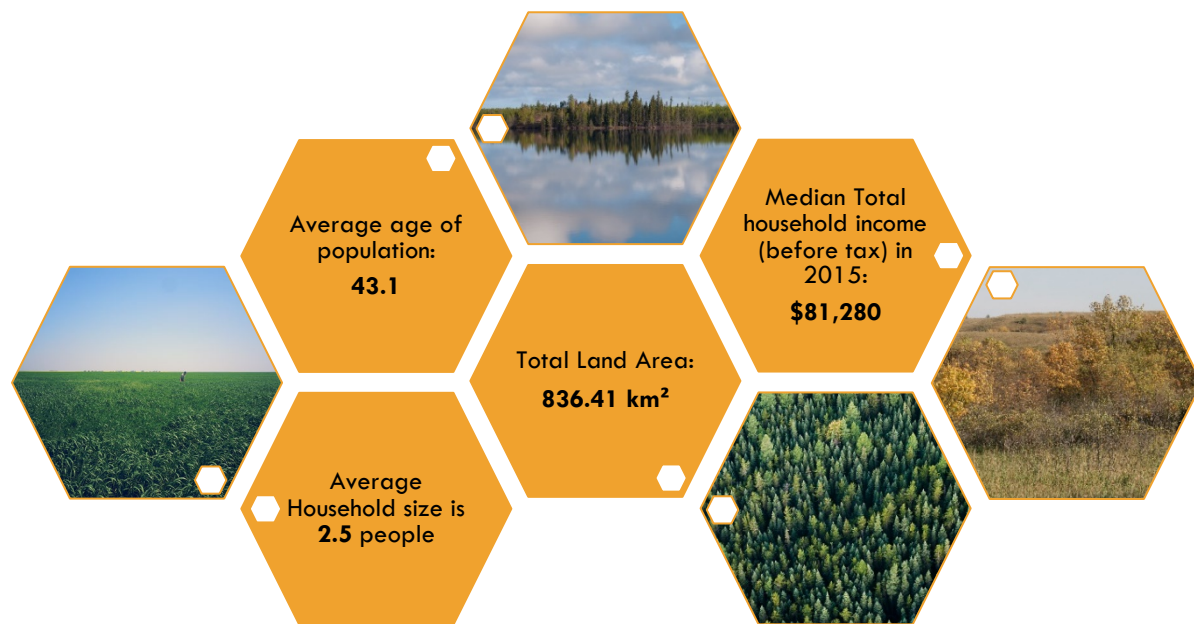
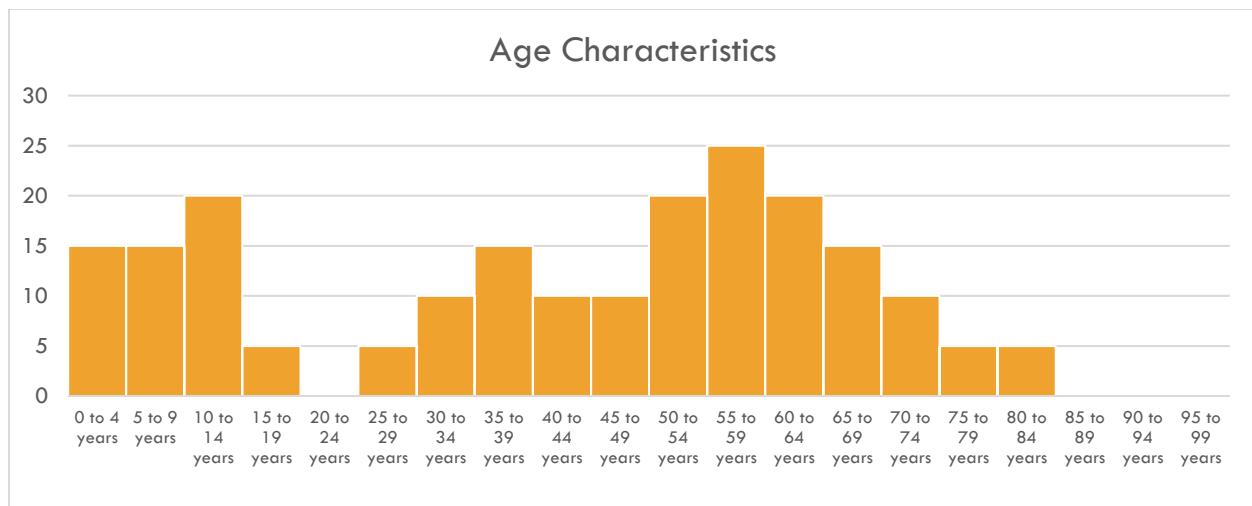


Figure 1: 2016 Census of Canada Snapshot

2 - POPULATION AND DWELLINGS

Total Population in 2016	201
Population percentage change from 2011-2016	0%



Dwellings by structural type	Number	Percentage
Single-detached dwelling	75	88%
Other attached dwelling	5	6%
Moveable dwelling	5	6%

3 - FAMILIES AND HOUSEHOLDS

Private Households by Household size	Number	Percent
Private households	80	100%
1 person	20	25%
2 persons	40	50%
3 persons	5	6%
4 persons	10	13%
5 or more persons	5	6%
Average household size	2.5	

Census Families	Number	Percentage
Census families	65	100%
Couple families	60	92%
<i>Without children at home</i>	35	54%
<i>With children at home</i>	25	38%
Lone- parent families	5	8%

4 - MARITAL STATUS

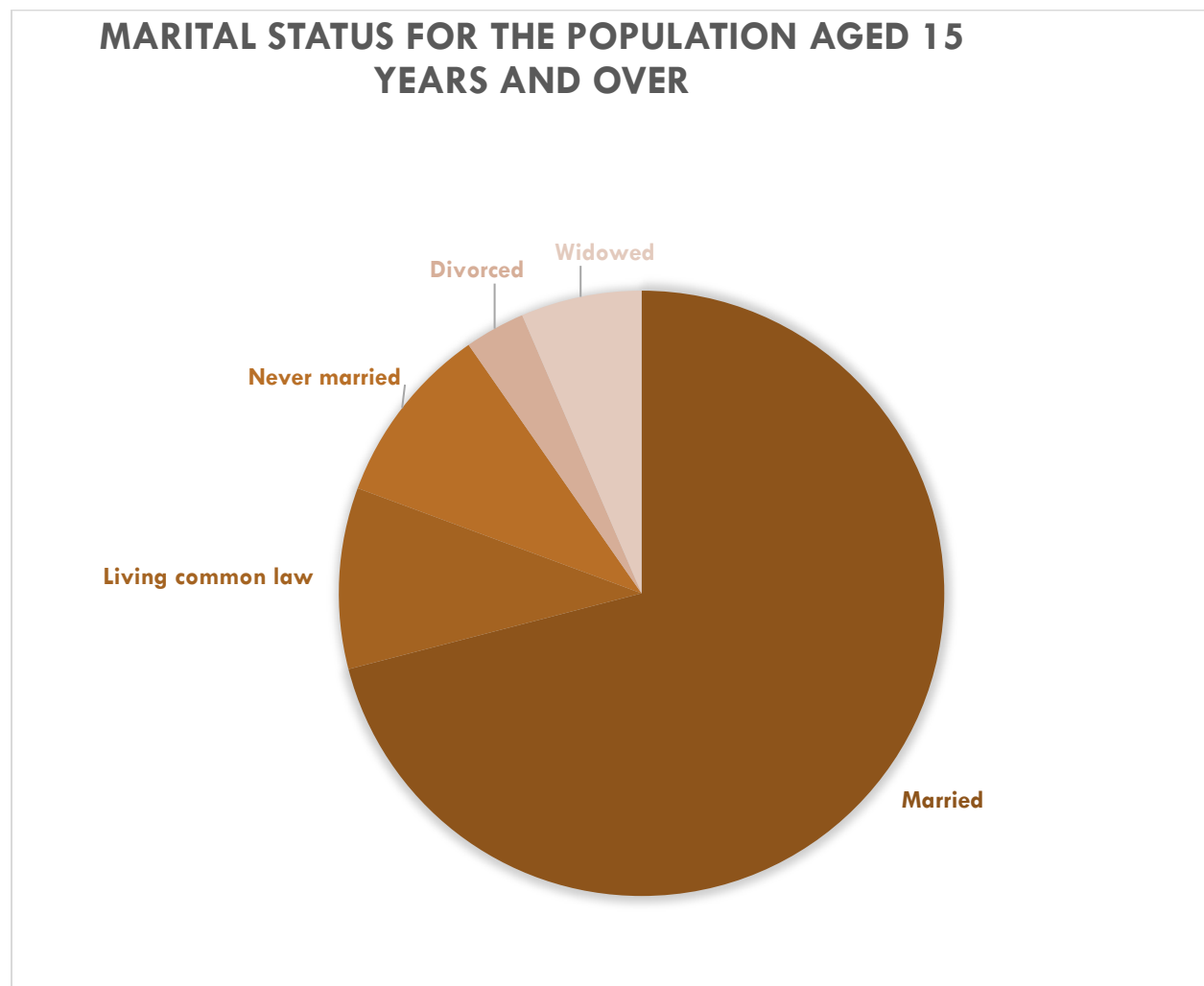


Figure 2: 2016 Census of Canada, Marital Status of Population

5 - ECONOMY AND EMPLOYMENT

Predominant industries in the RM are agriculture, oil and gas, forestry, fishing and hunting. Figure 3 below illustrates the distribution of workers in various industries. This information can be used to address economic development opportunities, job creation in other sectors, and local business investment.

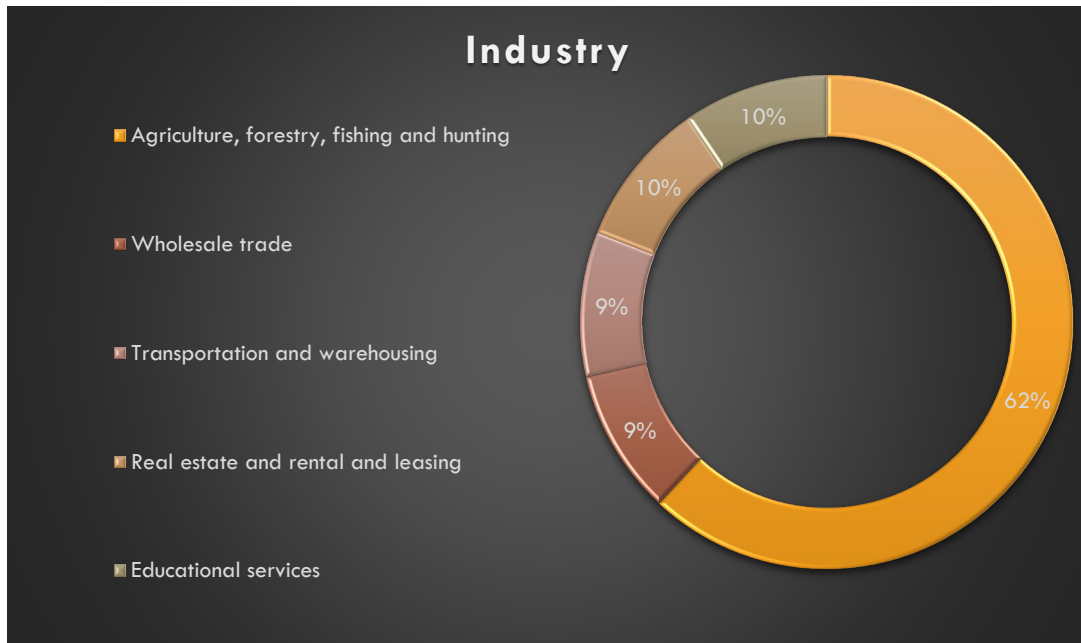


Figure 3: 2016 Census of Canada, Population in Industry

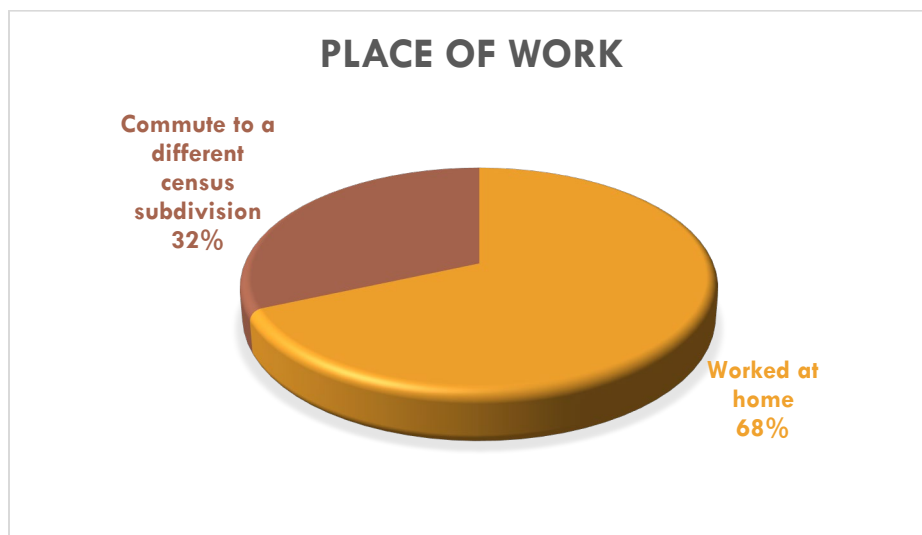


Figure 4: 2016 Census of Canada, Population and Place of Work

Population 15 years and over by work activity in reference year	Number	Percentage
Total	125	100%
Did not work	10	8%
Worked	115	92%
Worked full year; full time	60	52%
Worked part year and/or part time	55	48%

6 - RESOURCES

The RM of Gull Lake has many oil wells and is on the cusp of two oil pools as seen in Figure 5. The oil pools are shown in red and green with oil wells shown as dots.

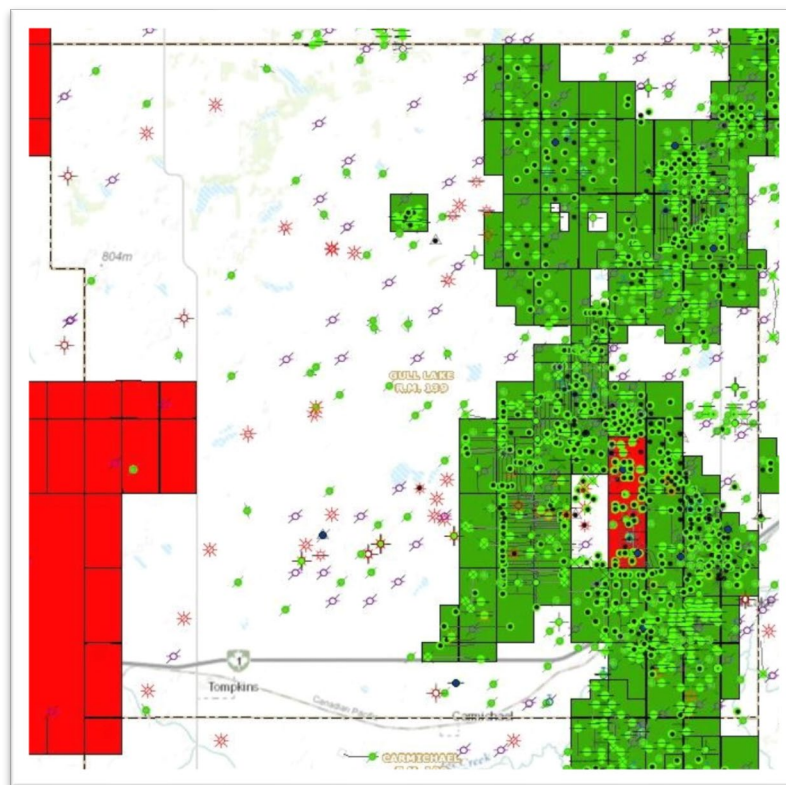


Figure 5: Oil and Gas Pools, Retrieved from Saskatchewan Mineral and Petroleum GeoAtlas application

7 - AGRICULTURE

The RM is situated within Saskatchewan Census Crop Region 3. This crop District seeded 56,100 acres in 2018 which was 2% of the seeded acres in Saskatchewan and had 39,000 production tonnes (1% of Saskatchewan production tonnes) in 2017.

Crops grown within the RM in 2017 and 2018 included barley, canola, chickpeas, flaxseed, lentils, mustard seed, oats, soybeans and wheat as seen in Figure 7 below.

In the 2016 Census of Agriculture the RM of Gull Lake No. 139 had 68 farms reporting and that 24 of those farms were cattle ranching and farming which were all classified as beef cattle ranching. Six other farms were other animals or a combination of animal farming. 32 farms were as classified as Oilseed and grain farming.



Figure 6: Census of Agriculture Regions

Crop Production (metric tonnes)

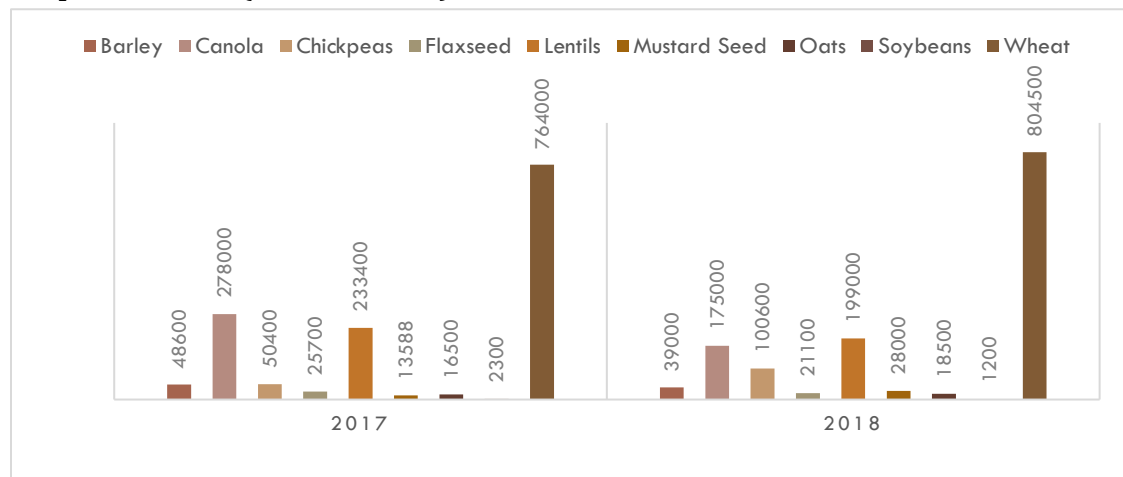


Figure 7: Census of Agriculture, Crop Production (metric tonnes)

8 - INFRASTRUCTURE

Everyday demands on regional infrastructure can be better understood through examining the commuting flow within and outside of the region. Closer examination of commuting flow through transportation studies may also identify areas of service development, investment and expansion, areas requiring stronger traffic bylaw enforcement, as well as highways and rural road maintenance and planning. Figures below shows the road weight classification of the RM.

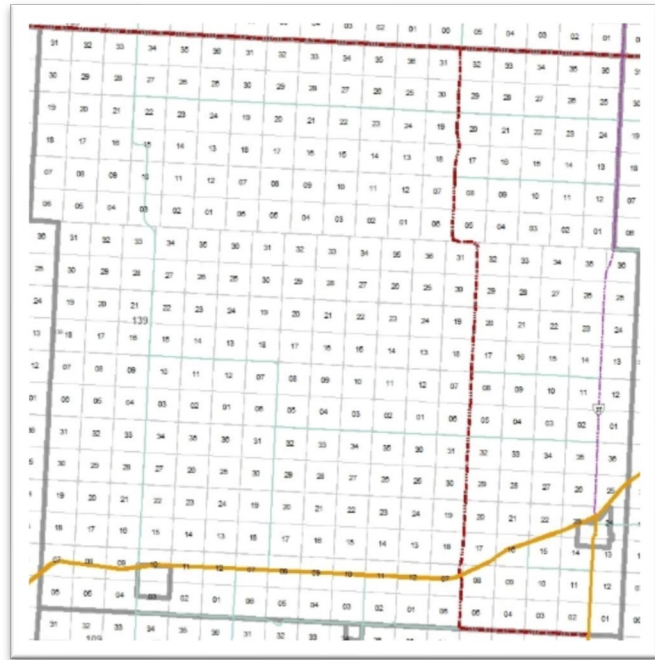


Figure 8: Road Classification Map

The RM is a member of the South West Transportation Council (SWTPC). As listed in the South West Transportation Planning Council 2019 report, the SWTPC is made up of eight municipal representative, four rural and four urbans, representatives from SARM, SUMA, and First Nations.

The Goals of the SWTPC are to:

- i) To have elected rural and urban municipal representatives, First Nations, farmers and business stakeholders in the southwest work cooperatively to:
 - Gain a greater knowledge of current and future transportation needs
 - To facilitate coordinated transportation planning and system development.
- ii) To pursue opportunities in shared decision making and responsibility which will benefit the economic and social wellbeing of the residents, farmers and businesses in the southwest planning area.

The RM will continue to work with the SWTPC and make sure they take into consideration all information and recommendations provided by the SWTPC when considering development proposals.

9 - WATER

The RM has three public wells, one of which is shared with two neighbouring rural municipalities for commercial raw water use. The majority of the water and sewer services in the RM are private individual systems.

Ground water resources in the RM are not always reliable and all new developments that require water should have a plan or provide evidence to Council on how the development will be serviced. The Town of Gull Lake has provided piped water to a few developments in the past but currently will not provide water to any new developments in their vicinity.