

Bylaw No. 1-10

Rural Municipality of Beaver River No. 622

A bylaw to amend Bylaw No. 58 known as the Basic Planning Statement.

The Council of the R.M. of Beaver River No. 622, in the Province of Saskatchewan, enacts to amend Bylaw No. 58 as follows:

1. Part VIII, Land Use Concept is amended by deleting the word "five" in last sentence of the first paragraph, and replacing it with the word "six". The sentence will now be as follows: "The concept identifies six "Policy Areas", as follows:"
2. Part VIII, Land Use Concept is amended by adding "-Intensive Country Residential Policy Area" after Forest Policy Area.
3. Part VIII, Land Use Concept, is amended by adding the following after Section 8.5:

8.6 Intensive Country Residential Development Policy Area

a) Intent

The intent of the Intensive Country Residential Development Policy Area is to encourage higher density residential development than may be allowed in the agricultural areas, and lower density than allowed in the Lakeshore Development Policy Areas.

b) Implementation

The Municipality wishes to encourage clustered, multi-parcel country residential development to achieve a more efficient and higher density of residential growth. The developer may be asked to prepare a concept plan in order to achieve economical and orderly settlement patterns that integrate quality subdivision design principles. This will encourage sustainable development, diverse land use patterns, effective and economical infrastructure and utility systems, and take best advantage of on-site development opportunities. Overall, Council has determined the costs of development should be borne by development. Appropriate servicing agreement or levies will be required from developers to pay the capital costs resulting from their projects.

Intensive country residential development will only be considered subject to the following criteria:

- (1) each parcel will gain access from a developed highway, primary grid, or other all weather road;
- (2) the availability and adequacy of a potable water supply and sewage disposal systems necessary to support the proposed residential development and the management of storm water proposed;
- (3) Council will consider the impact the proposed residential development will have on adjacent lands and land uses, the natural environment, the local road system, biophysical and heritage resources and its compatibility with the surrounding area and the rural character of the Municipality;
- (4) where possible, intensive country residential development shall access internal roads constructed as part of the development. Direct access from individual sites onto primary or grid roads should be minimized.
- (5) the proponent signs a servicing agreement to provide for the capital cost of all required services and the capital costs of required expansion of off-site services at the cost and responsibility of the proponent. The cost of both direct and indirect services shall be considered.

If more than 16 residential sites are proposed in a country residential development, Council may require the project to be developed in phases to ensure the proposal is not premature and as such Council may limit the area to be rezoned. Council may

use a Holding Zone for staged development, and in doing so, may set criteria for entering the next phase of development based on completion of specific capital works or servicing requirements related to the development.

Intensive Country Residential Development Policy Area development requirements, limitations and standards shall be further specified in the Zoning Bylaw. Generally, land within the Intensive Country Residential Development Policy Area shall be zoned "CR-Country Residential District".

Objectives and policies contained in the Basic Planning Statement may also be implemented through such instruments as subdivision control procedures and the issuance of development and building permits.

c) Development Review


Where an application is made for development in the Intensive Country Residential Development Policy Area, Council may apply specific development standards related to general standards established in the zoning bylaw. The general development standards will relate to minimizing land use conflict and supporting public safety.

4. The Land Use Concept Map referred to in Part VIII of the Basic Planning Statement is amended as follows:

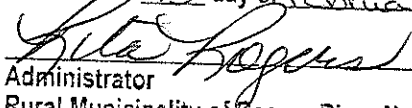
- a) By adding to the legend: POLICY AREAS to include CR – Intensive Country Residential
- b) By redesignating from A-Agriculture Development Policy Area to CR- Intensive Country Residential Development Policy Area all of Surface Parcel 161896887 within the NW ¼ Section 9-63-22-W3. Said land is outlined in bold dashed line and shaded on the map attached hereto and forming part of this bylaw.

3. This Bylaw shall come into force and take effect when approved by the Minister.

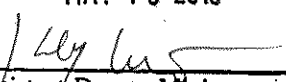

Murray Rausch, Reeve

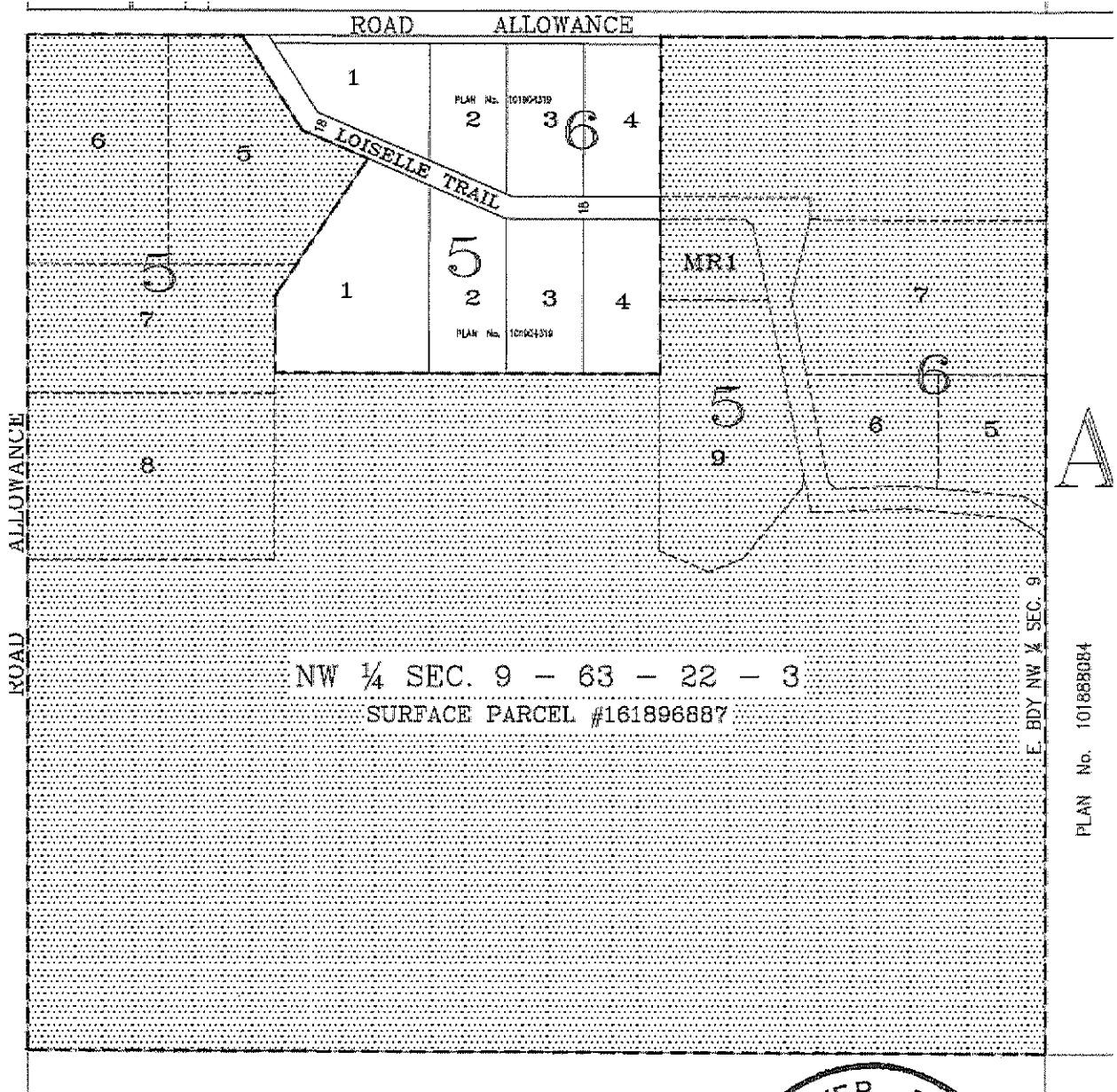

Rita Rogers, Administrator



Certified a True Copy of Bylaw # 1-10
Passed this 15 day of February, 2010.

Administrator
Rural Municipality of Beaver River No. 622



APPROVED
R.M. No. 622 SK.
MAY 13 2010

Assistant Deputy Minister
Ministry of Municipal Affairs



This map forms part of Bylaw 15-09

Rita Rogers
 Rita Rogers, RMA
 Rural Municipality of Beaver River # 622



PLAN No. 101858084