

OCT 17 2025

Tammi Baldock, Administrator
RM of Mankota No. 45
Box 148
MANKOTA SK S0H 2W0

Dear Tammi Baldock:

**RE: RM of Mankota No. 45
Bylaw Nos. 08-2025 and 09-2025
New Official Community Plan and Zoning Bylaw**

I am pleased to inform you Bylaw Nos. 08-2025 and 09-2025 for the RM of Mankota No. 45 have been approved. Enclosed is a copy of the approved bylaws for your records.

I appreciate the time and effort you and your Council have contributed on behalf of your Municipality in developing this important document and in ensuring the legislated procedures are adhered to.

If you have any questions or concerns, please contact Michelle Sanson, Director at 306-787-7672 or Richard Stoik, Planning Consultant at 306-798-0396.

Sincerely,



Ian Goeres
Executive Director

Enclosure

cc: Michelle Sanson, Community Planning, Government Relations
Richard Stoik, Community Planning, Government Relations



RURAL MUNICIPALITY OF MANKOTA No. 45

Bylaw No. 08-2025

Official Community Plan



Rural Municipality of Mankota No. 45

Bylaw No. 08-2025

Official Community Plan

1. Pursuant to Sections 29 and 32 of *The Planning and Development Act, 2007*, the Council of the Rural Municipality of Mankota No. 45 hereby adopts the Official Community Plan, identified as Schedule "A" to this Bylaw.
2. The Reeve and Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this Bylaw.
3. Bylaw No. 02/99, known as the Rural Municipality of Mankota Basic Planning Statement and any amendments made thereto is hereby repealed.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 10 day of June, 2025

Read a Second Time the 12 day of SEPTEMBER, 2025

Read a Third Time and Adopted the 12 day of SEPTEMBER, 2025


REEVE, Greg Zeff


ADMINISTRATOR, Tammi Baldock



APPROVED
REGINA, SASK.
OCT 17 2025

Minister of Government Relations



**RURAL MUNICIPALITY OF
MANKOTA No. 45**

OFFICIAL COMMUNITY PLAN

SCHEDULE "A" TO BYLAW No. 08-2025

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EXHIBIT A: LAND USE MAP

EXHIBIT B: TOPOGRAPHIC MAP

1.0 INTRODUCTION

1.1 PURPOSE & AUTHORITY OF THE OCP

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007 (The Act)*, the R.M. of Mankota No. 45 Council has prepared and adopted this Official Community Plan (OCP) to provide long-term strategic direction for managing future growth and development over the next 20 years or until the year 2043. 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 R.M.'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 R.M. policies, standards, and bylaws should reflect the direction of the OCP. Should there be any direct conflict with another R.M. 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 R.M.'s vision and goals for the future. Implementation of the OCP will require ongoing commitment by R.M. 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 R.M. itself. **Section 3.0** provides the foundation of the OCP: the R.M.'s Vision and Principles, while **Section 4.0** contains the planning objectives and policies that apply to the entire R.M. 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.

1.5 HOW TO USE THE OCP

For any OCP to be effective, it must be easy to comprehend and navigate. The following is a general guide intended to assist the reader in using the OCP in relation to a proposed project, amendment, or other development issue:

- **Step 1:** Review the **Land Use Map** to determine the characteristics of the subject land and the surrounding area.
- **Step 2:** Review the objectives and policies in **Section 4.0** that apply to the subject land and the proposed development and use.
- **Step 3:** Evaluate whether the proposed development and use conforms to the intent of the OCP Vision, Principles, Objectives and Policies, or whether an OCP amendment would be necessary in accordance with **Section 5.0**.

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 R.M. as formulated by the Council and the community's input.
- **Principles:** the broader community planning goals for the R.M.
- **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 **Rural Municipality of Mankota No. 45 Zoning Bylaw No. 09-2025** shall apply to this OCP.

2.0 BACKGROUND

This Section provides background information on the R.M. and the major issues this OCP intends to address. For additional background information, refer to the corresponding **Background Report**.

2.1 R.M. SETTING, OVERVIEW, & HISTORY

The R.M. of Mankota is located in the Great Plains of southwest Saskatchewan along the Canada-US border. The R.M. encompasses 1,696.35 km² (654.96 mi²) of expansive rural tracts incorporating a mix of seeded crop land, native grasslands, and scenic southern prairie landscapes including the Wood Mountain uplands. The R.M. is also located almost directly between the East and West Blocks of the magnificent Grasslands National Park, with small segments of each contained within the R.M.'s eastern and western boundaries.

The R.M. shares its southern boundary with the United States border and is otherwise bordered to the west by the R.M.'s of Val Marie No. 17 and Glen McPherson No. 46, to the north by the R.M.'s of Auvergne No. 76, Pinto Creek No. 75, and Wood River No. 74, and to the east by the R.M. of Waverley No. 44. Located in the north-central region of the R.M. is the Village of Mankota (the Village), a separate municipality with its own Council, which has a population of 198 according to the 2021 Census. The closest large urban centre to the R.M. is the City of Swift Current, which is approximately 150 km northwest of the Village.

The R.M.'s current population of 289 people dispersed on acreages and small rural settlements, the most noteworthy being the Organized Hamlet of McCord and the unorganized hamlet of Ferland. Other smaller settlements that have mostly dissolved include Billimun, Horse Creek, McEachern, Milly, Summercove, and Wideview. There are no First Nation Reserve lands in the R.M.

From the humble beginnings of early homesteaders, the R.M. was incorporated as a Rural Municipality in 1913. The first six bylaws were passed on June 6, 1914, acknowledging municipal policies regarding herding, enforcement of the bylaw, regulation of traction engines on bridges and culverts, cruelty to animals, fire ordinances, and the removal of dirt and stones from public roads. Agricultural and related industries began to flourish with the arrival of the railway in 1928 which connected producers with large urban markets. Despite the widespread economic struggles of the 1930s, the railway helped the R.M. grow its population steadily until reaching its peak in the late 1980s-early 1990s.

2.2 DEVELOPMENT TRENDS & ISSUES

The R.M. will continue to lean into its rich agricultural history, with farming being the primary economic activity since the early 1900s. Wheat and other cereal crops, as well as canola and other oilseeds, are the main crops grown in the area. Livestock production, such as cattle and hogs are also important to the local economy. Mineral resource development is another growing economic driver with one Helium plant established southeast of the Village and another tentatively planned southwest of the Village. According to the Ministry of Energy and Resources, there is also potential Lithium resources in the R.M.

The R.M. of Mankota has faced various challenges over the years related to economic downturns, floods, and droughts brought on by pests and insects. Without a doubt, the R.M. is challenged by its relative isolation and substantial distance to full service urban centres. Despite these challenges, the community has persevered and is committed to building a more prosperous future. Certainly, the R.M.'s natural beauty and proximity to the Grasslands National Park bring potential for recreation and tourism development. Despite the RM's location along in the sun belt of Canada along the southern border of Saskatchewan, its substantial distance from any urban centres challenge the viability of industrial-scale solar energy farms. The same issue exists for wind energy farms.

FIGURE 2. The R.M. of Mankota No. 45 Context Map



3.0 PLAN VISION + PRINCIPLES

The OCP vision and principles were developed with feedback from Council and the community and are based on the R.M.'s aspirations for the future.

3.1 VISION

Located in beautiful, sunny Southwestern Saskatchewan between the East and West Blocks of the magnificent Grasslands National Park, the R.M. of Mankota No. 45 contains historical rural communities and expansive tracts of productive crop and pasture lands. In preparation for a prosperous and sustainable future, the R.M. will work collaboratively with its partners in the region to efficiently deliver services that provide value and amenity to ratepayers while supporting strong farms, healthy communities, and endless opportunities.

3.2 PRINCIPLES

.1 Use Land & Resources Sustainably

Ensure land is used and developed to minimize existing and preventing future land use conflicts, manage mineral and natural resources responsibly, and conserve ecosystems for the benefit of current and future generations.

.2 Enhance Agriculture and Grow the Local Economy

Protect and enhance the local agricultural industry while also encouraging new economic development that builds on regional strengths and opportunities.

.3 Deliver Efficient and High Quality Services and Infrastructure.

Maintain and optimize the use of existing infrastructure while making strategic investments in upgrades and new assets that make the best use of tax revenues.

.4 Establish Fair & Clear Rules

Create clear, consistent, and flexible (when appropriate) land use policies, regulations, and procedures to assist in implementing the OCP's Vision, Principles, and Objectives.

.5 Maintain or Grow the Population

Provide a diversity of housing opportunities for people of all ages and abilities to help maintain or grow the R.M. population. Encourage inclusivity of culture and heritage, equity, health, and safety for residents and guests.

.6 Strengthen Partnerships with Neighbours & Senior Governments

Collaborate with neighbouring local governments, First Nation and Metis communities, senior governments, community organizations, and community members on shared interests such as investments in infrastructure, services delivery, and opportunities for economic, social, and cultural development.

4.0 OBJECTIVES + POLICIES

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

4.1 AGRICULTURE

Agriculture and ranching are the primary economic sectors and land use within the R.M. The R.M. will encourage the retention of existing pasture and cropland 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 promote the continued prominence and strength of agriculture within the municipality.
- (2) To preserve productive agricultural land, especially lands with high-quality soil, and to discourage fragmentation of large agricultural parcels.
- (3) Enhance the agricultural sector by supporting value-added agribusiness initiatives and the adoption of renewable energy systems, as well as others forms of farm diversification.
- (4) 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 or health concerns.
- (5) To allow limited complementary residential and commercial development in appropriate rural areas while minimizing any potential negative impact on the agricultural sector.
- (6) To allow for the responsible exploration and extraction of resources.

4.1.2 POLICIES

- (1) As demonstrated on the **Land Use Map**, agriculture shall continue to be the primary land use within the R.M.
- (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 shall 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) 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.
- (7) Resource exploration and extraction shall comply with **Section 4.2.2(9)** 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 R.M. 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 other land uses.
 - c. The R.M. 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. The servicing demands and capacity of the operation, as well as any plans for future expansion;
 - iii. Impact on adjacent lands including proposed drainage patterns, and proposed plan to manage runoff; and,
 - iv. Evidence of required Government of Saskatchewan approvals.
 - e. The R.M. 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 R.M. is located within the Mixed Grassland Ecoregion of the Prairie Ecozone, which covers the majority of the southwest corner of Saskatchewan. This ecoregion represents the driest area of the province, as evidenced by the scarcity of wetlands and permanent water bodies, and absence of native trees. The R.M.'s environment and natural landscapes are its most important asset for current and future generations, including most notably its native grasslands, which are one of the most biodiverse ecosystems on the planet. Other environmentally sensitive areas include Soda Lake, Wood River, and the northern slopes of Pinto Butte and the Wood Mountain uplands, each with broken ravines that run down this divide across the southern part of the R.M. The intent of the following objectives and policies are to ensure that areas of significant ecological value are conserved and that the land, water, and air are protected from degradation and incompatible land uses.

4.2.1 OBJECTIVES

- (1) To protect the quality and health of groundwater and surface water resources such as Soda Lake and the Wood River.
- (2) To protect ecological resources such as native grasslands and wildlife habitats.
- (3) To encourage development practices that can be sustained by the environment without significant pollution, nuisance, or damage to environmental resources.
- (4) To construct and maintain services and utilities while balancing both environmental and economic considerations.
- (5) To practice better environmental stewardship while considering ways to become more adaptive and resilient in response to the impacts of climate change.
- (6) To encourage renewable energy development and manage non-renewable resources responsibly.
- (7) To work with regional partners, provincial and federal governments, private agencies, conservation groups, and property owners to promote healthy, safe, and environmentally responsible use of land in the R.M.

4.2.2 POLICIES

- (1) No development shall hinder the ecological value, integrity and management of environmental resources within the R.M.
- (2) The R.M. will work with governments, private agencies, and conservation groups to identify and conserve ecologically valuable and environmentally sensitive lands. As demonstrated on the **Land Use Map (Exhibit A)**, environmentally sensitive lands that are already known to have ecological value include the:
 - a. Grasslands National Park
 - b. Native grasslands including the Mankota Pasture;
 - c. Lands dedicated under *The Wildlife Habitat Protection Act* (WHPA); and
 - d. Private lands with a Crown Conservation Easement;
- (3) The Zoning Bylaw shall include an Environmental Conservation Zoning District that will be applied to particularly sensitive lands to protect them from incompatible development. The R.M. may consider applying the Environmental Conservation Zoning District to additional lands that are deemed worthy of further protection.
- (4) 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.

- (5) The R.M. 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.
- (6) Surface and Groundwater Protection**
- a. No development shall deplete or pollute surface or groundwater resources within the R.M.
 - b. The R.M. shall work with the Water Security Agency and any other appropriate regional, provincial, and federal agencies to preserve and enhance water quality and quantity.
 - c. The R.M. 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.
- (7) Drainage**
- a. Adequate surface water drainage shall be required throughout the R.M. to avoid flooding, erosion, and polluting water resources.
 - b. The alteration of natural drainage courses shall be prohibited without the approval of the Water Security Agency, the Ministry of Environment, and the R.M.
 - c. All agricultural drainage works shall require written approval from the Water Security Agency prior to any work commencing.
 - d. The R.M. 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.
- (8) Environmental Stewardship and Climate Change Adaptation**
- a. The R.M. should consider ways to reduce the environmental footprint of all their facilities, services, and operations and seek to reduce GHG emissions.
 - b. The R.M. should encourage public and private investment in sustainable development and technologies including alternative energy systems such as solar and wind, provided that it complies with the regulations and standards of the Zoning Bylaw.
 - c. The R.M. should acknowledge and initiate preparations for the impacts of climate change and extreme weather events on the R.M. 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.
- (9) 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 R.M. 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 R.M. 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.

4.3 HAZARDOUS USES & LANDS

The following objectives and policies are intended to ensure that the R.M.'s people and environment are protected from hazardous uses and lands such as those in proximity to waterbodies, watercourses, highways, railways, and pipelines / transmission lines.

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 and railways.

4.3.2 POLICIES

- (1) The R.M. shall discourage residential development within 457 metres of land used, or authorized for use, as a sewage treatment plant of sewage lagoon in accordance with *The Subdivision Regulations, 2014*.
- (2) No development shall 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 R.M. 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)** that are in close proximity to watercourses and waterbodies or those with steep slopes should generally be left in their 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 any 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 **Topography Map (Exhibit B)** shall be used for reference purposes. The Water Security Agency shall 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 and whether mitigation strategies or flood-proofing are required.

- d. Any proposed development on potentially hazardous lands should 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 in Proximity to Highways and Railways**
- a. Development setbacks from Provincial Highways and Railways shall be established through consultation with the Ministry of Highways and Infrastructure (MHI).
 - b. In order to reduce potential land use conflicts, maintain public safety, and provide adequate protection of road and rail infrastructure, the R.M. 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 Railway;
 - ii. New, expanded, or modified rail facilities;
 - iii. New road/rail crossings including underground services or utilities;
 - c. The R.M. 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.

4.4 RESIDENTIAL DEVELOPMENT

Residential development within the R.M. is primarily concentrated within the Village of Mankota, its own distinct municipality, or within the Organized Hamlet of McCord and unorganized Hamlets of Ferland. Otherwise, the population is spread out among farmsteads in rural areas. The objectives and policies that follow are intended to direct the majority of residential development to the Village of Mankota while providing opportunities for responsible residential development in appropriate rural locations to support agricultural activities.

4.4.1 OBJECTIVES

- (1) To direct the majority of residential development to presently vacant or underutilized land within already serviced areas within the Village of Mankota and Hamlets of Ferland and McCord.
- (2) To identify suitable areas for greenfield development adjacent to the Village of Mankota and to ensure cost-efficient planning, servicing, and phasing of residential subdivisions.
- (3) To continue to allow farmsteads and farm-related housing in rural areas that support the productivity of agricultural operations.
- (4) To accommodate limited non-farm dwellings that do not conflict with, fragment, or convert agricultural land.
- (5) To minimize conflict between residential development and non-residential land uses.
- (6) 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 R.M.
- (2) Residential development shall be located and designed to minimize land use conflicts, and to reduce servicing and infrastructure capital and maintenance costs.
- (3) Water supply and wastewater management systems, where provided, shall be developed and operated in accordance with applicable Provincial standards.
- (4) Innovation in sustainable housing design and technology shall be encouraged.
- (5) The R.M. 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 residential sites in accordance with **Sections 5.2.5 and 5.2.6** of this OCP.
- (6) **Agricultural & Rural Residential Development**
 - a. One (1) principal farm dwelling and one (1) accessory farm dwelling shall be permitted in association with an agricultural operation, while additional accessory farm or non-farm dwellings may be permitted, at Council's discretion. The approval of additional farm or non-farm dwellings shall not be construed, in any way, as consent or approval for future subdivision.
 - b. Subdivision of the initial farm dwelling shall be permitted provided that it complies with the regulations and standards of the Zoning Bylaw.
 - c. Including the initial farm dwelling, a maximum of three (3) non-farm residential sites per quarter section shall be permitted in the Agricultural-Resource Zoning District provided that they comply with the regulations and standards of the Zoning Bylaw.
 - d. The Zoning Bylaw shall provide opportunities for the subdivision and development of more than three (3) non-farm residential sites per quarter section by rezoning to the Rural Residential Zoning District.

(7) Hamlet Residential Development

- a. The Zoning Bylaw shall include a Hamlet Zoning District to accommodate development in the unincorporated communities of Ferland and McCord.
- b. New residential subdivisions should occur in a generally contiguous manner in locations where infrastructure and services can be economically extended to without causing prohibitive immediate or future costs to the R.M.
- c. New residential subdivisions should be sufficiently connected to adjacent areas to encourage integration with community amenities.
- d. Residential development that complements established community character will be encouraged.

4.5 COMMERCIAL & INDUSTRIAL DEVELOPMENT

The Hamlet of McCord contains limited commercial uses including the McCord Co-op agricultural centre, construction yard, co-op cardlock, and grocery store, whereas a greater diversity of businesses and services can be found in the Village of Mankota. Otherwise, commercial and industrial development in the R.M. is limited to agriculture and resource related industries. With the exception of farm-based businesses, the majority of commercial operations should continue to be directed to the Village of Mankota where utilities, services, and the employment base is located. The intent of the following objectives and policies is to accommodate potential commercial and industrial development in appropriate locations that are beneficial and well-suited to the surrounding area, while minimizing conflicts with agriculture and other land uses.

OBJECTIVES

- (1) To support existing local and regional commercial businesses and encourage new development that strengthens agricultural productivity and helps diversify the economy.
- (2) To accommodate potential local commercial uses within the Hamlets of Ferland and McCord, while directing larger-scale commercial or industrial uses primarily to the Village of Mankota or to suitable locations in proximity to highways, agriculture, minerals, and other raw materials.
- (3) To minimize land use conflicts between commercial and industrial development with other uses.
- (4) To ensure that commercial and industrial development can be suitably and efficiently serviced.
- (5) To encourage compatible farm and home-based businesses.

4.5.2 POLICIES

- (1) The R.M. 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 R.M.
- (3) The Zoning Bylaw shall 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 and/or rail access, infrastructure, and services are either already in place or can be economically upgraded or extended to service the development.

- (5) Local commercial uses such as retail, food and beverage, and professional services may be considered in the unincorporated communities with the understanding that they may be better suited in the Village of Mankota.
- (6) Commercial and industrial uses that require larger sites, significant parking and loading demands, and greater access to highways or a railway shall be encouraged to locate outside populated areas to minimize potential conflict with residential uses.
- (7) Commercial and industrial development shall display a high visual quality and shall not have noxious impacts, including but not limited to noise, smell, dust, and pollution, on nearby agricultural or residential uses.
- (8) Farm and home-based businesses will be encouraged provided that they comply with the regulations and standards of the Zoning Bylaw.
- (9) The R.M. 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.



The Mankota Stockmen's Weigh Co. Cattle Sales facility outside of the Village of Mankota.

4.6 INFRASTRUCTURE, UTILITIES, & COMMUNITY SERVICES

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 be achieved primarily through co-operation with other agencies involved in delivering or regulating those services.

4.6.1 OBJECTIVES

- (1) To facilitate the economical and efficient delivery of infrastructure, services, and utilities while also considering long term maintenance and replacement costs.
- (2) To encourage development that optimizes the use of and protect existing investments in infrastructure, services, and utilities.
- (3) To ensure that infrastructure, services, and utilities of appropriate standards are available throughout the R.M.
- (4) To provide a safe and reliable transportation network throughout the R.M.
- (5) To ensure that educational, health, and emergency services are available for R.M. residents.
- (6) To work collaboratively with neighbouring municipalities, governments, organizations, and stakeholders involved in the delivery of infrastructure, services, and utilities.

4.6.2 POLICIES

- (1) The R.M. should develop and maintain the Asset Management Plan that is in alignment with the OCP to take a proactive approach toward its infrastructure and investment planning.
- (2) The R.M. shall direct investments in the meantime to priority infrastructure improvements when required, provided that funds can be allocated responsibly.
- (3) The R.M. should pursue all applicable and beneficial public and private funding opportunities.
- (4) The R.M. 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.
- (5) The R.M. 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.
- (6) The R.M. 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.
- (7) **Transportation**
 - a. R.M. roads shall be maintained and upgraded in an economic manner according to their priority level.
 - b. New subdivisions or development shall be encouraged to locate where access to an existing road of adequate standard already exists.
 - c. 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.

- 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(7)c** above.
- e. In accordance with *The Municipalities Act* and *The Municipalities Regulations*, the R.M. 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.

(8) Water & Wastewater

- a. 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.
- b. All wastewater disposal methods shall comply with Provincial regulations.
- c. The R.M. shall 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.

(9) Solid Waste Management

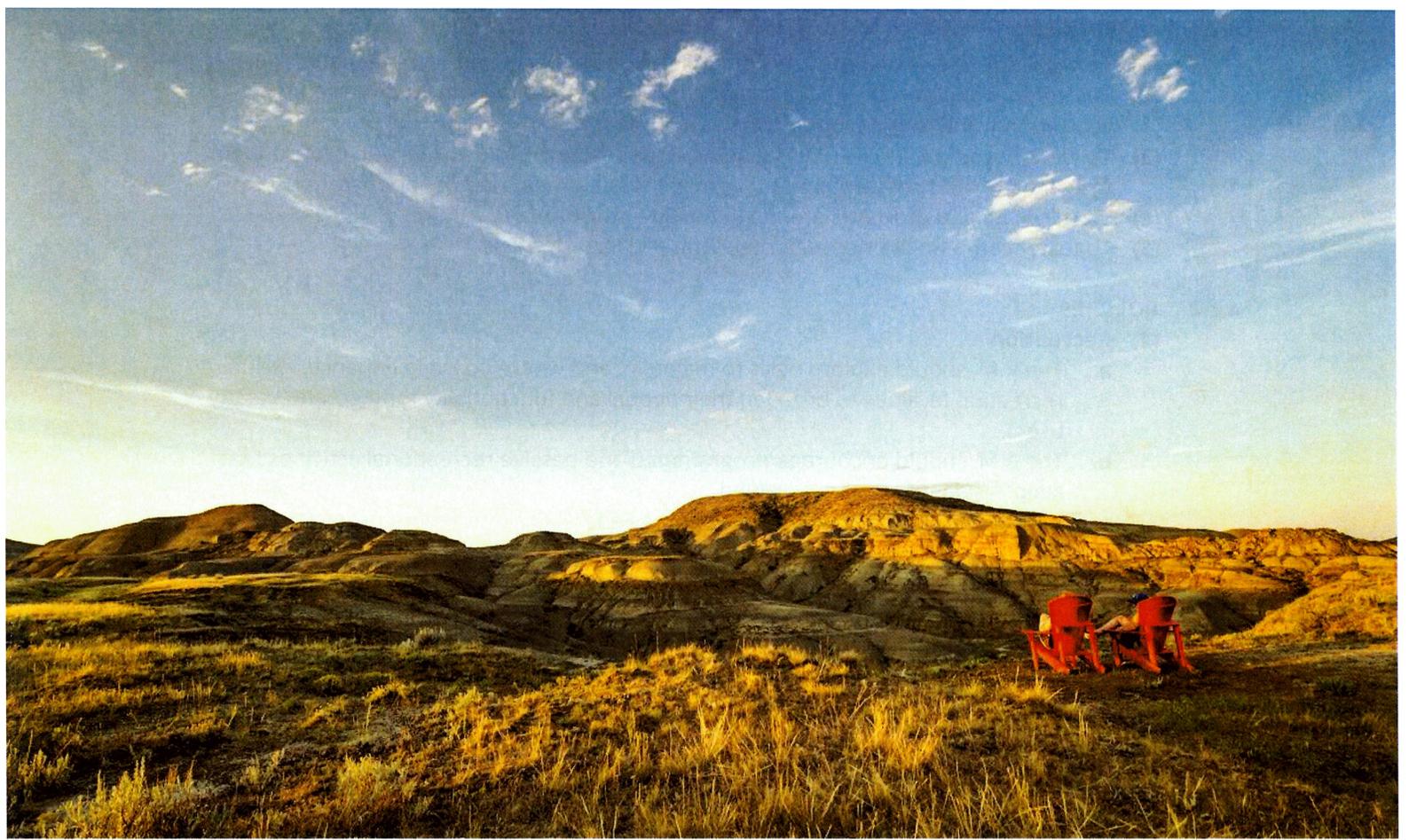
- a. Solid waste management shall meet all applicable provincial regulations.
- b. The R.M. shall encourage the provision of adequate waste management facilities and may expand or enhance programs for recycling, composting, and the disposal of hazardous household items.

(10) Utilities

- a. The R.M. 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 R.M. shall work with service providers on the provision of adequate, consistent, and reliable internet and telecommunications.
- c. The R.M. shall ensure that existing investments in utilities are adequately protected from incompatible development.
- d. The applicant of a proposed subdivision or development shall be responsible for the costs of connecting to any required utilities.
- e. All service providers shall, where possible, attempt to share existing infrastructure (e.g., communication towers) to ensure the most efficient use of land and minimize land use conflicts in accordance with Innovation, Science and Economic Development Canada's CPC-2-0-17 Site Sharing Guidelines

(11) Community Services

- a. The R.M. shall encourage and support the continued joint use and operation of all public and private community facilities, including those in the Village of Mankota.
- b. The R.M. shall 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 R.M. shall continue to collaborate with health and emergency service providers to help ensure residents of the R.M. have adequate access to health and emergency services.



The Grasslands National Park (East Block).

4.7 RECREATION, CULTURE, & HERITAGE

The Village of Mankota hosts the majority of the R.M.'s cultural and recreational facilities including the Mankota Museum, the Chinook Regional Library, baseball diamonds, an outdoor skating rink, an indoor curling rink, a full-service campground, three venues for event rentals, and the Rodeo and Sports Grounds that hosts the annual Dean Anthony Memorial Rodeo. The Hamlet of McCord has a community hall which hosts many local events throughout the year, the McCord Museum, and a local campground. The R.M. itself does not boast many recreational facilities, however, the R.M. may be able to position itself to capitalize on opportunities presented by its proximity to both the East and West Block of Grasslands National Park. The R.M. also contains three Municipal Heritage Properties designated under *The Saskatchewan Heritage Property Act*, the Billimun Community Centre and Historical Society, the McCord & District Museum, and the Wideview Community School, which is the last such school building still standing in the R.M. In 2012, the Saskatchewan Government permanently installed a Fransaskois flag in the Hamlet of Ferland recognizing the significant influence that the francophone population had in its history.

4.7.1 OBJECTIVES

- (1) To maximize use of and provide equitable access to parks and recreational facilities.
- (2) To promote and encourage the sustainable development of a diverse range of recreational and tourism opportunities in all seasons.
- (3) To identify and preserve cultural and heritage resources in the R.M. and protect them from incompatible development that may threaten their integrity or operation.
- (4) To celebrate and promote interest in the R.M.'s history and culture.
- (5) To foster community pride, volunteerism, and inclusiveness.

4.7.2 POLICIES

(1) Recreation

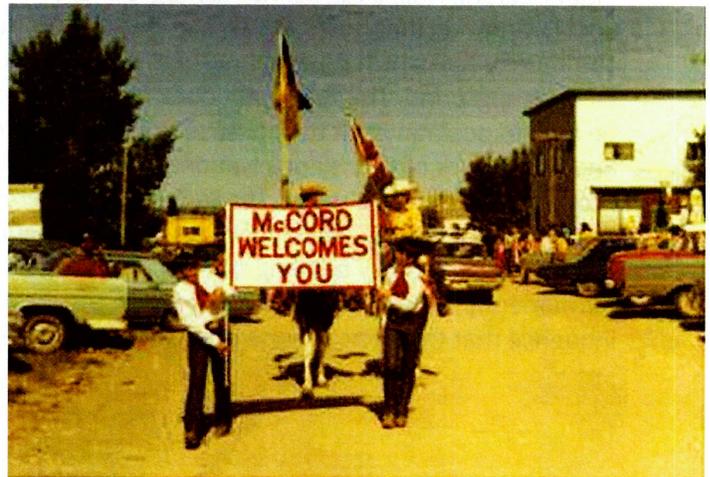
- a. The R.M. should explore ways to maintain, and where possible enhance, existing recreation facilities to broaden their appeal and functionality for a greater variety of users.
- b. The R.M. should encourage programmed and passive recreational activities that keep residents active year round.
- c. The R.M. shall continue to work with the Federal Government to protect, enhance, and promote the Grasslands National Park.
- d. The R.M. should promote the development of regional recreation and tourism opportunities when land is identified as being suited for these uses 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 R.M. should consider impacts on existing or planned recreational and tourism developments.
- f. The R.M. should support access to unoccupied Crown lands for recreation, tourism, hunting, and fishing.

(2) Culture

- a. The R.M. should encourage and support a broad range of artistic and cultural opportunities that are accessible to all residents and visitors of the R.M.
- b. The R.M. should support initiatives to raise public awareness and promote appreciation of the R.M.'s agricultural and ranching history, including opportunities for intergenerational learning.

(3) Heritage

- a. The R.M. should work with governments, as well as other groups and individuals to identify and protect historic sites or buildings in the R.M. with significant heritage or archaeological value.



The 1971 Homecoming Parade in McCord.

- 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.
- c.** In consultation with the Ministry of Parks, Culture and Sport, the R.M. 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.** The R.M. should 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.



The R.M. shares its office with the R.M. of Glen McPherson.

5.0 IMPLEMENTATION

This chapter outlines the variety of tools and procedures the R.M. has available for implementation and monitoring the 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 R.M. of Mankota No. 45.

5.1.1 PURPOSE

The purpose of the R.M. Zoning Bylaw is to control the use of land within Council's jurisdiction to provide for the amenity, health, safety, and general welfare of R.M. 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 R.M. 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 R.M. 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.

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 R.M.'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 R.M. 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 R.M. or in other municipalities where the parks or facilities will serve the residents of the R.M.
- (4) The R.M. 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 R.M. 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 R.M. 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 R.M. 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 direction and 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. Servicing agreements shall not provide for the completion of any work or the payment of any fees for existing development previously addressed by development levies.

5.2.5 CONCEPT PLANS

In accordance with *The Act* (s. 44), the R.M. 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 Building Bylaw shall guide the construction, repair and maintenance of buildings within the R.M. 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). The R.M. shall ensure these standards are achieved for the health and safety of the community through its building permitting process.

5.3 INTER-MUNICIPAL & REGIONAL COLLABORATION

For an R.M. 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 R.M.'s collaboration within the following partnerships:

5.3.1 INTER-MUNICIPAL COOPERATION

- (1) The R.M. will confer with its neighbouring rural and urban municipalities to ensure lands of mutual interest are used and developed in a compatible and complementary manner. In particular, the R.M. will consult with the Village of Mankota and the Hamlets of Ferland and McCord on proposed development in proximity to the jurisdictional boundary.
- (2) The R.M. should build and maintain strong communication channels with neighbouring municipalities in order to share information and facilitate collaboration.
- (3) The R.M. is committed to collaborating with the Village of Mankota on any municipal boundary alterations that are deemed to be mutually beneficial and worthy of pursuing.
- (4) Pursuant to *The Act* (s. 32.1), the R.M. may enter into an inter-municipal development or servicing agreement with another municipality to address issues that cross jurisdictional boundaries.
- (5) The R.M. 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 R.M. will promote communication and engagement with First Nation and Métis communities in the spirit of reconciliation.
- (2) The R.M. acknowledges the duty to consult with First Nations and Métis communities about potential decisions or actions that may 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 R.M. will avoid duplication of provincial regulation.
- (3) To coordinate planning and growth, the R.M. 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. In addition to complying with the mandatory public participation requirements and processes found in *The Act* and the Zoning Bylaw, the R.M. will continue to prioritize frequent and transparent communication with residents through a variety of methods.

5.5 STRATEGIC PLANNING & FINANCING

The OCP is a statutory document for guiding development and land use in the R.M. 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 R.M. is to move closer to the future envisioned in the OCP, a clear plan of action and implementation strategy is required. Therefore, the R.M. 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 R.M. must proceed with greater strategic integration of its infrastructure management, budgeting and land use planning decisions. The R.M. 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 R.M. 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 R.M. stays on the desired track towards meeting its goals and objectives.

5.6.1 PERFORMANCE MONITORING

In order to effectively measure success, the R.M. should work to improve its data and monitor key performance indicators, including, but not limited to:

- Changes to property tax revenues;
- Development and building permits;
- Business retention, expansion, and depletion;
- Key social indicators to be identified in collaboration with other levels of government, social service providers, and the community.

5.6.2 REVIEWING THE OCP

In addition to ongoing monitoring of key performance measures, it is recommended that the OCP be formally reviewed every five years to evaluate whether the policies remain relevant and are performing effectively. Furthermore, the review will ensure this Plan and the Zoning Bylaw remain consistent with any changes to provincial land use policies including *The Act* and *The Statements of Provincial Interest Regulations*. The five-year review may also identify additional studies or projects that will assist in successfully implementing the OCP.

5.6.3 AMENDING THE OCP

All OCP amendments, whether initiated by the R.M. 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 R.M. 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.

5.7 LAND USE MAP

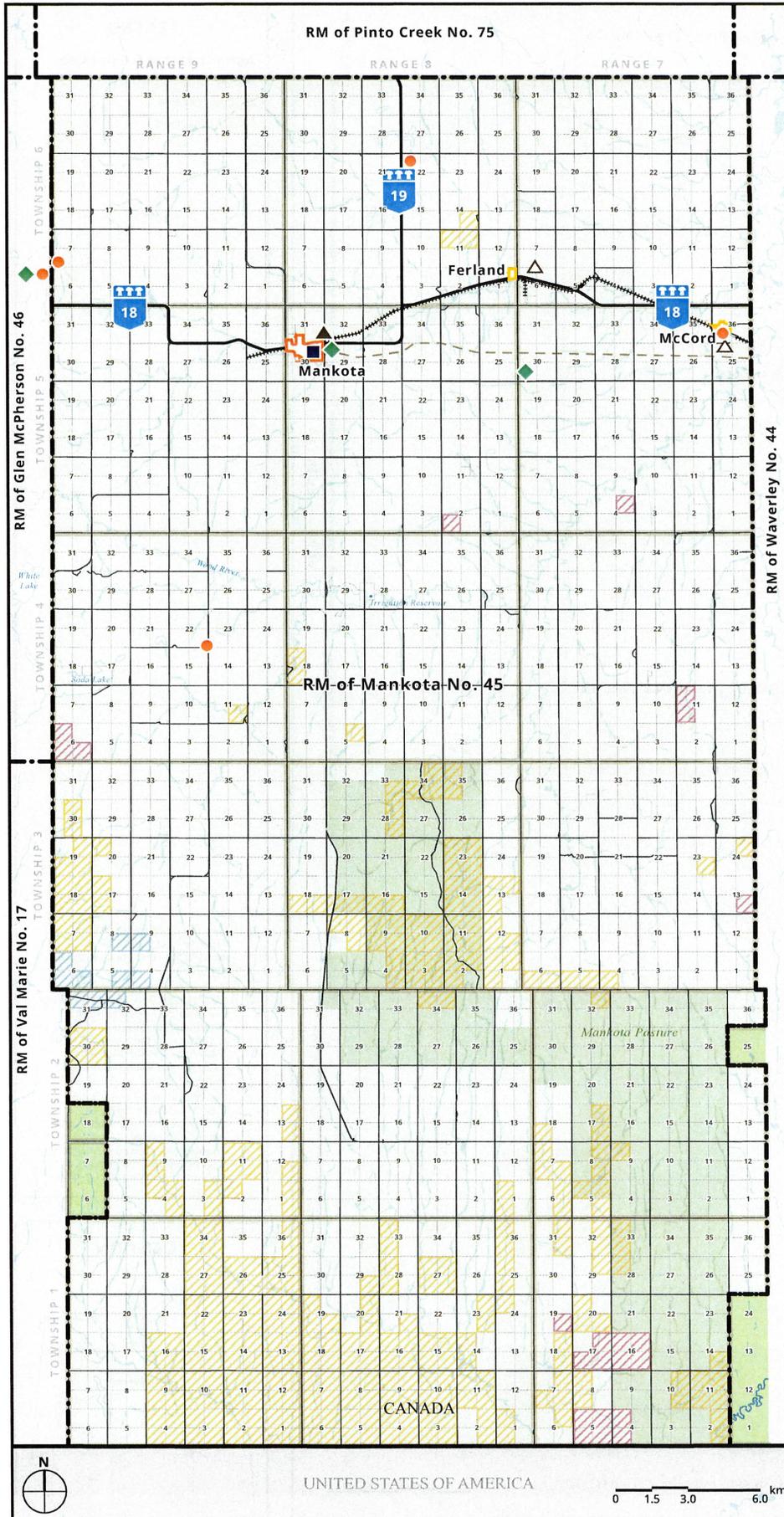
The **Land Use Map** attached to and forming part of this OCP is a general illustration of the R.M.'s existing land use and development patterns. Any proposed development or use that contradicts any objective or policy of the OCP in relation to the **Land Use Map** will require an OCP amendment in accordance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

EXHIBIT A: LAND USE MAP

EXHIBIT B: TOPOGRAPHIC MAP

RM OF MANKOTA NO. 45 | LAND USE MAP
 Exhibit 'A' of Official Community Plan
 Bylaw No. 08-2025

June 2025



LEGEND

Transportation

- Primary Highway
- Municipal Highway
- Railway

Natural & Physical Features

- Watercourse
- Waterbody
- Pipeline

Environmental Considerations

- Pasture
- Wildlife Habitat Protection Area
- Conservation Easement
- Fish & Wildlife Development Fund Lands

Community Amenities

- School
- Cemetery
- Landfill
- Transfer Station
- Municipal Heritage Property

Administrative & Land Use

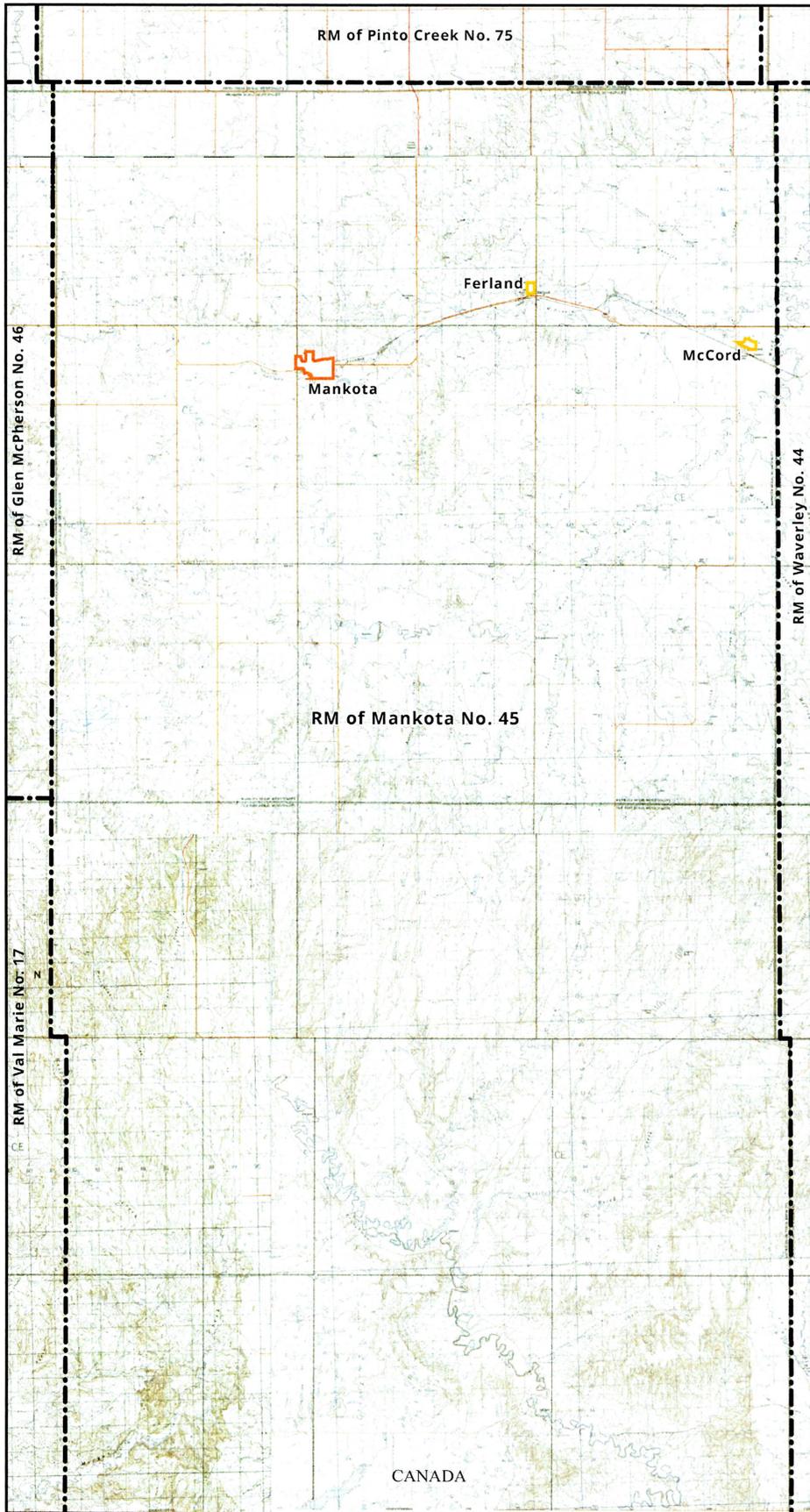
- RM Boundary
- Cadastre / Parcels
- Townships
- Grasslands National Park
- Village
- Hamlet



RM OF MANKOTA NO. 45 | TOPOGRAPHY MAP

June 2025

Exhibit 'B' of Official Community Plan
Bylaw No. 08-2025



LEGEND

Administrative & Land Use

- RM Boundary
- ▭ Village
- ▭ Hamlet

Notes:

1. Map provided by the Water Security Agency (WSA) and is to be used for reference purposes only.
2. In accordance with the OCP (s. 4.3.2(5)) and Zoning Bylaw (3.13), any proposed development on potentially hazardous lands, such as those with steep slopes or in proximity to watercourses or water bodies shall require a technical study.
3. The WSA shall be the primary source for determining the estimated peak water level and safe building elevation, and whether a proposed development is on potentially hazardous or environmentally-sensitive land.

LOCATION



UNITED STATES OF AMERICA

