

JULY, 2010

RM OF LUMSDEN No. 189
SUMMARY OF CHANGES TO THE OFFICIAL COMMUNITY PLAN
AND NEW FEATURES OF THE PROPOSED OFFICIAL COMMUNITY PLAN

BACKGROUND

The existing Official Community Plan (OCP) and Zoning Bylaw for the RM of Lumsden No. 189 were created in 2000. Over the past 18 months, Council has been working towards the adoption of a new OCP and Zoning Bylaw to replace those existing Bylaws. To assist in creating this new Plan, a Planning Advisory Committee (PAC) was created by Council from a list of volunteers.

The Committee consisted of 14 residents selected by Council to represent as many of the RM's interest groups or economic sectors as possible. The Minutes of all Committee meetings were posted on the RM's website for public information. The PAC assisted Council in designing and reviewing an Opinion Survey, which was sent to all landowners last year. The Committee also discussed and commented on the earlier drafts of the OCP. These PAC activities and discussions have contributed to the Goals, Objective and Policies for this Plan.

After more intensive discussions by Council, the draft Plan is primarily complete. It has progressed to the point where Council now wants to obtain the input and comments from RM residents on the proposed major directions and policies being considered for formal adoption.

The following is a brief comparison of the existing OCP and the new draft version of the Plan.

MAJOR POLICIES OF THE EXISTING OCP

The focus of the existing Plan is based on 2 geographic Districts (Valley and Rural) and 4 Management Areas where there are major constraints (flooding, slumping, possible heritage resources, and important wildlife areas). Within both the Valley and Rural Districts, policies were listed for different types of land uses (residential, recreational, commercial, light industrial and mineral extraction).

Protection of "Agriculture as a Priority" and "the unique Qu'Appelle Valley and its tributary valleys" were listed as the 2 main assets of the RM which were considered in making decisions on proposed land use changes. To protect agriculture, both the OCP and the accompanying Zoning Bylaw emphasized that non-agricultural development would not be allowed in the Rural District on Class 1, 2 or 3 agricultural land (based on the Canada Land Inventory (CLI) rating system).

Those Policies were meant to be flexible, since the Management Areas did not identify all land unsuitable for development. However, policies are often difficult for Council and RM staff to administer, partly because there are numerous cross references to other portions of the document. As well, there was no map in the OCP to show where future land uses (e.g. clustered residential lots) should be located.

MAJOR POLICIES OF THE PROPOSED NEW OCP

The draft OCP first outlines the proposed Vision, Goals, Objectives and Land Use Policies for Agricultural, Environmental, Recreational, Industrial, Commercial and Residential land uses.

Polices are also proposed for areas with Flood or Land Stability problems, Transportation and Municipal Servicing requirements and Administrative issues.

The new OCP and the Zoning Bylaw will not allow for any new Intensive Livestock Operations, over 300 confined animal units, to be approved in the RM.

The OCP Policies are intended to avoid, or at least reduce possible land use conflict between the various types and densities of the different land uses in the R.M. The maps of the OCP show both constraints and opportunities to development in the R.M. The final draft Plan will include a Map to identify areas for future growth potential (note that this Map has not yet been finalized). Council plans to create maps which will also designate which existing roads will be important in a future road hierarchy (e.g. local, collector or major roads).

The Future Land Use Map, the OCP servicing policies and a list of Detailed Development Criteria will be the main planning tools used by the RM when reviewing future proposals for developments, rezoning or subdivisions. Agriculture is still recognized as the primary type of land use in RM, but there will not be either a Rural or a Valley District, based only on the CLI soil Classes. Suitable areas may also be shown where various future non-agricultural land uses may be appropriate. Please find attached the proposed residential subdivision table for your information.

The following outlines the proposed Vision and Goals of the draft Plan. The proposed OCP, including the Policies, will be on display at the Open House on August 11th (see below). Copies of the draft will be available before that date by phoning **731-2404**, or they can be downloaded from the RM Website at **www.lumsden.ca**.

PROPOSED NEW VISION STATEMENT

The following Vision Statement for the RM was created and recommended by the Planning Advisory Committee, which assisted Council in the preparation of the Official Community Plan. It has since been adopted by Council as the basis for the Goals, Objectives and Policies of the Plan.

“THE VISION FOR THE R.M. OF LUMSDEN NO. 189 IS TO ENCOURAGE SUSTAINABLE RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT THAT IS COMPATIBLE WITH ITS VIBRANT AGRICULTURAL BASE AND CRITICAL ECOLOGICAL AREAS.”

PROPOSED GOALS OF THE NEW PLAN

“The Goals of this Official Community Plan are:

To recognise the importance of agriculture as the primary land use in the Rural Municipality but understand that the response to the increased demand for more residential uses must be done in a progressive, fair and balanced manner when allowing various forms and densities of other land uses (e.g. commercial, industrial, residential, recreational etc.);

To sustain a high percentage of the scenic and environmentally – sensitive character of the Qu’Appelle Valley and it’s major tributaries for the use and enjoyment of current and future generations, by identifying valley areas which should not be developed;

To promote and allow non-agricultural land uses at appropriate locations and densities which will not conflict with the potential expansion of Urban Municipalities in the RM;

To develop land use and servicing policies, which will lead to balanced, orderly and appropriate growth and will enhance and diversify the rural lifestyles of RM residents;

To provide effective administration and sustainable, appropriate levels of public (or where appropriate, private) services for landowners in the RM;

To diversify the property tax base of the RM by allowing a range of land uses and densities, while ensuring that both developer-pay and user-pay principles are followed for new developments or expanded types and levels of services; and

To ensure that current information is obtained from applicants for new developments and/or subdivisions regarding the potential impacts on, and protection of ground and surface water.”

IMPLEMENTATION OF THE OCP

A new Zoning Bylaw is also being prepared, but is not yet complete enough to be made available at the Open House. When finished, it will be the main document used by Council and the RM Administration to implement the OCP.

The proposed Zoning Bylaw will have more up-to-date definitions and improved sections for Administration and General Regulations than the existing Zoning Bylaw. The new Bylaw text and Zoning Map will include Residential and Commercial Districts, a Light Industrial District, and one or more Recreational or Community Service Districts. Each District will outline Permitted and Discretionary Uses and specific requirements for both new developments and subdivisions.

The Zoning Bylaw will also include special Overlay Districts which will apply in cases where there are development problems (e.g. flooding or land slumping), or possible land use conflict (e.g. proposed expansion of existing Intensive Livestock Operations - ILOs). The specific Overlay Districts will enable Council and one or more landowners to agree on a case-by-case basis that special uses may be developed in conformity with the Development Plan for the benefit of all parties.

To receive input on the draft OCP, an **Open House will be held on Wednesday, August 11th, beginning at 7 pm** at the Centennial Hall in Lumsden. A previous Notice regarding this date was recently sent to RM residents.

Subdivision Type	Rezoning Required	Min Parcel Size (acres)	Max Parcel Size (acres)	Max. Land Area W/O Contract Zoning (acres)	Contract Zoning (mainly to deal with design regs & create more Amenity)	Water	Sewer	Roads
<u>Single Dispersed</u>								
<u>Parcel</u>								
1 st Parcel Out	No	2.5	12.5*	N/A	N/A**	Private	Private	Gravel
Cut-Off Parcel	No	2.5	60.0*	N/A	N/A**	Private	Private	Gravel
Surplus Farm Res	No	2.5	12.5*	N/A	N/A**	Private	Private	Gravel
<u>Single Acreage</u>								
<u>Parcel</u>								
Country Acreage	Yes	2.5	21**	N/A	N/A**	Private	Private	Gravel
Clustered Low Density	Yes	10	20	160	N/A**	Private	Private	Gravel
Clustered Medium Density	Yes	1.26	10	160	160+	Com/Pri	Com/Pri	Grav/Paved
Clustered High Density	Yes	.25	1.25	160	160+	Communal	Communal	Paved

(1) **Surplus Farm Residential** – Vacant Farmyards and Surplus Farm Dwellings are combined into one group

(a) **Prerequisites for considering Single Country Acreage Subdivisions**

Agricultural Protection Criteria

- Proposed site must have a lower Canada Land Inventory (CLI) Rating of Class 3-7, or have other production limitations such as stoniness, high water table, slope etc.;
- Proposed subdivision must meet OCP goals and objectives, and be acceptable in terms of the Development Criteria (section D1.2 on p 36) ;
- If the subdivision is proposed for land with a lower CLI rating than Class 1-2, it must also be on land not currently used in agricultural operations due to it having mostly treed or scrub land status or otherwise having poor potential for agricultural use. (This is where Council has discretion to reduce the proposed parcel size, but more criteria needs to be added to define the agricultural protection criteria better);
- The proposed site area where trees or waste land exists must also be proven to be suitable to develop a residential site (e.g.) it must either be on a developed road, or the applicant must agree to pay for the required upgrading.

(b) **Pre-requisites for protecting Environmentally Sensitive and Native Pasture Lands Criteria to allow Single Country Acreage Subdivisions**

- Proposed site area must have a CLI Rating of 3-7 and contain areas that are environmentally sensitive or natural lands as shown in the OCP mapping;
- Proposed subdivision must meet OCP goals and objectives, and be acceptable in terms of the Development Criteria (section D1.2 on p 36) ;
- Council has discretion to increase parcel size to reduce impact on valley lands, environmentally sensitive or natural lands based on native plant species, geotechnical, flood hazard, heritage, and critical wildlife information and mapping available.

* Council has the discretion to reduce parcel size to reduce impact on agriculture based on the CLI rating (i.e. to keep better quality agricultural land in production)

N/A** In this case, N/A means that these types of subdivisions are not eligible for contract zoning

** Council has discretion to increase parcel size to reduce subdivision impact on valley lands based on OCP mapping or existing or requested information relating to environmentally sensitive or natural lands