



RM OF MARTIN NO 122

**BYLAW NO. 248 / 22**

**RURAL MUNICIPALITY OF MARTIN NO 122**

**OFFICIAL COMMUNITY PLAN OF THE RURAL MUNICIPALITY OF MARTIN NO 122**

The Council of the Rural Municipality of Martin No 122 in the Province of Saskatchewan enacts as follows:

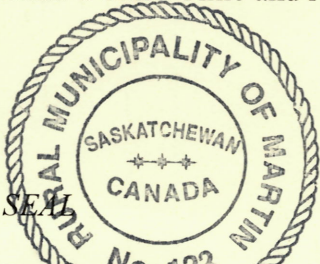
1. Pursuant to Sections 29 and 32 of *The Planning and Development Act 2007*, the Council of the RM of Martin No 122 hereby adopts the Official Community Plan, identified as **Schedule "A"** to this Bylaw.
2. The Reeve and Chief Administrative Officer are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this Bylaw.
3. Bylaw No 172/07 and amendments Bylaw 179/08 and Bylaw 191/13 are hereby repealed.
4. This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the 13<sup>th</sup> day of July, 2022

Read a Second Time the 10<sup>th</sup> day of May, 2023

Read a Third Time and Adopted the 10<sup>th</sup> day of May, 2023

<p>APPROVED REGINA, SASK. JUN 30 2023</p> <p><i>Ian Gous</i></p> <p>Minister of Government Relations</p>
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Read a third time and adopted this 10 day of May 2023

*Cheryl Barrett*  
Chief Administrative Officer

*Garry Bonkowski*  
Garry Bonkowski – Reeve

*Cheryl Barrett*  
Cheryl Barrett – Chief Administrative Officer







## SCHEDULE "A"



# OFFICIAL COMMUNITY PLAN

**Bylaw No. 248/22**

**April 2023**



RM OF MARTIN NO 122



# RM of Martin No. 122

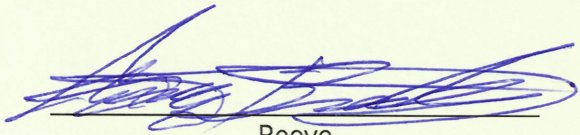
## Official Community Plan Bylaw No. 248/22

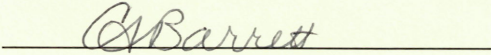
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 \_\_\_\_\_  
 Reeve

  
 \_\_\_\_\_  
 Administrator



Certified a True Copy of the Bylaw adopted by Resolution of Council

on the 10<sup>th</sup> day of May






# **RM OF MARTIN No. 122**

## **OFFICIAL COMMUNITY PLAN**

SCHEDULE "A" TO BYLAW No. 248/22  
APRIL 2023

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**EXHIBIT A: LAND USE MAP**  
**EXHIBIT B: TOPOGRAPHY MAP**

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# 1.0 INTRODUCTION

This section explains the purpose of this document, how it was created, how it is organized and how it is intended to be used.

## 1.1 PURPOSE & AUTHORITY OF THE OCP

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007 (The Act)*, the RM of Martin No. 122 Council has prepared and adopted this Official Community Plan (OCP) to provide long-term strategic direction for managing future growth and development. The OCP will be primarily implemented by the corresponding Zoning Bylaw, as well as other policies, procedures, and future projects outlined herein.

## 1.2 WHAT IS AN OCP?

The OCP is a comprehensive policy document that establishes the RM's vision for the future and a framework for the physical, economic, environmental, social, and cultural development of the municipality. In this sense, it is a tool to guide future decision making and administrative procedures. All other related RM policies, standards, and bylaws should reflect the direction of the OCP. Should there be any direct conflict with another RM policy or bylaw, then the position that aligns best with the OCP will prevail. The OCP must also be consistent with *The Statements of Provincial Interest Regulations (SPIs)* and all other provincial land use policies.

## 1.3 THE OCP CREATION PROCESS

As summarized in **FIGURE 1** below, the creation of the OCP was divided into three phases involving substantial research, analysis, stakeholder and public consultation, and testing of various policy options. It is important to note that the creation and adoption of the OCP is but the first step towards achieving the RM's vision and goals for the future. Implementation of the OCP will require ongoing commitment by RM Council, administration, stakeholders and the community.

**FIGURE 1. THE OCP CREATION PROCESS**



## 1.4 ORGANIZATION OF THE OCP

The OCP is composed of five major sections. **Section 1.0** includes important information on what an OCP is for and how to use it, while **Section 2.0** provides background information and context on the RM itself. **Section 3.0** provides the foundation of the OCP: the RM's Vision and Principles, while **Section 4.0** contains the planning objectives and policies that apply to the entire RM or to specific Land Use Policy Areas that are demonstrated on the **Land Use Map (Exhibit A)**. Finally, **Section 5.0** contains the procedures and tools for administering, monitoring, and implementing the OCP.

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## 1.5 HOW TO USE THE OCP

For any OCP to be effective, it must be easy to comprehend and navigate. Generally, the OCP's Vision, Principles, Objectives, and Policies can be interpreted as follows:

- **Vision:** the ambitious, yet achievable, long-term target state for the RM as formulated by the Council and the community's input.
- **Principles:** the broader community planning goals for the RM.
- **Objectives:** more specific goals to address or mitigate ongoing or potential issues.
- **Policies:** statements that are either rules or direct actions intended to achieve the objectives. When preceding a policy statement or encountered elsewhere in this Plan, the following words are to mean:
  - **'Shall'** is an operative word which means the action is obligatory.
  - **'Should'** is an operative word which means that in order to achieve plan objectives, it is strongly advised that the action be taken.
  - **'May'** is an operative word meaning a choice is available, with no particular direction or guidance intended.

## 1.6 DEFINITIONS

The definitions contained in the *RM of Martin No. 122 Zoning Bylaw No. 249/22* shall apply to this OCP.



Pipestone Creek

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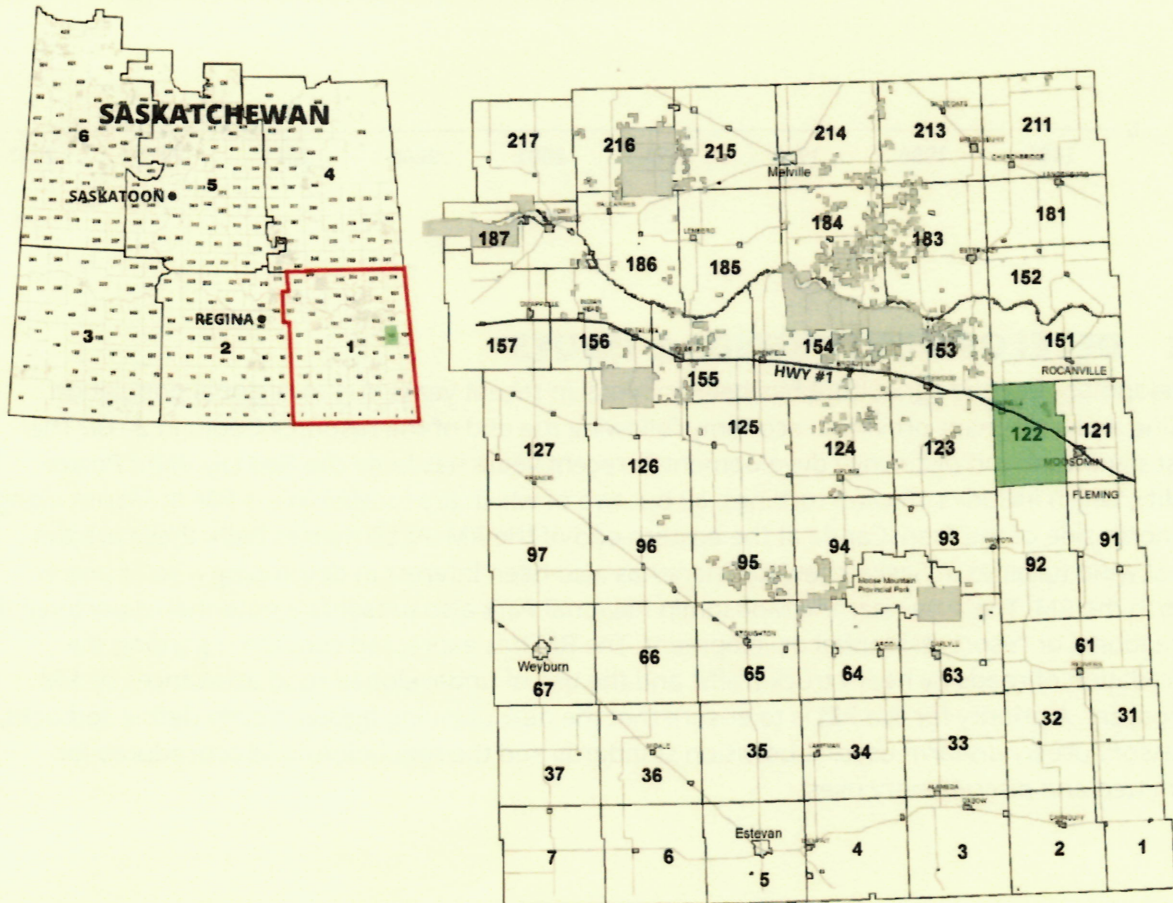
## 2.0 BACKGROUND

This section provides important background information on the RM, as well as the process for creating the OCP and the major issues it intends to address. For additional background information, refer to the corresponding **Background Report**.

### 2.1 RM OVERVIEW

As shown in FIGURE 2, the RM of Martin is located in southeast Saskatchewan near the Manitoba-Saskatchewan border. Bisected by the TransCanada Highway and the Canadian Pacific Railway (CPR), it encompasses 556.5 km<sup>2</sup> of expansive rural tracts and scenic southern prairie landscapes. At the western end of the RM on the TransCanada is the Town of Wapella, population 326 (2016 Census). The closest large urban centre is the Town of Moosomin, which is just down the TransCanada to the east in the neighbouring RM of Moosomin. Also just outside Martin's southeast border is the Moosomin and District Regional Park on the southern shores of Moosomin Lake. Between Wapella and Moosomin is the former hamlet of Red Jacket, which is now abandoned. The other bordering RMs are Walpole #92 to the south, Silverwood #123 to the west and Rocanville #151 to the north. The RM is located on traditional lands, including both Treaty #2 (Nakota, Nehiyaw / Cree, Nahkawe / Saulteaux, and Dakota) and Treaty #4 (Nehiyaw / Cree, Saulteaux, Dakota, Lakota, Nakota, and formerly Blackfoot) traditional territories. The Ochapowace First Nation have six (6) ¼ Sections of reserve land in the northeast area of the RM.

FIGURE 2. THE RM OF MARTIN LOCATION AND CONTEXT

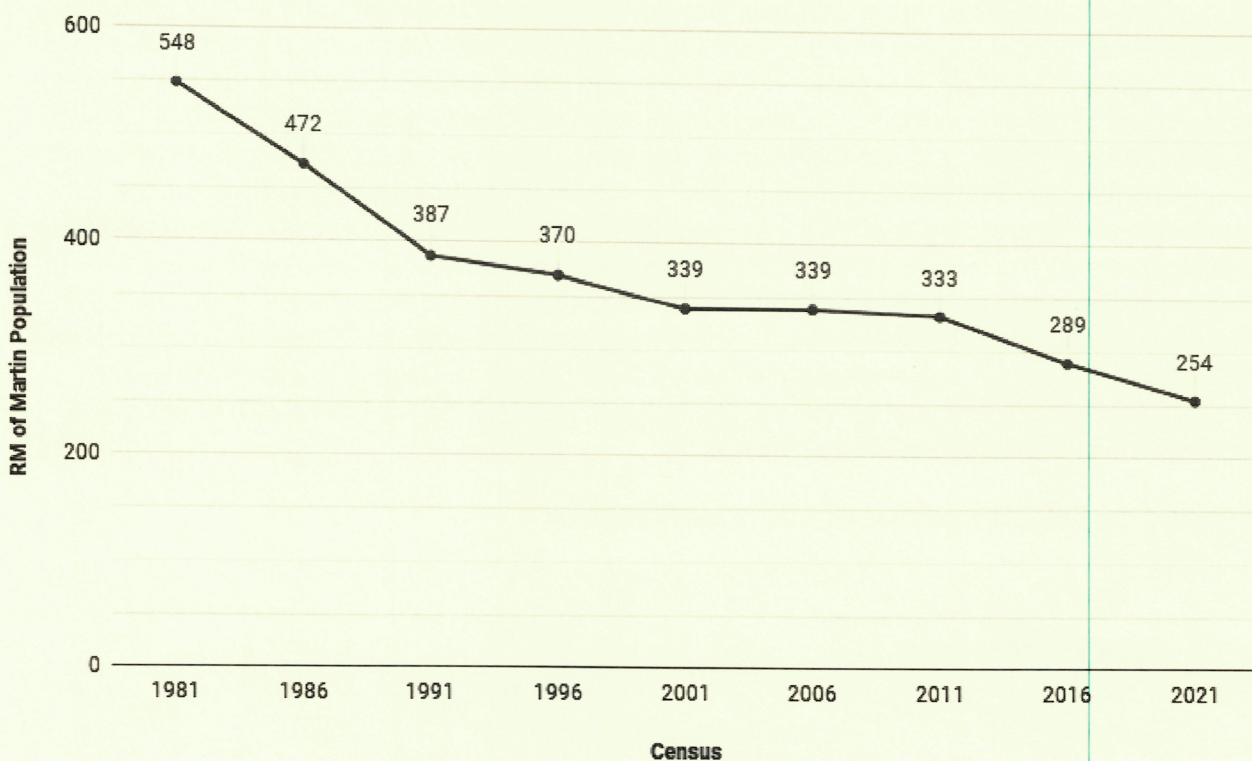


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The population of the RM was 254 people according to the 2021 Census, a 79 person or 23.7% overall decrease since 2011. As demonstrated by **FIGURE 3**, the RM population declined rapidly in the 1980s, stabilized for a decade in 2001 to 2011 before beginning to decline again more recently. The thinning of RM populations in the past 40 years is a trend seen throughout Saskatchewan with the growth of farming consolidation and automation and as more people chose to live in urban centres closer to jobs and services.

**FIGURE 3. POPULATION OF THE RM OF MARTIN 1981 – 2021**



## 2.2 DEVELOPMENT TRENDS & ISSUES

Development beyond agriculture has been minimal in recent years due to regional population decline and a stagnant provincial economy following the end of the resource boom in 2014. The most significant and distinctive development in recent years has been the Red Lily Wind Power Facility, which includes 16 wind turbines, all but two of which are located in the RM of Martin along the north side of the TransCanada at the eastern end of the RM. At 80 metres high, these are the tallest wind turbines in Saskatchewan. There has also been interest in developing a solar power farm in the RM. The area near the Moosomin Regional Park also presents a potential opportunity for recreational or resort residential development. The RM has expressed concern regarding the degradation of roads by heavy truck traffic and the use of undeveloped road allowances by RM ratepayers. A priority for the RM is to ensure that the new planning bylaws clearly define setbacks, accessory uses, non-farm uses, subdivision standards and the regulations and procedures for permitted and discretionary uses.

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## 2.3 SUMMARY OF THE BACKGROUND REPORT

- The median population age is 49.1 years old, which is substantially older than the provincial median of 37.8 years old.
- There are 115 occupied private dwellings in the RM, all of which are single-detached.
- 41% of the labour force in the RM are employed in the agriculture industry. Agriculture is expected to continue to be the primary employment sector, however, the manufacturing, resources, construction sectors, and health care/social assistance sectors among others are also present.
- Agriculture is also the most predominant land use with 56.7% of land in crops and a combined 33% devoted to is seeded (18.4%) or natural (14.8%) pasture.
- Natural pasture lands include the former Pipestone Community Pasture at the west end of the RM, which is now a private grazing coop that is leased from the Provincial government.
- The 2016 Census of Agriculture identified a total of 93 farms in the RM, with most devoted to cattle ranching (34.4%), oilseed and grain farming (41.9%), and other crop farming (14.0%).
- According to the Ministry of Agriculture's Livestock Branch, there are four approved intensive livestock operations (ILOs) in the RM.
- Lands with special designations include: 22 ¼ Sections that fall under *The Wildlife Habitat Protection Act* (WHPA); approximately nine (9) ¼ Sections protected by the Fish and Wildlife Development Fund; and two (2) ¼ Sections in the RM that have been sold with private Conservation Easements registered by the Ministry of Environment.
- The defining topographic feature of the RM is the scenic Pipestone Valley, which stretches west to east across the southern end of the RM.
- The Valley encompasses Pipestone Creek and Moosomin Lake, the RM's most significant watercourse and waterbody. According to the Water Security Agency (WSA), any areas near watercourse, water bodies, or any other low-lying areas would be susceptible to flooding.
- The RM is located within the Aspen Parkland Ecoregion of the Prairie Ecozone, which is considered transitional between the boreal forest to the north and the grasslands to the south. Owing to its favourable climate and fertile, warm black soils, this ecoregion represents some of the most productive agricultural land in the Prairies.
- According to the Saskatchewan Geological Survey Miscellaneous Report 2020-1, the RM contains oil pools, potash and salt, and helium resource potential. The RM contains oil wells, though activity has slowed in recent years due to the decline in oil prices.
- Plains Midstream Canada and Trans Canada have pipelines that traverse through the RM.
- The RM has two gravel pits, a joint gravel pit with the RM of Moosomin in the valley at N ½ 31-13-32-W1M and its own pit across the road at SW 6-14-32-W1M.
- The RM has 377 km of municipal roads that will continue to be maintained by classification and priority according to the Asset Management Plan (AMP).
- There are 3 community water wells. Although some residents may also obtain water from Wapella or Moosomin, the majority of residents provide their own on-site water systems.
- Rural sanitary sewage is managed exclusively by onsite wastewater systems (holding tanks, pumpouts, mounds, etc.) that are regulated by the Ministry of Health.
- With the landfill south of Wapella now closed, the closest landfill is in the Town of Moosomin.





## 3.0 PLAN VISION + PRINCIPLES

The OCP Vision and Principles were developed with feedback from Council and the community and are based on the RM's aspirations for the future.

### 3.1 VISION

*Located in sunny southeastern Saskatchewan, the RM of Martin No. 122 encompasses expansive rural tracks and scenic prairie landscapes including the picturesque Pipestone Valley. In order to prepare for a sustainable and prosperous future, the RM of Martin will work collaboratively with its partners in the region to efficiently deliver services that support strong farms and communities so individuals and families can pursue their dreams.*

### 3.2 PRINCIPLES

#### .1 Establish Fair and Flexible Rules

Provide residents, landowners, and organizations with clear, consistent, and flexible (when appropriate) policies and processes for guiding development across the RM that are consistent with the OCP Vision, Principles, and Objectives.

#### .2 Preserve and Enhance Agriculture

Prioritize the success of the agriculture sector, including strong family farms by protecting pasture land and productive soils from incompatible development, and by supporting value-added agribusiness initiatives and the adoption of sustainable energy systems, as well as other forms of diversification.

#### .3 Promote Sustainable Economic Development

In addition to growing the agricultural and resources sector, the OCP will encourage compatible commercial and industrial development, as well as farm and home-based businesses within the region that enhance services and amenities, provide employment opportunities and contribute to tax revenues.

#### .4 Protect Natural Beauty, Ecology, and Resources

The RM's greatest resource is its natural environment. The RM will collaborate with the Province and other organizations to protect the quality and health of groundwater and surface waterbodies, preserve native plants and wildlife, and responsibly manage mineral resources.

#### .5 Create a Healthy, Safe, and Friendly Region

Encourage land uses and development patterns that contribute positively to the physical, mental, social, economic, and environmental health and well-being of the RM. The RM must be safe, accessible, and equitable for residents of all ages and backgrounds.

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**.6 Provide Places to Call Home**

Support housing options for people of all life stages in a variety of settings across the RM including on farms and limited non-farm housing in rural areas that are planned in an environmentally and economically responsible manner.

**.7 Provide Places to Play**

Preserve, enhance and expand facilities, open spaces, and natural areas for recreation and the leisurely enjoyment of community members and visitors.

**.8 Deliver Efficient and High Quality Services and Infrastructure**

OCP success depends on the efficient delivery of safe and effective municipal services and of physical and social infrastructure. At the same time, the cost of constructing and maintaining the associated infrastructure must be considered, as to ensure it is economically viable.

**.9 Partner with Neighbours + Senior Governments**

Implementation of the OCP will rely on growing partnerships within communities and with neighbouring municipalities, higher levels of government, First Nations and Métis communities, and other organizations on investments in infrastructure, services delivery, and opportunities for economic, social, and cultural development.

**.10 Strengthen Participation and Community Consultation**

Foster community pride and encourage widespread participation in planning processes so all members of the community have the opportunity to provide their input into important decisions for the future of the RM.





## 4.0 OBJECTIVES + POLICIES

This section contains the objectives and policies that will guide the physical, economic, environmental, social, and cultural development of the RM.

### 4.1 AGRICULTURE

Crop growing, followed by ranching is and will continue to be the primary economic sectors and land use within the RM. The RM will encourage the retention of high quality and existing crop and pasture land in larger parcels and avoid the fragmentation of productive land for speculative purposes. The following objectives and policies are intended to support viable farm operations, strong rural communities and a productive economy.

#### 4.1.1 OBJECTIVES

- (1) To ensure agriculture retains its prominence within the RM while supporting opportunities for diversification and value-added production.
- (2) To preserve productive agricultural land and to discourage fragmentation of large agricultural parcels.
- (3) To allow for intensive forms of agriculture and livestock operations according to Provincial regulations that do not jeopardize surrounding agricultural activity or pose significant environmental, health, or compatibility concerns.
- (4) To allow limited commercial and residential development in appropriate areas in accordance with the principles, objectives, and policies of this OCP.
- (5) To allow for the responsible exploration and extraction of resources.

#### 4.1.2 POLICIES

- (1) As demonstrated on the **Land Use Map**, agricultural will continue to be the primary land use within the RM.
- (2) Agriculture activities such as grazing, non-intensive livestock operations, field crops, and other similar uses shall not be restricted within existing agricultural areas.
- (3) The Zoning Bylaw will include an Agricultural-Resource Zoning District that allows a range of agricultural uses that support the enhanced productivity and diversification of the rural economy.
- (4) To minimize the fragmentation of agricultural land, the subdivision of land into parcels smaller than a quarter section may only be approved if the proposed subdivision and use:
  - a. Complies with this OCP and the Zoning Bylaw;
  - b. Is designed to minimize the removal of productive agricultural land;
  - c. Will not unduly interfere with existing agricultural operations;
  - d. Has or will have direct access to a developed road; and
  - e. Will not hinder the efficient delivery of existing or future roads, infrastructure, and services.
- (5) Existing agricultural operations shall be protected from development that may unduly interfere with their continued operation.
- (6) Resource exploration and development shall comply with **Section 4.2.2(10)** and all regulations and standards in the Zoning Bylaw.



- (7) Residential and Commercial development within agriculture areas shall comply with **Sections 4.4** and **4.5** respectively of this OCP and all regulations and standards in the Zoning Bylaw.
- (8) Communal settlements should be allowed to be established and proceed with their way of life provided they do not contravene the objectives and policies of this OCP, including those pertaining to livestock operations in **Section 4.1.2(9)** below. However, this does not exempt communal settlements from the requirement to obtain development permits and building permits in accordance with the Zoning Bylaw. Proponents intending to establish a communal settlement are encouraged to consult with the RM prior to the submission of any development application.
- (9) **Intensive Livestock Operations (ILOs)**
- a. New ILOs including feedlots and poultry operations that qualify as intensive livestock operations as defined by *The Agricultural Operations Act*, excluding the temporary confinement of animals over winter, shall be a Discretionary Use in the Agricultural-Resource Zoning District.
  - b. The Zoning Bylaw shall include the minimum separation distances between ILOs and to other land uses.
  - c. The RM shall support the development and operation of ILOs provided there is an absence or adequate mitigation of any land use conflicts and environmental concerns.
  - d. Any development permit application for a new or expanding livestock operation shall be accompanied by the following information:
    - i. A detailed description of the proposed livestock operation including the number and type of animal units;
    - ii. A site plan showing the location of housing, storage and other facilities relative to the boundaries of the site; and
    - iii. The servicing needs;
  - e. The RM shall encourage developers of ILOs to conduct meaningful and transparent consultation with affected landowners and stakeholders.
  - f. Any new or expanding livestock operation shall be subject to *The Agricultural Operations Act* and *The Agricultural Operations Regulations*, including the requirement, if necessary, to obtain the appropriate approvals from the Ministry of Agriculture.





## 4.2 NATURAL AREAS & ENVIRONMENTAL MANAGEMENT

The environment and natural landscapes are the RM's most important asset including most notably the Pipestone Valley. The intent of the following objectives and policies are to ensure that areas of significant ecological value are conserved and that land, water, and air are protected from degradation.

### 4.2.1 OBJECTIVES

- (1) To encourage development practices that can be sustained by the environment without significant pollution, nuisance, or damage to environmental resources.
- (2) To protect ecological resources such as native grasslands, wildlife habitats, and critical water resources including both surface and groundwater resources.
- (3) To work with municipal, provincial and federal governments, private agencies, conservation groups, and property owners to promote healthy, safe, and environmentally responsible use of land in the RM.
- (4) To practice better environmental stewardship while considering ways to become more adaptive and resilient in response to potential impacts of climate change.
- (5) To encourage renewable energy development and manage non-renewable resources responsibly.

### 4.2.2 POLICIES

- (1) As demonstrated on the **Land Use Map**, environmentally-sensitive lands that are known to have particular ecological value include:
  - a. Native grasslands such as those formerly known as the Pipestone Community Pasture Lands;
  - b. Lands dedicated under *The Wildlife Habitat Protection Act* (WHPA) and The Fish and Wildlife Development Fund;
  - c. Private lands with a Crown Conservation Easement;
  - d. Lands adjacent to any watercourse or waterbody;
  - e. Lands within 150 metres of any public wells; and
  - f. Lands within 150 metres of any railway or major pipeline or transmission line.
- (2) The Zoning Bylaw will include an Environmental Conservation Zoning District that may be applied to environmentally sensitive lands to protect them from incompatible development.
- (3) In accordance with **Section 5.2.2**, Council may dedicate lands as Environmental Reserve to protect riparian areas, native grasslands, wildlife habitats, or other environmentally sensitive areas.
- (4) No development shall hinder the ecological value, integrity and management of environmental resources within the RM.
- (5) In recognition of the value of retaining the natural state of undeveloped road allowances for the benefit of wildlife and the public at large, any request to clear undeveloped road allowances shall require RM approval.
- (6) The RM may require a technical study to be completed in support of any development application in accordance with **Section 5.2.6** to ensure ecologically valuable and environmentally sensitive lands are conserved.



**(7) Surface and Groundwater Protection**

- a. The RM will work with the Water Security Agency, Lower Souris Watershed Committee and any other appropriate regional, provincial, and federal agencies to preserve and enhance water quality and quantity.
- b. No development shall deplete or pollute surface or groundwater resources within the RM.
- c. The RM may require a technical study to be completed in support of any development application in accordance with **Section 5.2.6** to ensure surface and groundwater resources are not depleted or polluted.

**(8) Drainage**

- a. Adequate surface water drainage will be required throughout the RM to avoid flooding erosion, and polluting of water resources.
- b. The alteration of natural drainage courses shall be prohibited without the approval of the Water Security Agency, Ministry of Environment, and the RM.
- c. All agricultural drainage works require approval from the Water Security Agency.
- d. The RM may require a drainage or grading plan to be completed in support of any development application in accordance with **Section 5.2.6** to ensure there is adequate surface drainage.

**(9) Environmental Stewardship and Climate Change Adaptation**

- a. The RM should consider ways to reduce the environmental footprint of all their facilities, services, and operations.
- b. Encourage public and private investment in sustainable development and technologies including renewable energy systems such as solar and wind.
- c. Acknowledge and initiate preparations for the impacts of climate change and extreme weather events on the RM and its residents, including during the planning and locating of public works.
- d. Consider community and regional fire protection measures such as emergency escape routes, firebreaks, and emergency services adjacent to areas at risk of wildfire.

**(10) Resource Exploration & Development (oil & gas, sand & gravel, minerals) Policies:**

- a. Resource exploration and development shall be a Permitted Use in the Agricultural-Resource Zoning District and a Discretionary Use in the Environmental Conservation Zoning District.
- b. The RM shall support the responsible exploration and development of resources provided there is an absence or adequate mitigation of any land use conflicts and environmental concerns.
- c. The RM shall encourage developers of resource exploration and development operations to conduct meaningful and transparent consultation with affected landowners and stakeholders.
- d. Any new or expanding resource exploration and development operations shall be subject to the relevant Provincial Acts and Regulations, including the requirement, if necessary, to obtain the appropriate approvals from the Ministry of Energy and Resources.





## 4.3 HAZARDOUS USES & LANDS

The following objectives and policies are intended to ensure that the RM's people and environment are protected from hazardous uses and lands.

### 4.3.1 OBJECTIVES

- (1) To reduce and prevent adverse, nuisance, and noxious impacts of incompatible land uses and development.
- (2) To ensure inappropriate development does not occur in hazard areas, such as unstable or flood prone land, unless adequate mitigation measures are taken to reduce the risk to an acceptable level where the land is capable to safely support the proposed development.
- (3) To promote safe development in proximity to highways, railways, and infrastructure.

### 4.3.2 POLICIES

- (1) The RM shall discourage new residential development within 457 metres of land used or authorized for use as a sewage treatment plant or sewage lagoon in accordance with *The Subdivision Regulations, 2014*.
- (2) No development should be allowed within 125 metres of an existing, proposed, abandoned, or reclaimed oil or gas well or facility in accordance with *The Subdivision Regulations, 2014*.
- (3) The RM shall require the assessment of potentially hazardous or contaminated sites, and if necessary, require action to mitigate or remediate the site to an acceptable and safe standard.
- (4) **Hazardous Uses**
  - a. Development that involves the production, handling, or storage of hazardous material should be adequately and safely contained and separated from areas and buildings used for human occupation.
  - b. Development that involves the potential for hazardous discharges into the air, soil, or water shall require a mitigation and containment plan that protects the health and well-being of people and the environment.
- (5) **Flooding, Slumping, and Slope Instability**
  - a. Hazardous lands subject to flooding, erosion, landslides, or subsidence such as those demonstrated on the **Topography Map (Exhibit B)** should generally be left in its natural state unless developed for low intensity uses such as open space recreation, grazing, and forestry.
  - b. Development of new buildings or additions to buildings within the floodway of the 1:500 year flood elevation of Pipestone Creek, Moosomin Lake, or any other watercourse or water body shall be prohibited. Flood proofing of new development to an elevation of, at minimum, 0.5 metres above the 1:500 year flood elevation shall be required.
  - c. The WSA will be the primary source for technical advice in determining whether a proposed development may be prone to flooding issues, including whether the land is located within the 1:500 year flood elevation of any watercourse or water body, and whether mitigation strategies or flood-proofing are required.



- d. Any proposed development on potentially hazardous lands shall require a technical study to be completed in accordance with **Section 5.2.6**. Said studies shall address means to eliminate or reduce risks to acceptable standards, as determined by Council and the appropriate Government Ministry or Agency.

**(6) Development Within or in Proximity to a Municipal Right-of-Way, Provincial Highways, and Railways**

- a. In accordance with **Section 4.2.2(5)**, any proposed work within a municipal right-of-way (i.e. bush clearing, trenching, grading, fencing, etc.) shall require a written request to, and approval from, the RM.
- b. Development setbacks from Provincial Highways and the Canadian Pacific Railway shall be established through consultation with the Ministry of Highways and Infrastructure (MHI).
- c. In order to reduce potential land use conflicts, maintain public safety, and provide adequate protection of road and rail infrastructure, the RM shall consult with MHI when either of the following is proposed:
  - i. New subdivision or development is proposed in proximity to a Provincial Highway or the Canadian Pacific Railway;
  - ii. New, expanded, or modified rail facilities;
  - iii. New road / rail crossings including underground services or utilities;
- d. The RM shall consult the Federation of Canadian Municipalities (FCM) and the Railway Association of Canada *Guidelines for New Development in Proximity to Railway Operations* (2013) and any other relevant regulations or guidelines for governing development adjacent to railways.

**(7) Development in Proximity to Pipelines and Transmission Lines**

- a. Developers shall be required to identify the location of any nearby pipelines or related facilities.
- b. Developers shall be required to comply with any restrictions or requirements related to the use of lands adjacent to pipelines, transmission lines, or any other major linear utilities, or related facility.

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## 4.4 RESIDENTIAL DEVELOPMENT

Residential development within the RM is currently limited to farmsteads and small settlements such as the former Hamlet of Red Jacket. The objectives and policies that follow are intended to encourage responsible residential development in appropriate locations, such as within or in proximity to the Town of Wapella. The RM may also consider resort residential development along the Pipestone Valley provided all environmental concerns are adequately addressed.

### 4.4.1 OBJECTIVES

- (1) To continue to allow farmsteads and farm-related housing within the RM to support the productivity of agricultural operations.
- (2) To accommodate environmentally responsible non-farm residential development in appropriate locations that do not supersede or conflict with the agricultural function of the RM.
- (3) To minimize conflict between residential development and non-residential land uses.
- (4) To ensure that residential development can be suitably and sustainably serviced.

### 4.4.2 POLICIES

- (1) The Zoning Bylaw shall regulate the standards and intensity of all forms of residential development throughout the RM.
- (2) A maximum of one (1) principal and two (2) accessory dwellings shall be permitted in the Agricultural-Resource Zoning District. The approval of accessory dwellings shall not be construed, in any way, as consent or approval for future subdivision.
- (3) Including the initial farmstead, the subdivision of two (2) non-farm residential sites per quarter section shall be permitted in the Agricultural-Resource Zoning District provided that it complies with the regulations and standards of the Zoning Bylaw.
- (4) The Zoning Bylaw shall provide opportunities for the subdivision of more than two (2) non-farm residential sites per quarter section by rezoning to the Rural Residential Zoning District.
- (5) All new non-farm residential development shall be located and designed to minimize the removal of productive agricultural land, mitigate any potential for land use conflicts, and to reduce servicing and infrastructure capital and maintenance costs.
- (6) In accordance with **Section 4.3.2(5)**, proposals for residential development within or in proximity to the Pipestone Valley shall demonstrate that any environmental hazards have been adequately mitigated to the satisfaction of the RM and the appropriate Provincial Ministry or Agency.
- (7) The RM may require a Concept Plan and Supporting Studies / Technical Investigations to be prepared in support of any discretionary use or zoning amendment application for multiple-lot non-farm residential development in accordance with **Sections 5.2.5 and 5.2.6** of this OCP.
- (8) Water supply and wastewater management systems, where provided, must be developed and operated in accordance with applicable Provincial standards.
- (9) Innovation in sustainable housing design and technology shall be encouraged.



## 4.5 COMMERCIAL & INDUSTRIAL DEVELOPMENT

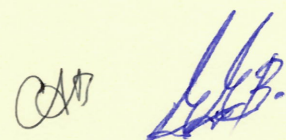
Commercial and industrial development in the RM is primarily limited to agriculture and resource related industries. The intent of the following objectives and policies is to accommodate a diversity of commercial and industrial uses in appropriate locations that are beneficial and well suited to the RM, while minimizing conflicts with agriculture and other land uses.

### 4.5.1 OBJECTIVES

- (1) To support existing local and regional commercial businesses and promote economic development that strengthens agricultural productivity and helps diversify the economy.
- (2) To encourage compatible farm and home-based businesses.
- (3) To provide opportunities for commercial and industrial development that requires larger sites and proximity to highways, agriculture, minerals, and other raw materials.
- (4) To minimize land use conflicts between commercial and industrial development with other uses.
- (5) To ensure that commercial and industrial development can be suitably and efficiently serviced.

### 4.5.2 POLICIES

- (1) The RM should explore economic development initiatives that promote public and private investment within the region.
- (2) The Zoning Bylaw shall regulate the standards and intensity of all forms of commercial and industrial development throughout the RM.
- (3) The Zoning Bylaw will include a range of uses that support agricultural productivity, the growth of agri-businesses, and that provide opportunities for tourism, recreation, and other commercial enterprises.
- (4) Commercial and industrial development shall be located where adequate road access, infrastructure, and services are either already in place or can be economically upgraded or extended to service the development.
- (5) The RM may enter into a road maintenance agreement with developers or operators involved in heavy hauling on municipal roads in accordance with *The Municipalities Act*.
- (6) All new agricultural commercial development shall be located and designed to minimize the removal of productive agricultural land and mitigate any potential for land use conflicts.
- (7) The Zoning Bylaw shall provide opportunities for the development and subdivision of non-agricultural commercial or industrial uses by rezoning to the Commercial-Industrial Zoning District.
- (8) Farm and home-based businesses will be encouraged provided that they comply with the regulations and standards of the Zoning Bylaw.
- (9) The RM may require a Concept Plan and Supporting Studies / Technical Investigations to be prepared in support of any discretionary use or zoning amendment application for commercial or industrial developments in accordance with **Sections 5.2.5 and 5.2.6** of this OCP.





## 4.6 INFRASTRUCTURE, UTILITIES, & COMMUNITY SERVICES

In accordance with the RM's recently completed Asset Management Plan, the intent of the objectives and policies that follow are to ensure that infrastructure improvements, utilities, and community services will be planned, delivered, and maintained in a deliberate, efficient, and cost-effective manner. This will require co-operation with other agencies involved in delivering or regulating those services.

### 4.6.1 OBJECTIVES

- (1) Encourage development that optimizes the use of and protects existing investments in infrastructure, utilities, and community services.
- (2) To facilitate the economical and efficient delivery of infrastructure, utilities, and community services while also considering long term maintenance and replacement costs.
- (3) To ensure that infrastructure, utilities, and community services of appropriate standards are available to RM residents.
- (4) To work collaboratively with governments, organizations, and stakeholders involved in the delivery of infrastructure, utilities, and community services.

### 4.6.2 POLICIES

- (1) The RM shall direct investments to priority infrastructure improvements in accordance with its Asset Management Plan, provided that funds can be allocated appropriately.
- (2) The RM shall ensure that existing and future planned corridors and easements for public works are identified and adequately protected from incompatible development through the subdivision and development approval processes.
- (3) The RM should pursue all applicable and beneficial public and private funding opportunities.
- (4) The RM may use agreements allowed for under *The Act* such as those listed in **Section 5.2** to ensure they are not solely responsible for costs associated with the provision of infrastructure and services for subdivisions or developments and to ensure that services and facilities are installed to adequate standards.
- (5) The RM may require a technical study in accordance with **Section 5.2.6** to demonstrate the site suitability of a proposed subdivision or development, including whether there is sufficient availability and capacity of infrastructure and servicing to support the proposed use.
- (6) **Water & Wastewater**
  - a. All wastewater disposal methods shall comply with provincial regulations.
  - b. All subdivisions and developments shall require adequate water supply and wastewater disposal systems which meet the requirements of the Saskatchewan Health Authority or other applicable provincial agencies, and that do not adversely affect neighbouring properties.
  - c. 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.



**(7) Solid Waste Management**

- a. Solid waste management shall meet all applicable provincial regulations.
- b. The RM shall encourage the provision of adequate waste management facilities and may explore programs for recycling, composting, and the disposal of hazardous household items.

**(8) Utilities**

- a. The RM or any person proposing to connect new utilities should cooperate with SaskPower, SaskEnergy, TransGas, SaskTel, or any other utility provider to ensure the provision of their services are economical and efficient.
- b. The RM shall ensure that existing investments in utilities are adequately protected from incompatible development.
- c. The applicant of a proposed subdivision or development shall be responsible for the costs of connecting to any required utilities.

**(9) Roads**

- a. RM roads will be maintained and upgraded in an economic manner according to their priority level in the Asset Management Plan.
- b. Any subdivision or development shall require direct access to a developed road within a registered right-of-way to a standard that is adequate for the proposed use, as determined by Council.
- c. New subdivision or development shall be encouraged to locate where access to an existing road of adequate standard already exists.
- d. The applicant of a proposed subdivision or development shall be responsible for the costs of upgrading or constructing any public roads that may be necessary to satisfy **Section 4.6.2(9)b**.
- e. In accordance with *The Municipalities Act* and *The Municipalities Regulations*, the RM may enter into a road maintenance agreement with developers and operators involved in concentrated heavy hauling on municipal roads to help pay for the incremental costs of road maintenance, construction and repair.

**(10) Community Services**

- a. Encourage and support the continued joint use and operation of all public and private community facilities in the RM, as well as the Town of Wapella and Moosomin.
- b. The RM will work with the Ministry of Education and the school divisions to support the provision of educational services within the region, including the use of lands dedicated as municipal reserve for new educational facilities.
- c. The RM will continue to collaborate with health and emergency service providers to help ensure residents of the RM have adequate access to health and emergency services.

CAS  
H.B.





*Ice fishing derby on nearby Moosomin Lake*

## 4.7 HERITAGE, CULTURE, & RECREATION

The heritage and culture of the RM is rooted in the agricultural sector and its ranching history in particular, as well as in the traditions of the indigenous people and European immigrants that have at one time settled in the region. The Pipestone Valley is a popular natural area that people use for outdoor activities including quading, skidooring, horseriding, hiking, etc. The Town of Wapella has a skating rink, ball diamonds, library, a grocery store and other basic services. However, most RM residents access the services and the recreational / cultural facilities available in nearby Moosomin. The RM has four (4) cemeteries within its borders, including the St. Andrew's Roman Catholic Church, Hall & Cemetery, and the Earlswood Cemetery and Chapel, which are both designated as a Municipal Heritage Properties. The intent of the following objectives and policies is to guide recreation and cultural development while respecting and enhancing the RM's heritage resources and unique sense of place.

### 4.7.1 OBJECTIVES

- (1) To identify and preserve cultural and heritage resources in the RM and protect them from incompatible development that may threaten their integrity or operation.
- (2) To celebrate and promote interest in the RM's history and culture.
- (3) To promote healthy, active, and social lifestyles for people of all ages by providing spaces for either passive or programmed recreational activities in all four seasons.
- (4) To maximize use of and provide equitable access to parks and recreational facilities.
- (5) To promote and encourage the sustainable development of a diverse range of recreational and tourism opportunities in all seasons.

### 4.7.2 POLICIES

#### (1) Heritage

- a. Work with Provincial and Federal governments, as well as other groups and individuals to identify and protect historic sites or buildings in the RM with significant heritage or archaeological value.
- b. New subdivisions and developments shall consult the Heritage Conservation Branch's Developers' Online Screening Tool to determine whether the subject site is heritage sensitive.

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- c. In consultation with the Ministry of Parks, Culture and Sport, the RM may require a heritage resource impact assessment to be completed in accordance with **Section 5.2.6**. Said assessments shall address means to protect any heritage resource to acceptable standards, as determined by Council and the Ministry.
- d. Support public and private efforts to protect, reuse, renovate or adapt historic sites or buildings in ways that retain and highlight their character-defining elements.

**(2) Culture**

- a. Encourage and support a broad range of artistic and cultural opportunities that are accessible to all residents and visitors of the RM.
- b. Support initiatives to raise public awareness and promote appreciation of the RM's unique indigenous and ranching history, including opportunities for intergenerational learning.

**(3) Recreation**

- a. Explore ways to maintain, and where possible enhance, existing recreation facilities in the region to broaden their appeal and functionality for a greater variety of users.
- b. Encourage programmed and passive recreational activities that keep residents active year round.
- c. Work with the Province to protect, enhance, and promote the Moosomin and District Regional Park.
- d. The RM will consider the development of regional recreation and tourism opportunities when land is identified as being suited for these types of developments based on the:
  - i. Presence of physical access and available services;
  - ii. Adequate separating distance to incompatible land uses;
  - iii. Absence of resources for exploration and extraction; and
  - iv. Other factors that may make the development suitable for the area.
- e. Prior to approving a proposed subdivision or development, the RM will consider impacts on existing or planned recreational and tourism developments.
- f. The RM supports access to unoccupied Crown lands for recreation, tourism, hunting, and fishing.





## 5.0 IMPLEMENTATION

This chapter outlines the variety of tools and procedures the RM has available for implementation and monitoring performance of the OCP.

### 5.1 ZONING BYLAW

The Zoning Bylaw will be the primary tool for implementing the objectives and policies of the OCP, and will be adopted in conjunction herewith by the RM of Martin No. 122.

#### 5.1.1 PURPOSE

The purpose of the RM Zoning Bylaw is to control the use of land within Council's jurisdiction in order to provide for the amenity, health, safety, and general welfare of RM residents and visitors.

#### 5.1.2 CONTENT AND OBJECTIVES

The Zoning Bylaw will implement the land use policies contained in this OCP by prescribing and establishing Zoning Districts for a variety of land uses as well as preferred future development areas and restricted lands. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations and sizes, and any other relevant development standards in accordance with *The Act*.

#### 5.1.3 DEVELOPMENT PERMITS

The application requirements, procedures, and evaluation criteria for considering applications for development permits for permitted uses and discretionary uses, as well as for development appeals and minor variances shall be contained in the Zoning Bylaw.

#### 5.1.4 AMENDING THE ZONING BYLAW

The application requirements, procedures, and evaluation criteria for considering proposed zoning amendments, including map amendments (rezonings) and text amendments, shall be contained in the Zoning Bylaw. Following adoption by Council, all Zoning Bylaw amendments must be approved by the Ministry of Government Relations before they can take effect.





## 5.2 OTHER PLANNING TOOLS

This section summarizes other planning tools available to the RM for implementation of the OCP under direction of *The Act*.

### 5.2.1 SUBDIVISION APPLICATION REVIEW

The approving authority for subdivision applications is the Director of Community Planning for the Ministry of Government Relations. However, the RM is asked to provide comments on subdivision applications and no subdivision can be approved if it contradicts an adopted OCP or Zoning Bylaw. Should a servicing agreement be required by Council, then Government Relations cannot approve the subdivision until one is signed. Therefore, Council has an important role during the subdivision application review process to:

- (1) Ensure the proposed subdivision complies with this OCP and the Zoning Bylaw;
- (2) Negotiate the terms of the servicing agreement, should one be required; and to
- (3) Determine its desired option with respect to the dedication of lands, should the subdivision require Municipal Reserve Dedication.

### 5.2.2 DEDICATED LANDS

Dedicated Lands including Buffer Strips, Walkways, Environmental Reserves, and Municipal Reserves shall be used in accordance with *The Act* and *The Dedicated Lands Regulations, 2009*. The following policies are intended to guide the RM's approach to dedicated lands:

- (1) Cash-in-lieu of land dedication should be the preference for satisfying the municipal reserve requirement when reviewing a subdivision application in accordance with **Section 5.2.1**.
- (2) The RM shall deposit all cash-in-lieu of municipal reserve in a dedicated lands account.
- (3) Council may authorize expenditures from the account to purchase dedicated lands, or to build or upgrade parks or public recreation facilities within the RM or in other municipalities where the parks or facilities will serve the residents of the RM.
- (4) The RM should work with the Province to dedicate ecologically valuable and environmentally sensitive lands as environmental reserve.
- (5) If the need for a school site is identified, the RM will work with the Ministry of Education and the school divisions to ensure a suitable school site is chosen and, if necessary, will amend their planning bylaws to accommodate the school's development.

### 5.2.3 DEVELOPMENT LEVIES

In accordance with *The Act* (s. 169 & 170), Council may establish, by separate bylaw, development levies to be collected from the applicant of a proposed development within an existing subdivided area. The purpose of collecting development levies is to recover all or part of the capital cost of providing, altering, expanding or upgrading services and facilities as a result of the development if those capital costs exceed those originally provided for in the subdivision of land. Such a bylaw requires ministerial approval and must be based on studies that establish the impact and associated costs of proposed developments on existing and future municipal infrastructure. Development levies shall not provide for the completion of any work or the payment of any fees previously addressed by a servicing agreement at the time of subdivision.





#### 5.2.4 SERVICING AGREEMENTS

In accordance with *The Act* (s. 172), Council may require the applicant of a proposed subdivision to enter into a servicing agreement to provide municipal services or facilities that directly or indirectly serve the subdivision. The purpose of a servicing agreement is to ensure that the RM does not incur all the costs of servicing a new subdivision and that those new services are installed to municipal specifications and standards. The municipality accepts long-term responsibility for maintaining the services and facilities provided they are installed according to the terms of the agreement.

The RM may also collect servicing fees, also known as off-site fees, intended to help pay for future capital costs of providing, altering, expanding, or upgrading municipal infrastructure required as a result of a new subdivision. However, Council must be able to reasonably demonstrate that the fees are commensurate with the future capital costs. Therefore, in order to provide consistency during servicing agreement negotiations, Council may establish a schedule of servicing fees based on the demand for overall services and public works that the municipality anticipates will be needed over the course of a set term. The off-site fees owed will then be proportioned according to the servicing needs created by the new development and the municipality's overall servicing needs.

#### 5.2.5 CONCEPT PLANS

In accordance with *The Act* (s. 44), the RM may require the preparation of a Concept Plan in support of multiple lot subdivisions, complex rezonings, discretionary use applications or any major development. The purpose of the Concept Plan is to provide a detailed summary of the proposed development including demonstration of the:

- Rationale for the proposed development;
- Conformity to the OCP and Zoning Bylaw;
- Existing site conditions;
- Development design, land uses, densities, and phasing;
- Site drainage, servicing and utilities strategy including identification of public works corridors and easements;
- Access and transportation strategy;

The Concept Plan should also demonstrate the suitability of the land for the proposed development, the potential impacts on neighbouring land uses and any environmental considerations and mitigation strategies. If applicable, the Concept Plan should reference any required supporting studies or technical investigations in accordance with **Section 5.2.6** of this OCP.

#### 5.2.6 SUPPORTING STUDIES / TECHNICAL INVESTIGATIONS

Any studies or technical investigations that may be required in support of a proposed subdivision or development such as grading plans, geotechnical / environmental assessments, water/wastewater management plans, infrastructure capacity assessments, heritage resource impact assessment, or traffic impact assessments, must be prepared by a certified engineer or other appropriately licensed professionals with the costs of the study to be borne by the applicant.

#### 5.2.7 BUILDING BYLAW / PERMITS

The purpose of a Building Bylaw is to regulate the construction, repair, and maintenance of buildings within the RM. In Saskatchewan, the minimum standard for construction and renovation of buildings throughout the province is the National Building Code of Canada (NBC), the National Fire Code of Canada (NFC), and the National Energy Code for Buildings (NECB).



## 5.3 INTER-MUNICIPAL & REGIONAL COLLABORATION

For an RM where population is spread out in vast rural areas and smaller settlement centres, it is very important to work collaboratively with neighbouring municipalities, senior governments, and other partners in the region. These policies are intended to guide the RM's collaboration within the following partnerships:

### 5.3.1 INTER-MUNICIPAL COOPERATION

- (1) The RM will confer with its neighbouring urban and rural municipalities to ensure lands of mutual interest are used and developed in a compatible and complementary manner.
- (2) Pursuant to *The Act* (s. 32.1), the RM may enter into an inter-municipal development or servicing agreement with another municipality to address issues that cross jurisdictional boundaries.
- (3) The RM will explore and pursue opportunities to facilitate coordinated regional initiatives including but not limited to:
  - a. Public health and emergency response services;
  - b. Improving regional transportation options (carpooling, ride sharing, etc.);
  - c. Investing in municipal infrastructure;
  - d. Recreational and cultural programming and facilities;
  - e. Environmental management and conservation; and
  - f. Renewable energy production;

### 5.3.2 FIRST NATION AND MÉTIS RELATIONS

- (1) The RM will promote communication and engagement with First Nation and Métis communities in the region in the spirit of reconciliation.
- (2) The RM will collaborate with the Ochapowace First Nation or any other First Nations and Métis communities on local and regional issues of common interest, including any land use and development issues related to the First Nations Lands identified on the **Land Use Map**.
- (3) The RM acknowledges the duty to consult with First Nations and Métis communities about potential decisions or actions that may adversely impact Treaty or Indigenous rights.

### 5.3.3 PROVINCIAL AND FEDERAL INTERESTS

- (1) This OCP 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.
- (2) Wherever feasible and in the municipal interest, the RM will avoid duplication of provincial regulation.
- (3) To coordinate planning and growth, the RM will consult with provincial and federal agencies and other organizations where appropriate.





## 5.4 PUBLIC PARTICIPATION

Fostering a strong culture of public participation and community engagement will be fundamental for the implementation of the OCP. An actively involved and engaged community will help Council address issues of shared importance, minimize negative impacts, maximize public benefits and achieve intended outcomes. The RM will continue to prioritize frequent and transparent communication with residents through a variety of methods. In addition to complying with the mandatory public participation requirements and processes found in *The Act* and the Zoning Bylaw, Council shall apply the following values from the International Association for Public Participation (IAP2) when considering how to engage the community and stakeholders on RM decisions, plans, and projects:

1. Public participation is based on the belief that those who are affected by a decision have a right to be involved in the decision-making process.
2. Public participation includes the promise that the public's contribution will influence the decision.
3. Public participation promotes sustainable decisions by recognizing and communicating the needs and interests of all participants, including decision makers.
4. Public participation seeks out and facilitates the involvement of those potentially affected by or interested in a decision.
5. Public participation seeks input from participants in designing how they participate.
6. Public participation provides participants with the information they need to participate in a meaningful way.
7. Public participation communicates to participants how their input affected the decision.

## 5.5 STRATEGIC PLANNING & FINANCING

The OCP is a statutory document for guiding development and land use in the RM over the next 20 years. As such, the objectives and policies contained in the OCP are intended to act as a framework for guiding future decision-making by Administration and Council. However, the OCP must be more than a reference document. If the RM is to move closer to the future envisioned in the OCP, a clear plan of action and implementation strategy is required. Therefore, the RM should consider developing an Action Plan that outlines a schedule of key action items to be completed for achieving the goals of the OCP.

Realizing the vision, goals, and objectives of this OCP may also require substantial investments in community infrastructure and services. Therefore, the RM must proceed with greater strategic integration of its infrastructure management, budgeting and land use planning decisions. The RM must also take a proactive approach to raising revenues with the available financing tools provided through provincial legislation including, but not limited to: *The Local Improvements Act, 1993*; *The Municipalities Act*; and *The Planning and Development Act, 2007*. Finally, the RM must pursue opportunities for funding from senior governments and cost-sharing opportunities with their surrounding partners in the region.



## 5.6 OCP MONITORING & PERFORMANCE

The OCP is intended to be a long term policy document that guides decision-making for the next 20 years. However, it cannot be a static and inflexible document. As new issues, challenges, and opportunities emerge, Council may need to make changes to the OCP to ensure the RM stays on the desired track towards meeting its goals and objectives. In addition to ongoing monitoring, it is recommended that the OCP be formally reviewed every five years to evaluate whether the goals and objectives remain relevant and that the policies are performing effectively.

### 5.6.1 AMENDING THE OCP

All OCP amendments, whether initiated by the RM or the result of an application, must be approved according to *The Act*. If new development is proposed that does not conform to the OCP, then an application to amend the OCP shall be prepared for review by the Development Officer and Council. Applications to amend the OCP must demonstrate the impact of the proposed change and must be in the best interest of the RM as a whole. The application requirements, procedures, and evaluation criteria for considering proposed OCP amendments shall be contained in the Zoning Bylaw. Following adoption by Council, all OCP amendments must be approved by the Ministry of Government Relations before they can take effect.

### 5.6.2 CONFORMITY WITH PROVINCIAL LAND USE REGULATIONS

The OCP shall be administered and implemented in conformity with applicable provincial land use policies such as *The Statements of Provincial Interest Regulations* in cooperation with provincial ministries and agencies. Council will review this Plan and the Zoning Bylaw for consistency with new provincial land use policies adopted pursuant to *The Act*. Wherever feasible and in the best interest of the RM, Council will avoid duplication of regulation of activity and development governed by existing provincial regulation and controls.

## 5.7 LAND USE MAP

The **Land Use Map** attached to and forming part of this OCP is a general illustration of the RM's existing land use and development patterns. Any proposed development or use that contradicts any objective or policy of the OCP in relation to the **Land Use Map** will require an OCP amendment in accordance with **Section 5.6.1**.





**EXHIBIT A: LAND USE MAP**

**EXHIBIT B: TOPOGRAPHY MAP**

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# Exhibit 'A' of Official Community Plan Bylaw No. 248/22

## RM of MARTIN NO. 122

### LAND USE MAP

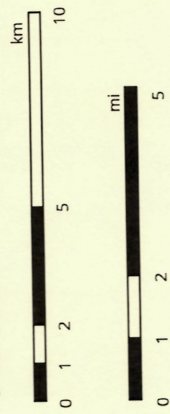
#### LEGEND

- |                                    |   |  |
|------------------------------------|---|--|
| Primary Highway                    | Municipal Highway                       | Gravel Road                            |
| Canadian Pacific Railway           | Watercourse                             | Water Body                             |
| <b>Natural + Physical Features</b> | Organic Land                            | Gravel Pit                             |
| Wildlife Habitat Protection Area   | Fish and Wildlife Development Fund Land | Conservation Easement                  |
| <b>Ministry of Environment</b>     | Community Pasture                       | Approved Intensive Livestock Operation |
| Wildlife Habitat Protection Area   | Wildlife Habitat Protection Area        | Wildlife Habitat Protection Area       |
| <b>Community Amenities</b>         | School                                  | Cemetery                               |
| Municipal Well                     | Wind Farm                               | Municipal Well                         |
| Pipeline                           | Approved Intensive Livestock Operation  | Approved Intensive Livestock Operation |
| Town of Wapella                    | Town of Wapella                         | Town of Wapella                        |
| <b>Administrative</b>              | RM Boundary                             | Section                                |
| Township Line                      | Township Line                           | Township Line                          |

#### LOCATION



#### SCALE

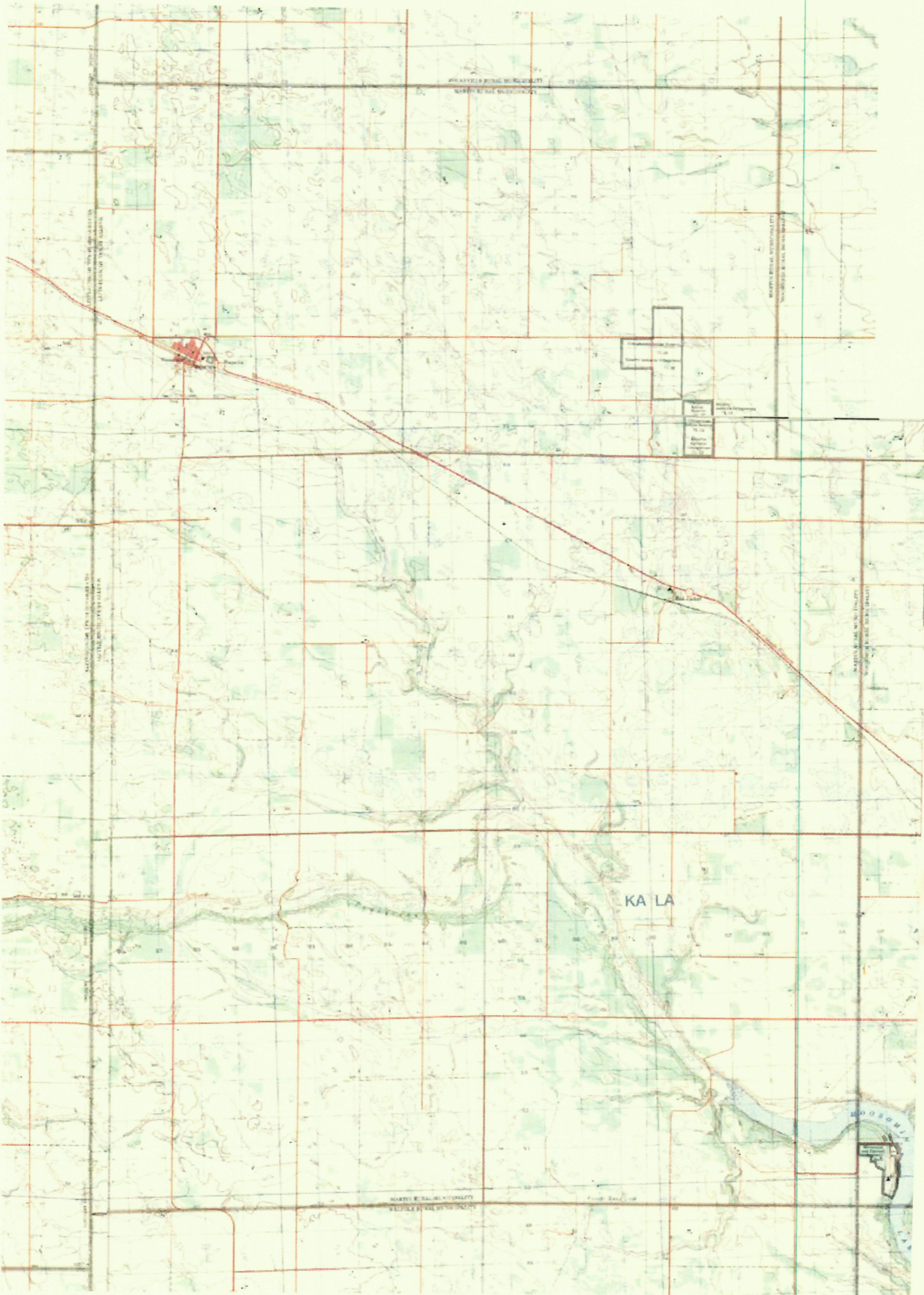


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






Exhibit 'B' of Official Community Plan Bylaw No. 248/22

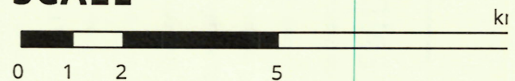
# RM OF MARTIN NO. 122 TOPOGRAPHY MAP



### LEGEND

-  Highway
-  RM Boundary
-  Topographical Line
-  Watercourse
-  Water Body
-  Seasonal Water Body

### SCALE



Note: Map provided by the Water Security Agency is to be used for demonstration purposes only.

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