

# OFFICIAL COMMUNITY PLAN

Rural Municipality of Willner  
No. 253

Official Community Plan  
prepared by:

Autumn Dawson MCIP, PPS  
S.A.R.M Planning Services



RURAL MUNICIPALITY OF WILLNER NO. 253  
BYLAW NO. \_\_\_\_ - 2011

A Bylaw of the Rural Municipality of Willner No. 253 to adopt an Official Community Plan.

**Whereas** the Council of the Rural Municipality of Willner No. 253 has authorized the preparation of an Official Community Plan for the Municipality in consultation with Autumn Dawson MCIP, PPS, a professional community planner, 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 Willner No. 253 held a Public Hearing on **Day, Month, Year**, in regards to the proposed bylaw, which was advertised in a weekly paper on **Day, Month, Year** and **Day, Month, Year**, in accordance with the public participation requirements of the Act;

**Therefore**, the Council for the Rural Municipality of Willner No. 253 in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1. This bylaw may be cited as "The R. M. of Willner No. 253 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



## Table of Contents

<u>PART</u>	<u>SUBJECT</u>	<u>PAGE</u>
Part 1	INTRODUCTION	7
Part 2	MUNICIPAL GOALS	9
Part 3	AGRICULTURAL LANDS	11
Part 4	RESIDENTIAL LANDS	15
Part 5	BUSINESS DEVELOPMENT	19
Part 6	ROADS, SERVICES, UTILITIES, COMMUNITY FACILITIES	21
Part 7	SPECIAL LANDS - HAZARD LANDS, ENVIRONMENTALLY SENSITIVE LANDS AND HERITAGE LANDS	25
Part 8	IMPLEMENTATION	27



## Part 1 - Introduction

The RM of Willner is a progressive, sustainable and friendly community. This Official Community Plan contains the goals, objects and policies for all lands within the Rural Municipality of Willner No. 253 and will provide a plan for sustainable community growth so that the municipality continues to be a desirable place to live and work. The plan will also provide direction and guidance to landowners as well as to the municipal Council when reviewing development and land use proposals.

Without land use planning bylaws the Municipality does not have the tools they need to protect the current and future land uses within their jurisdiction. The plan will provide goals, objectives and policies to help guide the use of land and future development. Both goals and objectives describe how the community wants to be in the future. Goals are general statements of desired outcomes of the community and are long term and therefore usually have no completion date. Objectives have an achievable end that will help municipality progress towards the goal. Policies create a course of action to achieve the objective and ultimately fulfill the goal.

The Rural Municipality of Willner is located in central Saskatchewan, near the town of Davidson. The RM is home to about 250 residents, many of whom have been life long residents of the area. Residents, businesses and visitors in the RM have an easy commute to larger urban centers such as the Town of Davidson and the Town of Craik and are located between the Cities of Saskatoon or Regina.

Agriculture and other resource-based industries are the primary source of employment in the area; although there are some other sources of economic gain. The Rural Municipality is supportive of agricultural and non-agricultural land uses if they are compatible with agricultural uses. Through this plan and the municipal Zoning Bylaw, guidance will be provided to Council for making decisions on land use proposals to enable different uses to co-exist in harmony within the RM. It is important to the RM of Willner that their land use policies and growth intentions are coordinated with adjacent municipalities and that they work together to ensure the residents of the area will benefit from regional cooperation.





## Part 2 – Municipal Goals

The Rural Municipality of Willner has identified goals for growth and development within their boundaries. Goals are necessary to keep the “big picture” in mind when making day to day decisions on development. The goals identified by the municipality are as follows but not ranked by priority:

- 2.1 To enhance the existing agricultural economic base and to attract new opportunities that will be compatible with and will support and enhance the rural lifestyle and agricultural land uses.
- 2.2 To promote development of the land where services and transportation networks to support that development already exist or are proposed to be built to a standard that is acceptable to the Municipality.
- 2.3 To maintain the productivity and the environmental quality of land for future generations.
- 2.4 To attract resource development to appropriate lands within the Municipality.
- 2.5 To consider development that will benefit the community and restrict those that will inflict undue hardship on the existing ratepayers.
- 2.6 To openly communicate and cooperate with adjacent municipalities and neighbouring communities to ensure land uses and services are coordinated to allow for economies of scale and regional benefits to the residents.



## Part 3 – Agricultural Lands

### 3.1 Discussion

Agricultural land uses have been and will continue to be the main use of the land and the core of the community. Agricultural based employment is the primary source of income for residents within RM of Willner. Council supports the continuation of agricultural land uses whole heartedly. One of the main reasons for creating this Official Community Plan and accompanying Zoning Bylaw is to protect existing and future agricultural land uses in the area.

#### a. Development

Development in the municipality has been almost exclusively related to agriculture. Dryland crop farming techniques for crop production and non-intensive mixed farming are the most predominant forms of agricultural development in the community. Producers in the area take environmental features, such as zero till and organic farming, into consideration and stay up to date on agricultural innovations. There are two elevators in the area that serve the community and help agricultural development to continue to thrive.

Protection of agricultural activities and resources is the principal concern for the RM of Willner. Council recognizes that there is a provincial and national trend towards more diverse forms of farm operation such as consolidating into larger farms and more intensive forms of production, such as intensive livestock operations (ILO's) and intensive agricultural operations (berry farms, green houses, small forestry farms, etc.). To date there has not been any interest to locate these types of developments within the RM but the municipality is open to the idea of these developments occurring as long as they are consistent with both Provincial and Municipal regulations. There is also a need to consider commercial uses related to agricultural production on agricultural land. Council will encourage such developments while ensuring that land use conflicts are minimized. .

Within the RM there has been some interest in natural resource extraction, such as oil and gas extraction. Natural resource extraction, including oil and gas, potash and gravel extraction, is encouraged where the potential for land use conflict has been minimized and where existing development adjacent to the natural resource is not compromised. If Council is aware of known natural resources that are incompatible with a proposed development, the proposed development may be restricted if it would limit the potential for future extraction.

Surrounding large urban centers, such as the Town of Davidson, provide most of the commercial businesses that are needed to assist agricultural land uses as

they are not provided within the municipality. This includes equipment repair, parts supply, implement dealers, auction marts, etc. However within the RM there are a number of independent, on farm, businesses including auto body repair, trucking, salvage site and pallet repair. Council will consider future applications for development of these types of establishments within the municipal boundaries if they are compatible with adjacent land uses.

b. Services

Most agricultural development within the Rural Municipality of Willner is provided sewer and water through individual systems. Some residents within the SW corner of the RM are provided piped water and some residences within the RM also use holding tanks and haul their sewage to urban lagoons. The RM of Willner does not own or operate a lagoon. As the population of the area grows, Council will re-evaluate the need for more piped systems, including both water and sewer.

Residents have the ability to use the Town of Davidson landfill which is located within the RM of Arm River to dispose of their solid waste.

c. Residential Use and Subdivision

Most of the agricultural land within RM of Willner remains in parcels of land that are comprised of quarter sections. Therefore most of the residences are on parcels of land that are comprised of quarter sections. There are very few subdivisions within the RM.

Council recognizes that there is some subdivision of land that is necessary and desirable. Subdivision of agricultural land will be limited to three subdivisions on a quarter section plus the remnant for a total of four parcels on a quarter section and those needed for road widening. Residential subdivisions proposals greater than four parcels on a quarter section are not considered agricultural lands and Part 4 - Residential Use and Development within this Official Community Plan will be used as guidance for residential development.

d. Transportation

With the realignment of the transportation, elevator, and preliminary processing infrastructure, the Municipality will review road networks carefully to provide the most efficient and effective access for the agricultural sector and other emerging development opportunities. Heavy haul routes, secondary and primary highways will be favoured for development and protected from incompatible land uses. Access to individual properties will be limited along major corridors and service road will be required.

### **3.2 Objectives**

The Rural Municipality of Willner has identified the following objectives for land use and development on agricultural lands. These objectives are achievable and will help the municipality reach their goals:

- a. Ensure agriculture remains a principal land use in the municipality, conserving high quality agricultural land for continuing productive agricultural land uses.
- b. Reduce land use conflict by restricting land uses on agricultural lands that are not compatible with agricultural production.
- c. Allow for intensive forms of agriculture and livestock production on appropriate agricultural lands which do not jeopardize reasonable development potentials or create significant environmental concerns.
- d. Allow for natural resource extraction and agricultural commercial land uses on appropriate agricultural lands which do not jeopardize current land uses or create significant environmental concerns.
- e. Restrict subdivisions on agricultural lands to avoid disordered land use patterns and encourage development along major transportation corridors while restricting access points to provide for the safety of the travelling public.
- f. Provide Council with guidelines for development on hazard lands.

### **3.3 Policies**

The RM of Willner has identified the following policies that will provide the actions that the community will undertake to meet the overall goals and agricultural objectives identified in this Official Community Plan:

- a. Agriculture activities on lands of a quarter section or more for field crop, pasture and non-intensive livestock operations will not be restricted. Non residential accessory buildings and structures for agricultural purposes on such properties will not require a development permit, provided all requirements have been met.
- b. Intensive agricultural operations and intensive livestock operations will be considered discretionary uses in the Zoning Bylaw and applications for such developments will be reviewed by Council in accordance with the policies specific to such uses.
- c. Natural resource extraction and agricultural commercial land uses will be discretionary uses in the Zoning Bylaw and applications for such developments

will be reviewed by Council in accordance with the policies specific to such uses.

- d. Three subdivisions will be allowed to be separated from the remnant of the quarter section for a total of four parcels on agricultural lands.
- e. Council will not consider any development that will have an irreversible detrimental effect on environmentally sensitive areas or areas with demonstrated historical significance.
- f. All developments shall have an adequate water supply to provide for the needs of the proposed development and the water supply of neighboring developments shall not be adversely affected by the proposed development.

## Part 4 – Residential Lands

### 4.1 Discussion

The Rural Municipality of Willner encourages multi-parcel residential development subdivision proposals within their municipal boundaries on land that is not considered prime agricultural land. Subdivisions that are planned and orderly will be considered favorably.

When reviewing proposals for multi-parcel residential development, Council will take into consideration:

- a. the topography of the land
- b. soil characteristics;
- c. surface and sub-surface drainage;
- d. potential flooding, subsidence, landslides and erosion issues;
- e. the availability and adequacy of a water supply, a sewage disposal system and solid waste disposal;
- f. economical provision of services;
- g. existing and prospective uses of land in the vicinity;
- h. provision for layout of streets and lanes;
- i. provision of access;
- j. protection of provincial highways and major roads;
- k. segregation of pedestrian and vehicular traffic and of traffic flow between streets and road and the protection of public safety by ensuring adequate sight distances at intersections;
- l. design and orientation of the subdivision including the size and shape of each parcel;
- m. the need to minimize the likelihood of air, water or soil pollution by the subdivision or the need to protect the subdivision from such pollution by outside influences;
- n. the anticipated need for school sites, recreational facilities and parks;
- o. the proposed storage or use of chemicals, flammable liquids or radioactive materials licensed by the Canadian Nuclear Safety Commission;
- p. the protection of critical fish and wildlife habitat; and
- q. the protection of significant natural or historical features.

The RM Council will review the considerations above as well as the provisions of this Official Community Plan and Zoning Bylaw when considering proposals. The RM Council is not the approving authority and therefore they do not make the final decision on subdivision applications, however, all zoning amendment applications are at the discretion of the municipality.

Developers will be responsible for the installation and construction of all services required to facilitate the proposed multi-parcel residential subdivision. A Servicing Agreement between the developer and the municipality will be required to ensure there is an understanding of the type, standard and timing of installation or construction that will be required.

The RM of Willner will work with adjacent municipalities to establish servicing requirements when multi-parcel residential subdivisions affect more than just the RM of Willner in order to ensure the services are coordinated between the municipalities.

## **4.2 Objectives**

The Rural Municipality of Willner has identified the following objectives for land use and development on residential lands. These objectives are achievable and will help the municipality reach their goals:

- a. Consider multi-parcel residential development as is necessary and avoid scattered development that would be difficult to provide with necessary services, including roads.
- b. Ensure that any residential subdivision can be served by a road of a sufficient standard to provide the needed level of access to the site.
- c. Provide Council with criteria for the consideration of a multi-parcel residential development.
- d. Minimize the potential for conflict between residential uses and incompatible land uses..
- e. Provide Council with guidelines for development on hazard lands.

## **4.3 Policies**

The RM of Willner has identified the following policies that will provide the actions that the community will undertake to meet the overall goals and residential objectives identified in this Official Community Plan. The policies apply to all multi-parcel residential development:

- a. Residential subdivisions are required to be planned and orderly and as such will be required to be located adjacent to a major transportation corridor and be serviced in a manner that meets municipal standards.



- b. Council will encourage clustered development, by encouraging subdivisions to locate adjacent to each other in order to conserve agricultural land and reduce servicing costs, such as roads and utilities.
- c. A buffer strip is required to be located within all residential subdivision to separate residential uses and agricultural development. The size of the buffer will be at the discretion of Council at the time of subdivision.
- d. Residential development on hazard lands will be limited. This includes lands that are subject to flooding, sloping, slumping, wetlands, wildlife land, etc. Geotechnical reports, engineered studies and/or environmental reports will be required to verify the development is appropriate for the lands.
- e. 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.
- f. The Zoning Bylaw will contain two residential zones as well as regulations for development within each district. The difference between the two districts is the number of parcels allowed on a ¼ section (density) and the animal uses allowed on the individual sites.



## Part 5 – Business Development

### 5.1 Discussion

The Rural Municipality of Willner encourages commercial and industrial businesses to locate within their municipal boundaries. All commercial and industrial development will be required to be compatible with the 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 encouraged within the municipality. Resource based activities are also encouraged within the municipality. All business development and resource development shall be accompanied by appropriate services and utilities at the cost of the developer.

There is a potential for highway commercial and industrial developments to occur along Highway 11 within the RM. Council has identified this area as being a prime location for this type of development due to access to Provincial Highway and its location between Saskatoon and Regina.

### 5.2 Objectives

The Rural Municipality of Willner has identified the following objectives for business development within their boundaries. These objectives are achievable and will help the municipality achieve their goals:

- a. Encourage diversified agriculturally related business development in addition to agricultural production.
- b. Provide for other business development opportunities including commercial and industrial uses along existing road corridors.
- c. To ensure that business development occurs in a manner that minimizes negative impacts on surrounding land uses and the environment.
- d. Ensure that any development can be served by a road of a sufficient standard to provide the needed level of access to the site.
- e. Ensure that any development is serviced to a standard that meets municipal standards, including but not limited to the provision of water, sewer, and garbage services.

### 5.3 Policies

The RM of Willner has identified the following policies that will provide the actions that the community will undertake to meet the overall goals and business development objectives identified in this Official Community Plan:

- a. All business development shall have adequate services, including roads and utilities that meet municipal standards.
- b. The Zoning Bylaw will provide criteria for highway commercial and industrial development along Highway 11. Rezoning to this district will only be considered on lands that are within 3 miles of Highway 11.
- c. Council will prefer that lands used for highway commercial and industrial development be subdivided to the appropriate size rather than have a development take place on a  $\frac{1}{4}$  section, unless the entire  $\frac{1}{4}$  section is needed for the development.
- d. Any proposal for subdivision within a highway commercial and industrial development area shall be accompanied by a concept plan. Council will review and will need to approve the concept plan prior to rezoning the land to a Highway Commercial and Industrial District. The concept plan shall include:
  - i. The proposed land use for the area
  - ii. The density of development
  - iii. The location of roads and services
  - iv. The phasing of development
- e. A business development to diversify an agricultural production use shall be located on the same site as the agricultural production use and shall be supplementary to the agricultural production use and not the primary use of the property.
- f. Resource development and extraction operations shall generally be located where the resource is located and in accordance with the criteria in the Zoning Bylaw.
- g. Council 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.

## Part 6 – Roads, Services, Utilities and Community Facilities

### 6.1 Discussion

It is a primary interest of the municipality is to ensure proper roads, services, utilities and community facilities are provided to the residents, businesses and visitors. Encouraging development where roads and services already exist will reduce additional demands on the municipal road network, utilities and human resources thereby reducing potential costs to the ratepayers.

#### a. Roads

**Black** – Paved Provincial Highway

**Blue/Red** – Rural Municipal Road



The road located 2 miles north of Highway 44 is a Clearing the Path/ heavy haul route. The road is known locally as the Skudesness Road (which is the correction line) and is a primary grid.

b. Emergency Services

Emergency services are provided by departments located within the Town of Davidson. Emergency services in the area have good response times and First Responder service is also available to the residents.

Davidson and Area Emergency Medical Services provide pre-hospital care 24 hours a day 7 days a week using 2 ambulance units.

The fire department consists of the fire chief, deputy chief, 2 captains and several firefighters. The department is dispatched by Prince Albert fire dispatch through 9-1-1. A number of the firefighters are cross-trained to provide emergency medical care as well.

RCMP services are provided by the Craik RCMP detachment. There are four regular members and 2 auxiliary members.

Source: Town of Davidson Website ([www.townofdavidson.com](http://www.townofdavidson.com))

c. Care Services

The residents of the RM are provided care facilities in adjacent urban centres. The Town of Davidson has a clinic/hospital, daycare and a seniors home that offer services to RM residents.

d. Utility Services

The Rural Municipality of Willner does not have a lagoon for liquid waste disposal purposes. The nearest lagoon is located within the Town of Davidson. Any development required to use lagoon services will need to get permission from the Town of Davidson. Water is provided to residents through individual well water systems with the exception of those lands within the SW corner of the RM that are serviced through the water line. Within the RM there is a well that is leased from the Ministry of Highways and Infrastructure (located on provincial property) in NE 21-27-1-3 which supplies non potable water to the residents.

e. Recreation

Residents within the RM are offered recreational opportunities in adjacent urban municipalities. The Town of Davidson has a curling rink, swimming pool, skating rink, ball diamonds, community hall, campground and parks; all which are used by RM residents.

The Davidson and District Golf and Country Club, which had a new club house built in 2007, is located within the RM, 4 miles north west of the Town of Davidson. The 9 hole course is open from mid-April to the end of October.

f. Education

The students within the RM attend school either within the Town of Davidson, Village of Loreburn or the Village of Kenaston, all of which are within the SunWest School Division and provide service from grades K – 12. The Town of Davidson is also home to the Carlton Trail Community College which can be used by RM residents.

**6.2 Objectives**

- a. To improve the capacity and efficiency of services and facilities by entering into specific or general relationships with neighboring urban and rural municipalities.
- b. 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.

**6.3 Policies**

**6.3.1 Roads and Services**

- a. All development shall require direct access to a developed road that meets municipal standards.
- b. Development will be encouraged where roads and services currently exist.
- c. Council may adopt a development levy bylaw which will ensure that where a proposed development requires the construction or upgrading of a road or services, Council will be able to enter into an agreement with the developer, pursuant to *The Planning and Development Act, 2007*, to provide for the road and services at the developer's cost.
- d. Where a subdivision of land will require the installation or improvement of municipal services, the developer will be required to enter into a servicing agreement with the Municipality pursuant to *The Planning and Development Act, 2007* to cover the cost of installation or improvements.
- e. Where pipelines, utility lines or other transportation facilities cross municipal roads the municipality may apply special standards for their construction that are necessary to protect the municipal interest. The municipality would prefer to have the services bored through the road rather than having the road dug up.
- f. Solid or liquid waste disposal facilities shall be located in conformity with applicable minimum separation distances established within the zoning bylaw.

- g. A railway and associated uses accessory to a railway operation, or a petroleum or water pipeline and associated pumping or compressor stations, will be considered transportation facilities and permitted. Such uses shall avoid conflict with farmsteads and residential developments.

### **6.3.2 Reserve Lands**

- a. Money in lieu of municipal reserve land will be preferred unless the dedication of land for municipal reserve is required for municipal development opportunities. Land obtained for municipal reserve shall be considered good quality developable land.
- b. Environmental reserve dedication will be requested during a subdivision for lands that have environmental constraints.
- c. Deferral of dedicated lands may be considered for single parcel development.
- d. The funds within the dedicated lands account may be used for municipal reserve development either within the municipality or in urban areas where the development will provide service to the residents of the RM.

### **6.3.3 Recreation, Care Facilities and Emergency Services**

- a. The RM will continue to cooperate with adjacent municipalities to provide facilities and services to the residents.



## Part 7 – Special Lands – Hazard Lands, Environmentally Sensitive Lands and Heritage Lands

### 7.1 Discussion

The management of special lands is important to Rural Municipality of Willner. Council acknowledges and recognizes the efforts of the Provincial departments such as the Saskatchewan Watershed Authority, Saskatchewan Environment, Saskatchewan Tourism, Parks, Culture and Sport and Saskatchewan Health who all work hard to achieve the sustainable management of special lands throughout the province. Council also recognizes that they have a role to play in and a responsibility for special lands such as hazard lands, environmentally sensitive lands and heritage lands at the local level. This Official Community Plan and the accompanying Zoning Bylaws will outline restrictions and requirements for development on lands that have special designation or are significant in some way.

The RM of Willner encourages environmentally sustainable planning and development practices and encourages their ratepayers to participate in available environmental programs, such as nearby recycling facilities and proper land management. The water, air and land of the community are invaluable resources that need to be preserved for future generations to enjoy.

There are very few hazard lands, if any, within the Municipality. There are no steep slopes, water bodies or unstable soils that are viewed as a concern, but Council is still aware of the need to protect lands and landowners / developers will need to take into consideration restrictions on land due to potential hazards when submitting development and subdivision proposals.

Heritage lands consist of any site that has architectural, historical, cultural, archaeological, palaeontological, aesthetic or scientific value. Future land uses that are adjacent to or on the same site as any heritage lands will need to take into consideration the significance of the site. Proposed developments and subdivisions may be subject to restrictions to protect the value of the lands. Currently there are no designated heritage lands within the RM.

Designated wildlife lands are located within SE 21-27-1-3, which will need to be protected. There are also three Cemeteries within the RM that will need to be protected. They are located on SE 2-25-3-3, NE 4-3-1-3 and NW 25-26-1-3.

## **7.2 Objectives**

- a. To encourage developmental practices that can be sustained by the environment without significant pollution, nuisance, or damage to the environmental resources.
- b. To restrict development in areas where special land considerations exist, such as on hazard land and on environmentally significant lands.
- c. To protect defined areas of critical habitat and heritage resources.
- d. To protect critical water supply resources including both ground and surface water resources.
- e. To construct and maintain services and utilities while balancing both environmental and financial considerations.

## **7.3 Policies**

- 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 heritage resources, critical wildlife habitat, or rare or endangered species. Where significant lands have been identified, Council may delay development review until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained.
- c. Where development is proposed on hazard land a professional report for the proposed development will be required as part of the development permit application. The report shall assess the geotechnical suitability of the site, susceptibility to flooding, or other environmental hazards, together with any required mitigation measures. These measures may be attached as a condition for a development permit approval.
- d. Service and utility maintenance that is not environmentally sustainable, such as applying used oil to municipal roads, will not be an acceptable practice.

## Part 8 – Implementation

### 8.1 ZONING BYLAW

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

#### 8.1.1. Content and Objectives

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

##### (1) AGRICULTURAL DISTRICT

The objective of this district is to provide for the primary use of land in the form of agricultural development and associated agricultural uses. Other uses compatible with agricultural development as well as location dependent natural resource development are also provided for. Fragmentation of agricultural land in this district will generally be avoided.

##### (2) HIGH DENSITY RESIDENTIAL DISTRICT

The objective of this district is to provide for the subdivision and development of high density residential development. This District will be used to accommodate residential subdivisions that are close in proximity to each other and dense in nature. There will be limited agricultural uses allowed on the sites.

##### (3) COUNTRY RESIDENTIAL DISTRICT

The objective of this district is to provide for the subdivision and development of residential development that is less dense than allowed for in the High Density Residential District in Section 6 and denser than allowed for in the Agricultural District. The Country Residential District will allow for some animals uses on the site but still only a limited number of agricultural uses.

##### (4) HIGHWAY COMMERCIAL DISTRICT

The objective of this district is to provide for the subdivision and development of commercial or industrial lands along the Highway 11 corridor within the RM and to ensure the appropriate services and utilities are provided to such developments.

### **8.1.2. Amendments**

Council may consider adding new zoning districts to the 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.

## **8.2 OTHER IMPLEMENTATION TOOLS**

### **8.2.1. Inter-Municipal Co-operation**

- a. Council will work with adjacent municipalities to provide economies of scale and to provide regional policies that will benefit the ratepayers. The RM of Willner will also work with other neighboring rural and urban municipalities to develop joint service programs where such arrangements will be of benefit to the municipality and community.

### **8.2.2. 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 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.

### **8.2.3. Administration**

- a. This Official Community Plan is binding on Council and all development within the RM of Willner.
- 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.