

OFFICIAL COMMUNITY PLAN

Rural Municipality of
USBORNE #310

MARCH, 2012

TABLE OF CONTENTS

A. INTRODUCTION	1
B. PRINCIPLES	2
B.1.1 RM of Usborne Vision	2
B.1.2 RM of Usborne Mission	2
B.1.3 RM of Usborne Values	2
B.2 Public Engagement Vision Statements	3
C. COMMUNITIES OF THE DISTRICT	
C.1 The Site and Situation of the RM of Usborne No. 310.....	5
C.1.1 Resources	5
C.1.2 Accessibility.....	5
C.1.3 The Economy	5
C.1.4 Health Services/Education	6
C.1.5 District Population and Housing Accommodation Overview.....	6
D. DISTRICT ISSUES, CHALLENGES AND OPPORTUNITIES	
D.1 Public Consultation: Issues, Challenges and Opportunities.....	7
D.1.1 Issues, Challenges and Opportunities	7
E. GOALS, OBJECTIVES, POLICIES	
E.1 Goals.....	9
E.2 Objectives and Policies	9
E.2.1 Infrastructure.....	9
E.2.1.1 Infrastructure Overview	9
E.2.1.2 Infrastructure Objectives.....	10
E.2.1.3 Infrastructure Policies	10
E.2.2 Housing	10
E.2.2.1 Housing Overview.....	10
E.2.2.2 Housing Objectives	10
E.2.2.3 Housing Policies.....	10
E.2.3 Health Care/Education	10
E.2.3.1 Health Care/Education Overview	10
E.2.3.2 Health Care/Education Objectives.....	11
E.2.3.3 Health Care/Education Policies	11

E.2.4	Development and the Economy	11
E.2.4.1	Development and the Economy Overview	11
E.2.4.2	Development and the Economy Objectives	11
E.2.4.3	Development and the Economy Policies	12
E.2.5	Population Growth	12
E.2.5.1	Population Growth Overview.....	12
E.2.5.2	Population Growth Objectives	12
E.2.5.3	Population Growth Policies.....	12
E.2.6	Quality of Life	13
E.2.6.1	Quality of Life Overview	13
E.2.6.2	Quality of Life Objectives	13
E.2.6.3	Quality of Life Policies.....	13
E.2.7	Sustainability and the Environment	13
E.2.7.1	Sustainability and the Environment Overview	13
E.2.7.2	Sustainability and the Environment Objectives	14
E.2.7.3	Sustainability and the Environment Policies.....	14
F.	LAND USE	
F.1	Introduction.....	15
F.2	Land Uses	15
F.2.1	Agriculture.....	15
F.2.2	Country Residential.....	16
F.2.3	Other Designations.....	17
G.	PLAN IMPLEMENTATION AND MONITORING	
G.1	Implementation Through Legislation.....	18
G.2	Implementation Through Budgeting	18
G.3	Monitoring and Measuring Success	18

A. INTRODUCTION

This schedule of the District Official Community Plan is adopted by The RM of Usborne No. 310 in accordance with sections 29 and 35 of *The Planning and Development Act, 2007*, (the Act) to provide a framework of goals, objectives and policies to guide the management and use of land, along with its future development, within the RM limits. This Plan is designed to assist decision makers in securing the future and current goals of the community while evaluating the future effects of decisions regarding land use planning.

The District Official Community Plan includes policy recommendations that promote a collective approach through the efforts of the Mid Saskatchewan Municipal Alliance (MSMA) to achieve goals for both the District and its individual municipalities. As a member of the MSMA, the RM's OCP reflects these District recommendations through its municipal policies. The policies complement and support the District document and at the same time, respond to the needs and aspirations of the residents of the RM of Usborne.

B. PRINCIPLES

The principles that form the Vision, Mission and Values were developed by the municipal members of the Mid Sask Municipal Alliance (MSMA). Though these principles may differ somewhat from one community to the next, they are meant to embrace the collective view of all of the MSMA's municipalities. The vision, mission and values, apply equally therefore, to the RM of Osborne and the MSMA as a whole.

B.1.1 The RM of Osborne Vision

The RM of Osborne is a progressive community in a rural setting committed to working together with MSMA for the long term betterment of the area. Our richness in agriculture, potash and manufacturing creates a strong economy for the region and the province. The area supports a variety and abundance of wildlife and numerous tourist sites and opportunities. Our region contains cooperative and ambitious community spirits that create a unique quality of life for everyone.

B.1.2 The RM of Osborne Mission

The RM of Osborne group is working together with the MSMA to sustain, build, and grow the communities in the region. By sharing information and resources, and identifying our strengths and opportunities, we are finding solutions to common problems and improving the quality of life in the region. We believe that progress is important to enhance the communities and strengthen the region. Our co-operative efforts are intended to preserve the past while improving the lifestyle and quality of life for present and future generations

B.1.3 The RM of Osborne Values

Honesty, Transparency and Integrity

Our community will move forward with transparent agendas and will portray itself honestly to residents, ratepayers, and newcomers to the area, to governing bodies and to other members of the MSMA.

Dedication and Commitment

Our community is dedicated to working with the MSMA and fulfilling responsibilities to reach common goals. We are committed to promote the shared interests of the MSMA communities.

Preservation

The RM of Usborne will strive to preserve the quality of life in the region and to keep the RM healthy, vibrant and thriving. The RM will also work to continue the strong partnership between the rural and urban communities in the region.

Unification

The RM of Usborne is dedicated to working with the MSMA as a whole towards common goals. The RM believes that the pursuit of common interests will create a stronger voice and better opportunities for the RM and the area as a whole.

Tolerance and Open-mindedness

The RM of Usborne is committed to be tolerant of one another's ideas and opinions and to be open to change. The RM will work to promote acceptance of newcomers and diversity of culture and ethnicity. The RM will ensure that everyone is heard around the table and will keep an open mind to all ideas.

Logical Thinking

The RM of Usborne will work toward realistic and achievable goals

Co-operative, Sharing and Equitability

The RM of Usborne is dedicated to exhibit true co-operation with MSMA municipalities, trusting each other, listening and working together in making equitable decisions.

B.2 Public Engagement Vision Statements

During the course of the public consultation processes in the spring and summer of 2011 the participants developed a number of vision statements. These statements complement the principles that were established by the MSMA and represent the public's collective perspective of each municipal vision.

Environmental Vision

The MSMA Region balances the desire and need for a vibrant community with a commitment to protect its natural features, particularly the valuable agriculture land that is an integral part of the region's roots and future

Social Vision

The MSMA is an area with a long tradition of solid family and rural values. It welcomes new residents of all ages to become part of its diverse and vibrant community. The region offers an enhanced quality of life by providing its residents a safe and affordable place to live with convenient access to health care, education and recreation services.

Economic Vision

The municipalities of the MSMA Region co-operate to promote, facilitate and support a diverse economy. The Region provides the capacity for new economic growth in industries which enhance or complement the area's traditional pillars of agriculture and mining as well as the establishment of new unrelated industries.

C. THE RM OF USBORNE #310

C.1 The Site and Situation of the RM of Usborne No. 310

The RM of Usborne is located approximately one hundred and ten kilometers southeast of Saskatoon and one hundred and sixty kilometers north of Regina. It has a land area of approximately 810 square kilometers and, according to the Canada Census of 2011, supported a population of 547. Two urban municipalities and two hamlets are located within the RM's corporate limits: The Town of Lanigan, the Village of Drake and the Hamlets of Guernsey and Lockwood

C.1.1 Resources

The RM's resources lay largely in its excellent agricultural land base. The Canada Land Inventory's land capability for agriculture survey classifies a significant part of the municipality as having the highest rated capability grouping for agriculture use: classes 1-3. Potash resources are also important to the municipality, as evidenced by the presence of the PotashCorp Lanigan mine located in the northern portion of the RM. Two important wildlife habitat areas have also found within the boundaries of the RM, including one at eastern end of Little Manitou Lake.

C.1.2 Accessibility

Yellowhead Highway #16 cuts through the northern portion of the RM serving the Town of Lanigan and beyond. Highway 20 traverses the eastern edge of the RM, proceeding through Lanigan and the Village of Drake. Secondary highways 761, 688 and 365 are also important components of the overall roadway network of the municipality and connect to the internal grid system of local roadways –paved, graveled and bladed - that serve the RM. The Via Rail's "Canadian" runs through the RM passing through other municipalities of the MSMA including the adjacent RM of Morris #312, and the towns of Watrous and Nokomis. Watrous is a flag stop for the "Canadian". Branch lines of CN Rail and the CPR run through other parts of the RM as well.

C.1.3 The Economy

The economy of the RM of Usborne is based largely on agriculture, agriculture-related activity and the resource sector. The 2006 census noted that approximately 56 percent of the labour force was involved in the agriculture and other resource based industry. The range of agricultural activity extends from grain farming, mixed grain/livestock, intensive livestock operations as well as agriculture-related commercial businesses e.g. seed cleaning. PotashCorp offers employment opportunity in a variety of occupations related to resource development, including spinoff opportunities in such diverse areas as construction, manufacturing and wholesale and retail trade.

C.1.4 Health Services/Education

Schools

Elementary School services are available in Lanigan and Watrous. Watrous Winston High School and Lanigan Central High School are the closest high school facilities able to serve the needs of students from the RM of Usborne.

Health Services

Health services are provided in the urban centres of the District. The Towns of Watrous and Lanigan both have hospitals and physicians as well as long term care facilities. The Town of Nokomis offers another option for health care in its Health Centre. More specialized medical care would need to be met in larger centres outside of the immediate District.

C.1.5 District Population and Housing Accommodation Overview

The RM of Usborne saw a population decline of 3.4% between the Census years 2006 and 2011. The DOCP notes however, that this was not unique to the RM of Usborne or the other RM's of the MSMA. A similar farm population loss was experienced by the province as a whole, during that census interval. During the public engagement sessions, there was understandable concern, from the residents of the RM, that a continuing decline in population numbers will negatively impact the school and healthcare facilities of the District.

The residents of the RM see opportunity to provide housing options that include country residential uses. Any developments proposals of this type would need to be based on sound planning principles including appropriate design standards and locational criteria.

D. ISSUES, CHALLENGES AND OPPORTUNITIES

The issues, challenges and opportunities of the RM of Usborne are addressed in this section of the OCP schedule. These are consistent with *Section D – “Issues, Challenges and Opportunities”* of the District Official Community Plan. Additionally, a number of issues that relate specifically to the RM of Usborne are also itemized in this section.

D.1 Public Consultation: Issues, Challenges and Opportunities

A public consultation process was carried out in April and June of 2011 with a series of meetings taking place in the various communities of the MSMA. On June 6th, 2011, a meeting was held for the residents of the Village of Drake, the Town of Lanigan and the RM of Usborne in order to seek comments and suggestions from residents of these municipalities on the issues, challenges and opportunities that each community could face as well as offer. In considering these matters, the participants were asked to take into account the potential impact of the proposed new Jansen mine being developed by BHP Billiton and expected to be operating at full capacity in 2015. Three residents from the RM attended the meeting.

The format for the consultation process entailed dividing the participants into small groups and discussing the following:

- a. Key characteristics of community
- b. What we expect to happen
- c. What we want to happen
- d. What we want to avoid and e) Methods/Strategies.

From these group sessions and discussion of themes, a variety of issues, challenges and opportunities were derived. These reflected the issues, challenges and opportunities of the District as a whole and, as noted, are described fully in *Section D* of the DOCP

D.1.1 Issues, Challenges and Opportunities

In addition to those in the DOCP, the following issues, challenges and opportunities were identified as specific to the RM of Usborne:

Housing

- More acreages (country residences) are anticipated with new growth. There is opportunity to offer this form of accommodation
- This form of housing development (acreages) should be developed in cluster fashion

Economy

- Prime Agricultural land should be retained
- Continue to accommodate the agriculture and potash sectors of the economy
- Opportunities in recreation activities: hunting, snowmobiling, etc.
- Work co-operatively and stay in communication with urban municipalities for the mutual benefit of one another.

Quality of Life

- Loss of rural way of life may occur
- Increased traffic is expected
- The small rural population is characterized by friendly, helpful, co-operative and trusting people

Infrastructure

- Utilize water pipeline running to new Jansen mine to improve domestic water needs
- Road “wear and tear” due to large truck traffic operating from a gravel pit in the SW corner of the RM

Environment

- Protect/restore environmentally sensitive lands

E. GOALS, OBJECTIVES, POLICIES

Section E of this OCP schedule addresses the goals, objectives and policies for the RM of Usborne. These are consistent with *Section E. "Goals, Objectives, Policies"* of the District Official Plan. Objectives and policies that are specifically related to the RM of Usborne are also noted in this part of the OCP schedule. These objectives and policies are organized on the basis of recurring "themes" derived from the evaluation of issues and challenges identified in *Section D of the DOCP- "Issues, Challenges and Opportunities"*.

The "themes" developed in the DOCP and which are also applicable to the RM of Usborne are: Infrastructure, Housing, Health Care/Education, Development and the Economy, Population Growth and Quality of Life. The objectives and policies relating to these are addressed later in this chapter.

E.1 Goals

The Goals of the RM of Usborne #310 are consistent with *Section E. "Goals, Objectives, Policies"* of the *District Official Community Plan*

E.2 Objectives and Policies

E.2.1 Infrastructure

E.2.1.1 Infrastructure Overview

The imminent development of BHP Billiton's Jansen potash mine has the potential to stimulate growth in the rural areas that are in proximity to the project. This has created a need to examine the existing infrastructure capabilities of the RM – water service, sewage disposal, landfill, and roadways.

The RM of Usborne is served by a grid road system which connects to Provincial Highway 16, the Yellowhead and Highway 20. Two secondary highways- #761, #688 and #365 also serve the area. At the public engagement meetings, residents of the RM expressed the view that increased traffic can be expected as a result of the new mine project. It is important therefore to carry out road improvements and to provide a good maintenance program. The RM's public input also noted the need for improved water quality. An excellent option was suggested by the residents: to participate – with BHP Billiton and SaskWater - in the co-ordination of the water pipeline project that will serve the needs of the new mine. The DOCP policies under Section E.2.1.3 (policies #3 and #6) propose that the MSMA explore infrastructure in a regional basis in partnership with appropriate agencies, including BHP Billiton and SaskWater.

E.2.1.2 Infrastructure Objectives

The Infrastructure Objectives of the RM of Osborne #310 are consistent with *Section "E.2.1.2. Infrastructure Objectives"* of the *District Official Community Plan*.

E.2.1.3 Infrastructure Policies

The Infrastructure Policies of the RM of Osborne #310 are consistent with *Section "E.2.1.3 Infrastructure Policies"* of the *District Official Community Plan*. In addition, the following policy applies to the RM of Osborne:

As a member of the MSMA, the RM of Osborne shall participate in any discussions and negotiations respecting regional infrastructure servicing including the development of a waterline for the MSMA region.

E.2.2 Housing

E.2.2.1 Housing Overview

Demand for new housing and development forms is likely to occur when the Jansen mine becomes operational. As noted in D.1.1 above (RM of Osborne, Issues, Challenges and Opportunities) comments from the public consultation process pointed out that there is merit in considering country residential style of development in the RM, provided the planning of such subdivisions is done in cluster fashion. The Housing Policies section of the DOCP (E.2.2.3) makes provision for the rural municipalities to consider designating potential country residential locations within their municipal boundaries, provided that certain locational and design-related criteria are met.

E.2.2.2 Housing Objectives

The housing objectives of the RM of Osborne #310 are consistent with *Section E.2.2.2 "Housing Objectives"* of the *District Official Community Plan*.

E.2.2.3 Housing Policies

The housing policies of the RM of Osborne #310 are consistent with *Section E.2.2.3 "Housing Policies"* of the *District Official Community Plan*.

E.2.3 Health Care/Education

E.2.3.1 Health Care/Education Overview

As noted in C.1.4 (Health Services/Education) in this document the educational needs of the students are provided by the elementary schools of the District e.g. in Watrous, and Lanigan. Concern has been raised during consultations with the public over potential school closures. At the same time, some of the comments from the RM's residents were optimistic that new population growth generated by the mine development would bring better opportunities for education and healthcare. Objectives and policies are provided in the DOCP to address education issues.

Health care service is also important to the citizens of the RM. The realization that this vital service may be reduced if the population continues to decline is an obvious concern to the RM. It is difficult to predict how large a population increase would be necessary to strengthen the health care service in the area. However a concerted and collaborative effort with the other members of the MSMA would increase the chances of success in, at a minimum, retaining the existing services, or, optimistically, improving them. Objectives and policies respecting health care are included in the DOCP. These respond to the points that have been identified by the residents of the RM through the public engagement process.

E.2.3.2 Health Care/Education Objectives

The Health Care/ Education objectives of the RM of Usborne #310 are consistent with *Section E.2.3.2 "Health Care/Education Objectives"* of the *District Official Community Plan*.

E.2.3.3 Health Care/Education Policies

The Health Care/Education Policies of the RM of Usborne #310 are consistent with *Section E.2.3.3 "Health Care/Education Policies"* of the *District Official Community Plan*.

E.2.4 Development and the Economy

E.2.4.1 Development and the Economy Overview

Agriculture, agriculture-related businesses and resource development dominate the RM of Usborne's economy. As noted in section C.1.3 (The Economy) the range of work opportunities offered by agriculture and the potash industry is wide. Additionally, important spinoff businesses – manufacturing/processing, construction, wholesaling, retailing, and other services to these sectors – also offer significant opportunities. Protecting the land that supports these economic activities – particularly agriculture - using it wisely, and encouraging and supporting farming operations are therefore, fundamental principles of this RM's OCP.

Tourism and recreation also have significant possibilities for contributing to the economic vitality of the RM of Usborne. Hunting, snowmobiling, and enjoying ATV outings, are among the activities that are available to visitors and residents alike. Excellent fishing possibilities are offered at the Dellwood Reservoir located in the NW sector of the municipality. To tap the full potential of these tourist and recreation resources, the RM, in collaboration with its regional neighbours (MSMA) will need to consider a promotional effort that highlights these attractions.

E.2.4.2 Development and the Economy Objectives

The Development and the Economy Objectives of the RM of Usborne #310 are consistent with *Section E.2.4.2 "Development and the Economy Objectives"* of the *District Official Community Plan*.

E.2.4.3 Development and the Economy Policies

The Development and Economy Policies of the RM of Usborne #310 are consistent with *Section E.2.4.3 "Development and the Economy Policies"* of the *District Official Community Plan*.

E.2.5 Population Growth

E.2.5.1 Population Growth Overview

Section C.1.5 (Population and Housing Accommodation) of the OCP notes that a population loss occurred between 2001 and 2006 in the RM (667 residents in 2001 vs. 566 in 2006). Population decline has been occurring in many rural areas and small towns across North America and beyond. It has generally been attributable to a lack of employment opportunity, an aging population and the outmigration of younger age groups seeking higher education and work.

The chances and ability to stem loss of population have increased with the employment opportunities that are anticipated with the BHP Jansen mine project and the growth of the potash industry in general. At the same while seeking to capture some of the growth emanating from these mines, the RM can also strengthen and diversify additional opportunities through its agricultural base. These opportunities can be enhanced by continuing to partner with its neighbouring municipalities of the MSMA.

The DOCP discussion on employment generation and population (See *F.1.2 Urban and Rural Strategy and Appendix A "Employment Generation and Population Growth MSMA District*) offers 4 possible scenarios of how the population generated by the Jansen mine development might be distributed among the MSMA's municipalities. Since the most recent Census of Canada (2011) was not available during the preparation of the OCP, the 'scenario estimates' are intended to provide a general forecast of the probable growth impact of the mine when it is fully operational. A more comprehensive population growth estimate for the RM will need to be prepared when the newest census information is released. This estimate should take into account not only the impact of the Jansen mine, but the growth estimates based on the population development that has occurred in the RM between the intervening census period: 2006 and 2011.

E.2.5.2 Population Growth Objectives

The Population Growth objectives of the RM of Usborne #310 are consistent with *Section E.2.5.2 "Population Growth Objectives"* of the *District Official Community Plan*.

E.2.5.3 Population Growth Policies

The Population Growth policies of the RM of Usborne #310 are consistent with *Section E.2.5.3 "Population Growth Policies"* of the *District Official Community Plan*.

E.2.6 Quality of Life

E.2.6.1 Quality of Life Overview

“Quality of Life” often represents a deep and often emotional, feeling held by people. The participants in the OCP’s public engagement meetings, representing the RM of Usborne, were clear in expressing their feelings and strongly-held attachment to their rural lifestyle. Descriptions such as “sense of trust”, “friendly and helpful people” and “spirit of co-operation” were used to describe the quality of life in their rural settings. The importance of “quality of life” was further evidenced by the wording of the mission, values and vision developed by the MSMA and the public engagement participants. Each of these principles had at least one reference to “quality of life”.

It is important that the RM make efforts to ensure that these important elements of “quality of life” will endure and remain an integral part of the community. The DOCP has included objectives and policies to achieve this goal.

E.2.6.2 Quality of Life Objectives

The Quality of Life objectives of the RM of Usborne #310 are consistent with *Section E.2.6.2 “Quality of Life Objectives”* of the *District Official Community Plan*.

E.2.6.3 Quality of Life Policies

The Quality of Life policies of the RM of Usborne #310 are consistent with *Section E.2.6.3 “Quality of Life Policies”* of the *District Official Community Plan*.

E.2.7 Sustainability and the Environment

E.2.7.1 Sustainability and the Environment Overview

The RM of Usborne has a number of important wildlife habitats, some areas that are susceptible to flooding as well as lands that are highly productive from an agricultural point of view – including a significant land area set aside for community pasture. Protection and the wise use of such lands was a message that was made clear by the residents of Usborne attending the public engagement events. Sustainability represents another component of environmental protection. It ensures that the present generation in the RM utilizes the resources and protects the environment in a manner that permits a future generation of residents to use and enjoy them equally. As stewards of these resources the municipality and its residents can take action to protect habitats, reduce flooding risk and utilize best management practices in agriculture, business and in the future development of the RM.

E.2.7.2 Sustainability and the Environment Objectives

The Sustainability and Environment objectives of the RM of Osborne #310 are consistent with *Section E.2.7.2 "Sustainability and the Environment Objectives"* of the *District Official Community Plan*.

E.2.7.3 Sustainability and Environment Policies

The Sustainability and Environment policies of the RM of Osborne #310 are consistent with *Section E.2.7.3 "Sustainability and Environment Policies"* of the *District Official Community Plan*. In addition the following Sustainability and Environment policies apply to the RM of Osborne:

1. Policy #3 of the DOCP Sustainability and Environment policies (E.2.7.3) states that the MSMA will assist in identifying wildlife habitats, heritage sites, areas susceptible to flooding, hazard lands and environmentally sensitive areas. Where such areas and sites have been identified and where any developments are proposed on or near such sites, the RM Council shall require the proponent(s) to:
 - a) demonstrate why such developments should be considered favourably
 - b) outline the steps that will be taken to protect the resource and
 - c) provide such tests, reports and relevant information as may be deemed necessary to ensure that any such development is appropriate and suitable for the area
2. Policy #7 of the DOCP Sustainability and Environment policies (E.2.7.3) direct that the municipal OCPs specify the limitations and standards for development on lands that are susceptible to flooding and/or deemed to be hazard lands. The RM of Osborne will, therefore, in collaboration with the MSMA, work with the Saskatchewan Watershed Authority and other relevant agencies and/or consultants, to set suitable standards, limitations and setback policies, for developments proposed near lands susceptible to flooding or deemed to be hazard lands. These standards, limitations and setbacks shall form part of the RM's zoning bylaw.

F. LAND USE

F.1 Introduction

The Land Use Map depicts the pattern of proposed land uses in the RM of Usborne. The interpretation of the map should be in tandem with the policies that make up this OCP. Specific implementation regulations and guidelines for these land uses are provided in the RM's zoning bylaw.

F.2 Land Uses

F.2.1 Agriculture

The RM of Usborne is a community whose livelihood and economy is dominated largely by agriculture and to some extent, the potash industry. The loss of agriculture land would represent a significant threat to this livelihood. The OCP's policies are intended to ensure that this all important resource is protected and continues to provide economic sustenance to the municipality. Two agriculture categories are identified on the Land Use Map: Agriculture and Agriculture Transition. The principal difference between Agriculture and Agriculture Transition, is in the agriculture capability rating developed by the federal Canada Land Inventory. The Agriculture lands fall into the highest ranking of the Inventory (classes 1 -3) while the Agriculture Transition lands have been ranked 4-7 i.e. with a lower capability for agriculture. While this distinction has been made, two points should be noted: 1) the delineation of the lines has been done on a very large scale, so the lines may be somewhat imprecise 2) the management practices of farm operators may increase the agriculture capability of the soils including soils that have a lower overall capability rating. Where proposals are being made for uses that are traditionally not agriculture in nature e.g. country residential, an assessment of the soil capability for agriculture should be included during the evaluation of the proposal.

1. Agriculture

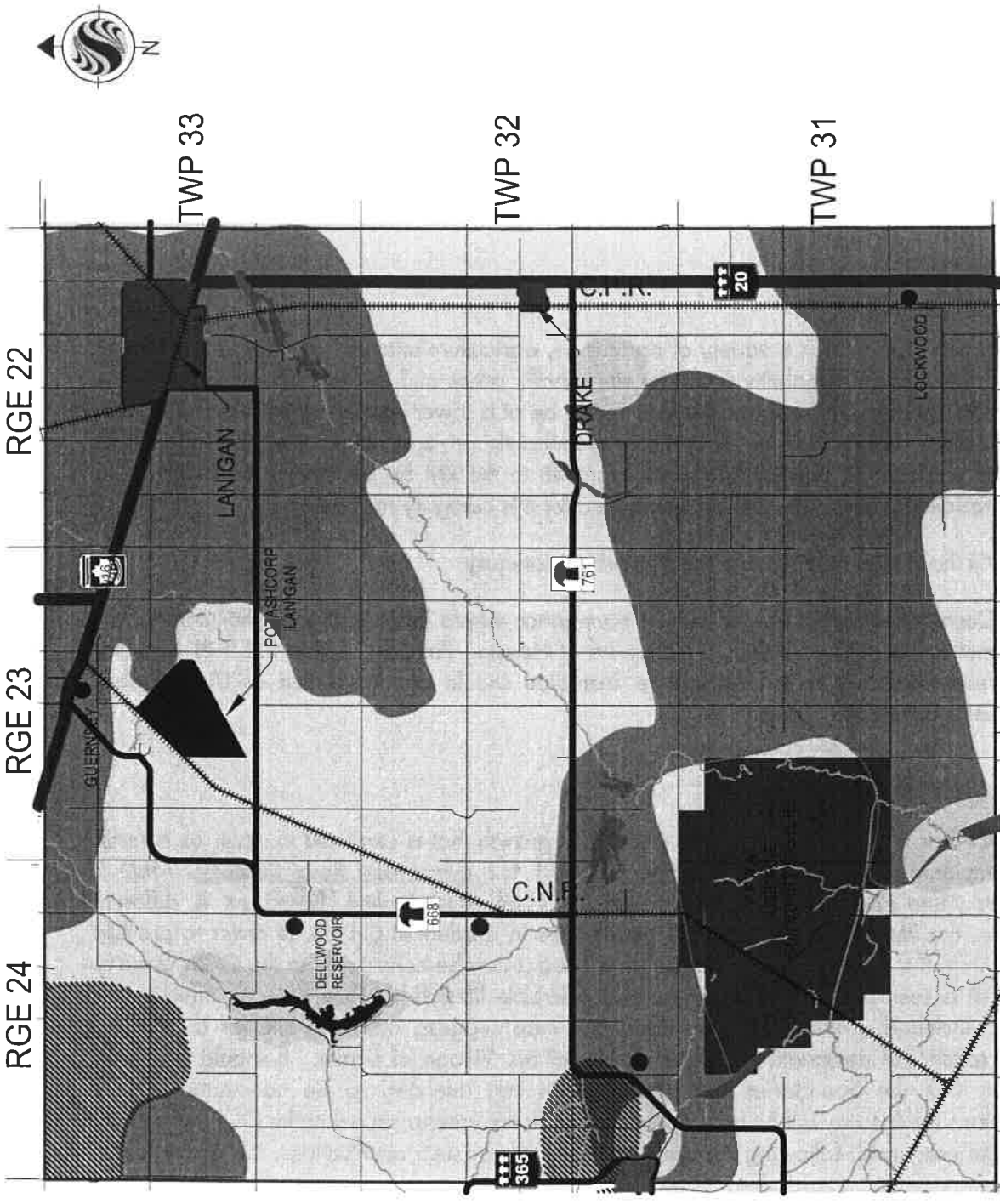
This land use provides for a variety of agriculture, agriculture –related and other uses. The zoning bylaws shall determine the appropriateness of designating these as permitted or discretionary. The uses include:

- Farm operations, including farm dwellings, accessory buildings, extensive agriculture (field crops, pasture, livestock/field crop operations), related farm activities (irrigation practices, crop dusting, manure spreading, etc.), community pasture lands.
- Intensive and extensive livestock operations in accord with prescribed operating standards. The RM's zoning bylaw will include standards respecting approval processes, separation distances and operating practices as these relate to Intensive Livestock Operations



Starbuc

R.M. OF USBORNE #310
 LAND USE



Legend

- URBAN MUNICIPALITY
- GRAZING RESERVE
- CANPOTEX RAIL FACILITY
- HAMLET
- INTENSIVE LIVESTOCK OPERATION
- AGRICULTURE
- AGRICULTURE-TRANSITION
- POTENTIAL COUNTRY RESIDENTIAL
- POTENTIAL FLOOD RISK
- WILDLIFE HABITAT PROTECTION
- PRIMARY HIGHWAY
- SECONDARY ROAD
- RAILROAD
- R.M. BOUNDARY



- Agritourism and agri-businesses, including home based businesses
- Resource extraction, including oil, gas, potash, gravel, and mineral resources.
- Open space, recreation uses, wildlife habitat areas
- Tourist related businesses

2. Agriculture Transition

This land use provides for a variety of agriculture, agriculture-related and other uses. Subject to confirmation of the capability rating for site specific areas and the actual farming practices of the property users, these lands are deemed to be of a lower quality agriculture rating than the Agriculture designated lands. While predominantly an agriculture category, Agriculture Transition responds to potential population growth in the RM by permitting consideration to country residential uses. The uses recommended for this category include:

- All those uses that occur in the Agriculture category
- Country residential uses in those circumstance where locational and other criteria are met as set out in the DOCP (Policy #6 of Housing Policies, section E.2.2.3). Country residential uses in the Agriculture Transition should be designated as Discretionary uses in the zoning bylaw

F.2.2 Country Residential

The DOCP has provided estimates for population growth that is expected to occur as a result of development of the Jansen mine (See DOCP, F.1.2 Urban and Rural Strategy, Table 5 Estimated Mine Population Distribution for 2015 by Municipality). Based on 4 different scenarios, the RM may see a range of possibilities in residential growth. In order to provide for growth in the municipality several housing options can be considered in the OCP. Country residential is seen as the most practical and desirable lifestyle that the RM can offer and is therefore included in the OCP. The Land Use map suggests one such site for a potential country residential designation - in the vicinity of the Village of Drake. It should be noted however, that the boundaries and this location are intended to be conceptual. Any applications for this use will be considered in light of the criteria set out in the OCP for country residential uses, and, following a review of the merits of such applications, the discretion of Council.

Although not specifically identified, residential uses in the RM could also include other forms of cluster housing e.g. mobile home courts. Criteria would include: proximity to services (power, telephone, school bus and emergency services), adequate and appropriate infrastructure, access, design considerations, and separation from conflicting and incompatible uses (flood susceptible areas, hazard lands, ILOs, wildlife habitats, etc.) If these criteria are met, the RM could review the possibility of such uses in the Guernsey and Lockwood areas.

F.2.3 Other Designations

- Potential Flood Risk – Potential flood areas are defined on the basis of the most recent and reliable information. The Sustainable and Environment policies of the OCP and the DOCP (E.2.7.3) identify the need to map these areas more precisely and apply appropriate development standards.
- Wildlife Habitat Protection- Two general areas have been identified as wildlife habitat areas in the RM – one at the eastern end of Little Manitou Lake and the northwest portion of the municipality. The Sustainable and Environment policies of the OCP and DOCP (E.2.7.3) identify the need to map these areas in more detail.

G. PLAN IMPLEMENTATION AND MONITORING

The successful implementation of the OCP will depend on several factors: legislative tools, budgeting decisions, public acceptance of the OCP and the partnership efforts that have been recommended in the DOCP. As in the case of the DOCP the OCP will need to be reviewed from time to time to determine if amendments are needed, with a more comprehensive review occurring within five years. Occasionally amendments may also be initiated as a result of development proposals which will result in changes to the Plan. In all such circumstances – amendments and comprehensive reviews – engaging the public for Plan comment and input will be essential.

G.1 Implementation Through Planning Legislation

Zoning Bylaws

The zoning bylaws are the main implementing tools for the OCPs. They divide the community into districts and prescribe the uses of land and the regulations that govern them.

Subdivision

Applications to subdivide land will need to be reviewed in light of the OCP policies.

G.2 Implementation Through Budgeting

Councils use the budget process to review priorities and provide funding accordingly. In a number of circumstances the RM may need to consider its budgeting process collectively with the other members of the MSMA where matters that benefit the MSMA District as a whole are being reviewed.

G.3 Monitoring and Measuring Success

Monitoring and measuring success are important in establishing the relevance of the OCP to the community. This can be achieved by the RM by a) conducting an annual review of the OCP's policies and b) engaging the public allowing opportunity for comment on the policies.