

**CITY OF YORKTON  
BYLAW NO. 13/1994**

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**This information has been provided solely for research convenience. Official bylaws are available from the Office of the City Clerk and must be consulted for purposes of interpretation and application of the law.**

CITY OF YORKTON  
SASKATCHEWAN

BYLAW NO. 13/94

**A BYLAW OF THE CITY OF YORKTON TO ADOPT A  
DEVELOPMENT PLAN FOR THE YORKTON PLANNING DISTRICT**

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WHEREAS, the Council of the city of Yorkton wishes to adopt a Yorkton Planning District Development Plan; and

WHEREAS, the Council of the city of Yorkton is proceeding to adopt said bylaw in accordance with section 207 of The Planning and Development Act;

NOW THEREFORE, the Council of the city of Yorkton in council assembled, enacts as follows:

THAT Schedule "A" attached to and forming part of this bylaw be adopted as the Yorkton Planning District Development Plan for the City of Yorkton until such time as the plan be repealed.

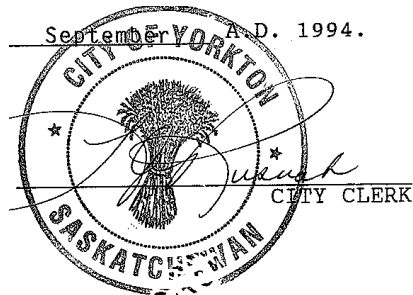
Bylaw No. 1787 and any amendments thereto are hereby repealed.

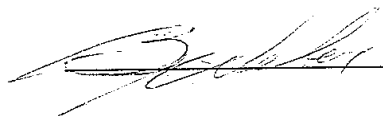
This Bylaw shall come into force and take effect after such time as the Minister of Municipal Government grants her approval.

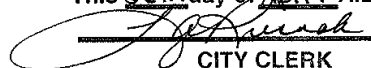
Introduced and read a first time this 25th day of July A.D. 1994.

Read a second time this 25th day of July A.D. 1994.

Read a third time this 12th day of September A.D. 1994.



  
MAYOR

Certified a true and correct copy of  
Bylaw No. 13/94 of the City of Yorkton  
Dated at Yorkton, Saskatchewan  
This 26th day of April A.D. 1995  
  
CITY CLERK

**APPROVED**  
REGINA, SASK.  
OCT 05 1994  
  
DEPUTY MINISTER OF  
MUNICIPAL GOVERNMENT

# YORKTON PLANNING DISTRICT

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## DEVELOPMENT PLAN BYLAW NO. 13/94

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Prepared for the

**City of Yorkton  
and  
Saskatchewan Municipal Government**

by  
**UMA**

**UMA Engineering Ltd.**  
Engineers, Planners and Surveyors

April, 1994

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## 1.0 INTRODUCTION

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### 1.1 BACKGROUND

The Yorkton District Planning Commission was established by the Rural Municipalities (R.M.s) of Orkney and Wallace and the City of Yorkton in 1954, an agreement was signed in 1961, and the boundaries of the Yorkton Planning District were defined. The District comprises the immediate area surrounding the City of Yorkton. The purpose of the Yorkton District Planning Commission is to coordinate the planning and development interests of the R.M.s and the City within the boundaries of the Yorkton Planning District.

This is the first Development Plan Bylaw that has been prepared for the Yorkton Planning District. Land use has been regulated by a Zoning Bylaw, originally adopted in 1971. A Background Report and revised Zoning Bylaw have been prepared in conjunction with this Development Plan Bylaw.

### 1.2 PLANNING DOCUMENTS

Three types of planning documents have been prepared for the Yorkton Planning District:

- 1) the **Background Report** highlights planning and development issues in the Yorkton Planning District and the R.M.s of Orkney and Wallace, and provides recommendations to address these issues;
- 2) the **Yorkton Planning District Development Plan Bylaw No. Z1-94**, adopted by the Councils of the R.M. of Orkney and the R.M. of Wallace, and the **Yorkton Planning District Development Plan Bylaw No. 13/94**, adopted by the Council of the City of Yorkton, state objectives for future planning and development in the District and establishes policies to carry out these objectives; and
- 3) the **Yorkton Planning District Zoning Bylaw No. Z2-94**, adopted by the Councils of the R.M. of Orkney and the R.M. of Wallace, comprises detailed land use controls for implementing the policies established in the **Yorkton Planning District Development Plan Bylaw**. The Zoning District Map for the Yorkton Planning District accompanies the **Yorkton Planning District Zoning Bylaw No. Z2-94**.

### 1.3 PURPOSE AND SCOPE OF A DEVELOPMENT PLAN

The purposes of a development plan, as outline in section 51 of the *Planning and Development Act (1983)* and amendments, are;

- a) “to serve as a framework whereby the municipality may be guided in making development decisions;
- b) to identify the factors relevant to the use and development of land;
- c) to identify the critical problems and opportunities concerning the development of land and the social, environmental and economic effects of that development;

- d) to set out the desired timing, patterns and characteristics of the future physical, social and economic development of the municipality and to determine the probable consequences of that development;
- e) to establish and specify the programs and actions necessary for the implementation of the development plan; and
- f) to outline the best methods whereby the best use and development of land and other resources in adjacent municipalities or affected areas immediately abutting thereto may be coordinated.”

*The Planning and Development Act, 1983* and amendments specify those policy areas which may be addressed in a development plan (section 55(1)). As well, *The Planning and Development Act, 1983* and amendments require that a development plan “shall incorporate, insofar as is practical, any applicable provincial land use policies” (section 58). The policy areas which may be dealt within a development plan are:

- a) land use;
- b) the conservation and improvement of the physical environment;
- c) utilities, transportation and communication systems;
- d) municipal use of land;
- e) municipal services and facilities;
- f) the control of hazard lands;
- g) the management and preservation of agricultural lands and activities, forested areas, natural and wildlife areas and water storage areas;
- h) the fringe areas of cities, towns, villages, hamlets or other developed areas;
- i) gravel pits, quarries and mineral resource areas;
- j) the spatial distribution of residential development;
- k) the coordination of municipal programs relating to development;
- l) guidelines for land use control measures; and
- m) any other matter that Council considers advisable.

*The Planning and Development Act, 1983* and amendments require that a development plan contain proposals to implement the policies it sets out (section 55(2)). A zoning bylaw is one tool for implementing the policies of a development plan. A zoning bylaw may only be adopted in conjunction with a development plan (section 67(1)), although it is adopted as a separate bylaw. Other measures for implementing development plan policies include servicing agreements, development agreements, the acquisition of land, and the adoption by bylaw of a five year capital works program (section 56(1)). The capital works program may be waived by the Minister (section 56(2)).

*The Planning and Development Act, 1983* and amendments state that a development plan or any amendment to it is “binding on the municipality and upon all other persons, associations or other organizations whatsoever” and that “no development shall be carried out that is contrary to the development plan” (section 62(1)). However, the adoption of a development plan does not commit council, the provincial government or any other party to undertake the programs or projects outlined in it (section 62(2)).

Development plans and zoning bylaws are passed as bylaws by a majority vote of council, as outlined sections 207 to 212 of *The Planning and Development Act, 1983* and amendments. The public must be notified of council’s intention to pass a bylaw and a public hearing must be held



(section 207). Once passed by council, the bylaw comes into effect after it is approved by the Minister (section 46).

#### **1.4 POLICY TYPES**

A development plan comprises policies to guide future land use, planning and development in a planning district. Policies are statements that determine how decisions will be made in the future—they express the municipality's current positions on future decisions. Policies may be expressed in broad, general terms, or they may be quite detailed and specific, addressing particular issues and circumstances. There are three types of policies in a development plan: advocacy policies, regulatory policies and implementation policies.

Advocacy policies express the position of a municipality on matters that are beyond its direct jurisdiction, but that may affect its operations. These policies would be directed towards neighbouring municipal jurisdictions or senior levels of government. Regulatory policies deal with the control and management of land use over which a municipality has direct jurisdiction. For example, regulatory policies would address the appropriate type, location and intensity of various types of land uses and developments within a municipality. Implementation policies identify specific actions needed to achieve a municipality's objectives for future planning and development.

#### **1.5 ADOPTION AND AMENDMENT OF THIS DEVELOPMENT PLAN BYLAW**

Pursuant to section 44 of *The Planning and Development Act, 1983* and amendments, the Council of the City of Yorkton adopts the *Yorkton Planning District Development Plan Bylaw No. 13/94*. Any portion of this Development Plan Bylaw can be amended according to the procedures outlined under sections 207 to 212 of *The Planning and Development Act, 1983* and amendments.

#### **1.6 AREA AFFECTED BY THIS DEVELOPMENT PLAN BYLAW**

The objectives and policies stated in this Development Plan Bylaw affect an area legally binding upon the entire area within the boundaries of the Yorkton Planning District. All development within these boundaries must conform to this Development Plan Bylaw.

#### **1.7 EFFECTIVE DATE OF THIS DEVELOPMENT PLAN BYLAW**

This Development Plan Bylaw shall come into force on the date of final approval by the Minister.

## **2.0 BACKGROUND REPORT ISSUES**

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The Background Report examined the physical geography, the people and the land use in the Yorkton Planning District and the R.M.s of Orkney and Wallace. From this, the following issues for future planning and development in the Yorkton Planning District were highlighted.

### Aggregate Resources

- environmental protection during and after gravel extraction operations; and
- gravel pit reclamation.

### Soils

- environmental protection; and
- soil conservation.

### Surface Water Resources

- the protection of surface water resources;
- water level management;
- flood plain management; and
- the protection of public safety and capital investment in areas that are susceptible to flood, shoreline erosion and slope instability hazards.

### Groundwater Resources

- the protection of groundwater resources; and
- the management of groundwater supply and demand.

### Vegetation

- the conservation of natural vegetation to protect soils, water resources and wildlife habitat.

### Wildlife Resources

- the protection of wildlife populations; and
- the protection of wildlife habitat.

### Land Subdivision

- the minimum size for agricultural holdings; and
- the minimum size for country residential lots.

### Agricultural Land Use

- the protection of lands most suitable for agricultural production; and
- the diversification of agricultural economy.

### Residential Land Use

- encouraging appropriate residential developments and discouraging inappropriate developments;
- encouraging infill development in existing communities; and
- environmental protection.

#### Recreational Land Use

- encouraging appropriate recreational developments and discouraging inappropriate developments.

#### Commercial and Light Industrial Land Use

- encouraging appropriate commercial and light industrial developments, and discouraging inappropriate developments; and
- environmental protection.

#### Transportation and Utility Corridors

- the maintenance of safe and efficient transportation systems;
- the maintenance of safe and efficient utility systems and facilities; and
- environmental protection.

#### Heritage Resources and Heritage Sensitive Areas

- the protection of heritage resources and heritage sensitive areas.

The following sections of this Development Plan Bylaw will address these issues by setting out objectives for future planning and development, and by establishing policies to carry out the objectives.

### **3.0 MANAGEMENT OBJECTIVES**

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The following management objectives apply to all land uses and developments within the boundaries of the Yorkton Planning District.

#### **3.1 YORKTON PLANNING DISTRICT MANAGEMENT OBJECTIVES**

1. To protect the environmental quality of the land and water resources within and adjacent to the boundaries of the Yorkton Planning District.
2. To encourage the sustainable use of all land and water resources within and adjacent to the boundaries of the Yorkton Planning District.
3. To encourage all landowners to continue to engage in good land stewardship.
4. To minimize or eliminate land use and development conflicts and incompatibilities within and adjacent to the boundaries of the Yorkton Planning District.
5. To encourage cooperative planning between all municipalities, provincial and federal departments and agencies, other jurisdictions, and the public.

#### **3.2 ADHERENCE TO PROVINCIAL STATUTES**

1. To administer and implement this Development Plan Bylaw in conformity with applicable provincial land use statutes, regulations, policies and guidelines.

#### **3.3 ADHERENCE TO FEDERAL STATUTES**

1. To administer and implement this Development Plan Bylaw in conformity with applicable federal land use statutes, regulations, policies and guidelines

## **4.0 OBJECTIVES AND POLICIES FOR ENVIRONMENTALLY SENSITIVE AND HERITAGE SENSITIVE AREAS**

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The environmentally sensitive areas within the Yorkton Planning District are:

- lands located over sensitive groundwater resources;
- surface water resources located over sensitive groundwater resources;
- flood-prone lands;
- shorelines subject to erosion and slope instability hazards;
- wetlands that support waterfowl habitat; and
- natural vegetation that protects soil and water resources and provides wildlife habitat.

The heritage sensitive areas within the Yorkton Planning District are found near lakes and streams, where it is likely that habitation and other uses occurred.

This section of this Development Plan Bylaw sets out the objectives and policies for the management of environmentally sensitive and heritage sensitive areas within the Yorkton Planning District.

### **4.1 GROUNDWATER PROTECTION OBJECTIVES AND POLICIES**

#### **A. Background**

The protection of groundwater resources is a major concern in the Yorkton area. The area depends entirely on groundwater sources for its water supply because there are no major surface water resources.

Groundwater resources are extremely sensitive to contamination from a variety of sources (see *Appendix 1*), and once groundwater is contaminated it is extremely difficult, costly and sometimes impossible to clean up. The following factors increase the number of potential sources of groundwater contamination in the Yorkton area:

- the wide range of land uses and the conflicting demands on the water supply;
- the permeability of the soils which allows contaminants to pass through;
- the indefinite locations of the aquifers and their recharge areas, and the uncertain relationships between them.

The protection of groundwater resources is an important, complex issue in the Yorkton area, and groundwater protection policies are a necessity.

#### **B. Objective**

1. To protect, maintain and enhance the quality and quantity of the groundwater resources within and adjacent to the Yorkton Planning District.

## **C. Policies**

1. Council will encourage the appropriate government departments and agencies to identify groundwater supply and recharge areas, to identify existing and potential sources of groundwater contamination, and to determine which areas are sensitive to groundwater depletion or contamination.
2. In areas where sensitive groundwater resources have been identified, Council will encourage the appropriate government departments and agencies, landowners and development proponents to evaluate existing and potential problem sources, and to mitigate or eliminate the problem sources.
3. In areas where sensitive groundwater resources have been identified, the types of permitted land uses and developments will be limited to those which will not have a negative effect on the resource.
4. Council will encourage the appropriate government departments and agencies to establish and implement procedures for spill and leak prevention, and containment and cleanup.
5. Council will encourage the appropriate government departments and agencies to establish an ongoing groundwater monitoring program to protect and maintain groundwater quality and groundwater quantity.
6. Council will work with the appropriate government departments and agencies to involve the public in groundwater protection by establishing a public education program. An education program could include:
  - b) encouraging the proper use and disposal of household, lawn and garden, and farm chemicals, and
  - c) encouraging the use of appropriate application rates for liquid effluent.

## **4.2 SURFACE WATER AND SHORELAND PROTECTION OBJECTIVES AND POLICIES**

### **A. Background**

York Lake, Rousay Lake, Yorkton Creek and wetland areas are the main surface water resources in the Yorkton Planning District.

Yorkton Lake has been a focus for cottaging and recreational development because there are few recreational lakes in the area and York Lake is within several kilometres of the City of Yorkton. The lake and its shorelands are environmentally sensitive because:

- runoff from the surrounding agricultural and cottaging areas enters the lake;
- the shoreline is susceptible to erosion and flooding;
- the surrounding soils are permeable;
- the lake depends on Rousay Lake and a connecting drainage ditch for water level management;
- the southern end of the lake may be over a sensitive aquifer.

Rousay Lake and the surrounding wetlands provide important waterfowl habitat, and an area along the lake has been designated as a Federal Bird Sanctuary. Rousay Lake is also important because it is part of the water level management system for York Lake. The lake and the wetland environment are sensitive to water level changes and to runoff from surrounding agricultural

areas.

Yorkton Creek is an important surface water resource because it is an important aquifer recharge area and it is also a part of the water level management system for York Lake. An aquifer recharge area is an area from which there is a significant addition of water to the aquifer system. The creek and its shorelands have been identified as a flood hazard area by SaskWater under the Canada-Saskatchewan Flood Damage Reduction Program.

Policies for the protection of surface water resources and shorelands are needed to deal with conflicting demands and pressures that are placed on York Lake, Rousay Lake, Yorkton Creek and wetland areas.

## **B. Objectives**

1. To protect, maintain and enhance the quality of the surface water resources and shorelands within and adjacent to the Yorkton Planning District.
2. To ensure the safety of residents and the protection of capital investment in areas susceptible to flood shoreline erosion and slope instability hazards.

## **C. Policies**

1. Council will work with the Yorkton Watershed Authority and other appropriate government departments and agencies to identify existing and potential problems in sensitive surface water and shoreline areas, and to mitigate or eliminate the problems.
2. In areas where the surface water resources and shoreline areas are sensitive, the types of permitted land uses and developments will be limited to those which will not have a negative effect on the resource.
3. Council will encourage private landowners and other jurisdictions to secure and maintain a 30 metre (100 foot) undisturbed buffer strip around York Lake as protection from environmental degradation due to surface runoff and shoreline erosion.
4. Any development within 457 metres (1,500 feet) of the shoreline is subject to *The Shoreland Pollution Control Regulations, 1976* as administered under *The Public Health Act, 1978*.
5. To avoid the creation of a continuous ribbon of shoreline development, Council will encourage private landowners and other jurisdictions to provide buffer strips separating land uses.
6. In areas that are prone to flood, shoreline erosion and slope instability hazards, the types of permitted land uses and developments will be limited to those which are consistent with the nature of the hazard and which do not increase the degree of hazard.
7. Council will work with Environment Canada, SaskWater and the Yorkton Watershed Authority under the Canada-Saskatchewan Flood Damage Reduction Program:
  - a) to define flood hazard areas,
  - b) to define safe building elevations in flood hazard areas,
  - c) to mitigate or eliminate the potential for flood damage to existing developments in flood hazard areas, and

- d) to prevent new developments from locating in flood hazard areas.

#### **4.3 WATER SUPPLY AND WASTE DISPOSAL OBJECTIVES AND POLICIES**

##### **A. Background**

Environmental protection policies are needed to deal with the contamination potential created by water supply and waste disposal systems and facilities in the Yorkton area.

Improperly constructed wells, improperly capped abandoned wells, leaking sewage disposal systems and leaking underground storage tanks can transmit contaminants to surface water and groundwater supplies. Liquid and solid waste disposal sites are other potential sources of contamination. Developments that are concentrated in sensitive areas, such as Collacott, Pleasant Heights, the Flamingo Trailer Court, and the cottaging areas around York Lake, increase the potential for the contamination of surface water and groundwater resources.

##### **B. Objective**

1. To ensure that the water supply and waste disposal systems and facilities within and adjacent to the Yorkton Planning District do not have a negative effect on the natural environment.

##### **C. Policies**

1. Council will encourage utility companies and the appropriate government departments and agencies to work with landowners to identify existing and potential environmental problems caused by the following water supply and waste disposal systems and facilities:
  - a) wells and water supply systems;
  - b) stormwater
  - c) sewage disposal systems;
  - d) underground storage tanks;
  - e) liquid waste transport and disposal;
  - f) solid waste transport and disposal; and
  - g) hazardous waste transport, storage and disposal.
2. Council will encourage utility companies and the appropriate government departments and agencies to work with landowners to identify potential environmental problems associated with water supply and waste disposal systems and facilities.
3. Council will encourage utility companies and the appropriate government departments and agencies to work with landowners to establish a monitoring and maintenance program for water supply and waste disposal systems and facilities.
4. Council will assist utility companies and the appropriate government departments and agencies in evaluating and selecting the implementation options for the above policies. Implementation options are listed in the *Appendix 2*.

#### **4.4 VEGETATION AND WILDLIFE PROTECTION OBJECTIVES AND POLICIES**

##### **A. Background**

Trees, shrubs and native grasses are important to soil conservation because they stabilize and



protect soils from water and wind erosion. In shoreline areas, vegetation prevents the pollution of water resources by trapping the contaminants from runoff.

Vegetation is also important for wildlife habitat. The wetland vegetation at Rousay Lake, its Federal Bird Sanctuary and the surrounding area provides prime habitat for waterfowl. Shrubs and grasses provide habitat for game animals including deer and sharp-tailed grouse.

**B. Objectives**

1. To protect, maintain and enhance natural vegetation to conserve soils, water resources and wildlife habitat.
2. To protect, maintain and enhance wildlife populations.

**C. Policies**

1. Council will encourage land uses and developments that protect, maintain and enhance native vegetation and wildlife habitat.
2. Council will discourage unnecessary clearing or breaking of land.
3. Council will encourage a revegetation program for existing cleared shoreline areas.
4. Council will discourage further clearing or development in areas where the native vegetation is important to soils conservation, water resource protection, or wildlife habitat, unless it is shown that these resources will not be negatively affected.
5. Council will not permit further development in areas defined as critical wildlife habitat under the *Critical Wildlife Habitat Protection Act*.
6. Council may establish Environmentally Sensitive Areas to protect rare or sensitive flora and fauna or critical wildlife habitat as identified by Saskatchewan Environment and Resource Management and Environment Canada.
7. Council may adopt regulations under *The Planning and Development Act, 1983* and amendments to protect endangered native vegetation and wildlife.

**4.5 OBJECTIVES AND POLICIES FOR THE PROTECTION OF HERITAGE SENSITIVE AREAS**

**A. Background**

Several sites in the Yorkton area have been designated as heritage properties under *The Heritage Property Act, 1984*. In addition, the Heritage Branch of Saskatchewan Municipal Government has recorded several prehistoric archaeological artefact finds and mapped heritage sensitive areas. Heritage sensitive areas occur where there are known heritage sites, or where natural features would favour habitation or other uses. Around Yorkton, heritage sensitive areas found near lakes and streams.

**B. Objectives**

1. To protect, maintain and enhance heritage resources and heritage sensitive areas.

**C. Policies**

1. Council will work with the Heritage Branch of Saskatchewan Municipal Government to identify heritage sensitive areas, to identify existing or potential problems, and to mitigate or eliminate the problems.
2. If a proposed development is located within a heritage sensitive area, a referral to the Heritage Branch of Saskatchewan and Municipal Government is required to assess the need for a Heritage Resource Impact Assessment.
3. In heritage sensitive areas, Council will encourage the types of land uses and developments which will not have a negative effect on the heritage resources.

## **5.0 AGRICULTURAL LAND USE OBJECTIVES AND POLICIES**

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### **5.1 BACKGROUND**

Most of the land in the Yorkton Planning District is used for agricultural production. According to the Canada Land Inventory, the Yorkton area has some of the best agricultural soils in the province. The best lands are used for crop production and low-lying poorly-drained lands near Rousay and York Lakes are used for pasture and for hay.

Recent development trends in agricultural areas have resulted in agricultural holdings being subdivided into smaller parcels, usually for non-agricultural purposes. This takes good agricultural land out of production which can weaken the agricultural economy, put pressure on municipal services and increase public utility costs, increase the potential for land use conflicts, and create unproductive remnant parcels. An appropriate balance must be found between agricultural, agriculturally-supportive and non-agricultural development.

The City of Yorkton has been investigating potential locations for a new cemetery and for a new landfill. Because appropriate sites for both of these facilities are not available within the City, the search for new potential locations will focus on rural sites. Current policy in the Yorkton Planning District and the R.M.s of Orkney and Wallace does not accommodate a cemetery use or landfill use. These uses would probably be most compatible with the low development intensities of the agricultural zoning district.

### **5.2 OBJECTIVES**

1. To protect, maintain and enhance lands most suitable for agricultural production.
2. To encourage the diversification of the agricultural economy.

### **5.3 POLICIES**

1. To prevent the loss of agricultural land caused by the subdivision of small uneconomical parcels, the minimum size for an agricultural holding will be 64.8 hectares (160 acres), except for subdivisions that were in existence on or before the date that this Bylaw is passed (see also Residential Land Use Policies [Section 6.4A]). Subdivision of 64.8 hectares (160 acre) agricultural holdings into smaller parcels will be permitted in the following instances:
  - a) for farm consolidation;
  - b) for providing a separate residential parcel for a retiring farm operator or for other families who contribute to the farming operation;
  - c) for farm debt restructuring;
  - d) for lease-to-own options; and
  - e) other instances where Council has determined that the subdivision will not negatively affect the agricultural resource and will not remove significant agricultural land from production.
2. Council will permit one farm residence, and may at its discretion permit additional farm residences, per 64.8 hectares (160 acres).
3. The minimum size permitted for a farm residential parcel that has been subdivided out

from the agricultural holding will be 2.0 hectares (5.0 acres) and the maximum size permitted will be 4.0 hectares (10.0 acres). Relaxations of these limits may only be permitted at the discretion of Council.

4. Intensive livestock operations may be permitted subject to:
  - a) the requirements of Saskatchewan Agriculture and Food, which administers *The Pollution (By Livestock) Control Act, 1984, The Pollution (By Livestock) Control Regulations, 1991* and associated Intensive Livestock Operations: Guide of Recommended Practice;
  - b) the development standards set out in the Yorkton Planning District Zoning Bylaw No. Z2094; and
  - c) any other requirements of Council.
5. Council will discourage clearing and cultivation within 30 metres (100 feet) of the shorelines of York Lake, other water bodies, watercourses and wetlands, and will encourage a revegetation program.
6. Council will encourage the proper use and disposal of farm chemicals as recommended by Saskatchewan Agriculture and Food, and the use of appropriate application rates for liquid effluent as recommended by SaskWater, particularly in environmentally sensitive areas.
7. Council will work with the appropriate government departments and agencies and landowners to improve viability and encourage the diversification of the agricultural economy.
8. Agri-businesses may be permitted provided that:
  - a) their function is directly related to the agricultural economy;
  - b) they are in accessible, serviced locations;
  - c) they are not located in environmentally sensitive areas; and
  - d) they will not have a negative effect on agricultural or natural resources.
9. Home-based businesses may be permitted at Council's discretion provided that the nature and scale of the business will not negatively affect the agricultural resource.
10. Council will encourage landowners to work with the appropriate government departments and agencies to mitigate or eliminate existing and potential environmental problems associated with existing and potential sand and gravel extraction, gravel crushing or topsoil removal operations.
11. Council will encourage landowners to work with the appropriate government departments and agencies to reclaim existing and abandoned gravel pits and to ensure that their after-use does not contribute to environmental degradation.
12. Agricultural lands are zoned as Agricultural Districts (A) in the *Yorkton Planning District Zoning Bylaw No. Z2-94*, reflecting their current use.
13. At Council's discretion, cemeteries may be developed in the Agricultural District provided that they are not located in environmentally sensitive areas, they will not have a negative effect on agricultural or natural resources, and they are in accessible locations.
14. At Council's discretion, landfills may be developed in the Agricultural District. Council will

work with other jurisdictions and with the appropriate government departments and agencies to select suitable sites and to ensure that regulatory requirements are met.

## **6.0 RESIDENTIAL LAND USE OBJECTIVES AND POLICIES**

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### **6.1 BACKGROUND**

The residential opportunities in the Yorkton Planning District comprise:

- farm residences'
- single parcel country residences;
- multi-parcel country residences;
- a mobile home park; and
- cottaging developments at York Lake.

The York Lake Regional Park is under provincial jurisdiction. The hamlets of Orcadia, Fonehill, Rokeby, Tonkin and Dunleath are located in the R.M.s of Orkney and Wallace, outside of the Yorkton Planning District.

Because farm residences are necessary to farming operations, the policies that affect them are incorporated in the Agricultural Land Use Objectives and Policies (Section 5.0). The following objectives and policies are applicable to other residential developments.

### **6.2 OBJECTIVES**

1. To encourage appropriate residential developments and to discourage inappropriate residential developments.
2. To encourage infill development in existing communities and on existing residential parcels.

### **6.3 POLICIES**

1. Council will encourage continuous, phased residential developments and will discourage random, sprawled, linear or high-density developments.
2. Council will discourage premature residential developments.
3. Council will encourage the consolidation of small unviable residential parcels into larger residential parcels.
4. Council will encourage new residential developments to locate in existing communities and on existing residential parcels.
5. If the proposed site for a development is not accessible or cannot be serviced efficiently and cost-effectively, Council may refuse to permit the development or may require the developer to construct and maintain road access and services.
6. Council will not permit further subdivision of an original residential lot except in the case of boundary adjustments.

7. Council will encourage the proper use and disposal of household and lawn and garden chemicals, particularly in environmentally sensitive areas.
8. Home-based businesses may be permitted at Council's discretion provided that the nature and scale of the business will not negatively affect the residential development.

#### **6.4 SINGLE PARCEL COUNTRY RESIDENTIAL SUBDIVISIONS**

A number of single parcel country residential subdivisions have been created by subdividing out 4 hectare (10 acre) agricultural sites. This is undesirable because it takes agricultural land out of production, increases the demand for servicing, and creates larger parcels than many rural residents would like. Allowing smaller parcels to be subdivided out for country residential purposes would suit both agricultural and residential interests.

##### **A. Policies**

1. At Council's discretion, a maximum of one single parcel country residential subdivision per 64.8 hectares (160 acres) may be permitted, except for subdivisions that were in existence on or before the date that this Bylaw is passed. At council's discretion, infill residential development may be permitted on these existing subdivisions (see Agricultural Land Use Policies [Section 5.3]).
2. The minimum size permitted for a single parcel country residential subdivision will be 2.0 hectares (5.0 acres) and the maximum size permitted will be 4.0 hectares (10.0 acres). Relaxations of these limits may only be permitted at the discretion of Council.
3. Single parcel country residential subdivisions will be subject to the following minimum separation distances:
  - a) 1 kilometre (0.6 mile) from a water body;
  - b) 305 metres (1,000 feet) from a farm residence; and
  - c) 201 metres (660 feet) from an existing or proposed sand and gravel extraction, gravel crushing or topsoil removal operation.
4. Single parcel country residential subdivisions are zoned as Agricultural Districts (A) in the *Yorkton Planning District Zoning Bylaw No. Z2-94*, reflecting their low-intensity use.

#### **6.5 MULTI-PARCEL COUNTRY RESIDENTIAL SUBDIVISIONS**

Groups of two or more contiguous country residential parcels are referred to as multi-parcel country residential subdivisions. There are a number of these subdivisions in the Yorkton Planning District, the largest of which are Collacott and Pleasant Heights. Collacott and Pleasant Heights provide about 126 unserviced residential lots, each about 0.2 hectare (0.5 acre) in size. Policy allows subdivision down to conventional urban lot sizes which would create undesirable densities and the potential for environmental degradation. The subdivisions are situated over the Collacott aquifer system, which is quite sensitive due to its shallow depth and the permeable soils that lie over it. Junkyards, underground storage tanks, private wells and leaking sewage disposal systems in both of the subdivisions create the potential for groundwater contamination.

##### **A. Policies**

1. Council will not permit any further development in existing multi-parcel country residential subdivisions unless the existing and potential environmental problems have been

eliminated or mitigated to Council's satisfaction.

2. Council will encourage the appropriate government departments and agencies to continue to work with landowners to mitigate or eliminate existing and potential environmental problems, and to develop a maintenance and monitoring program.
3. Council will not permit the creation of new multi-parcel country residential subdivisions within the Yorkton Planning District.
4. Multi-parcel country residential subdivisions are zoned as Multi-Parcel Country Residential Districts (CR) in the *Yorkton Planning District Zoning Bylaw NO. Z2-94*, reflecting their residential use.

## **6.6 MOBILE HOME DEVELOPMENTS**

The Flamingo Trailer Court, located along Highway 10 near the drainage channel between Rousay Lake and York Lake, is the only mobile home development in the Yorkton Planning District. The 30 year old mobile home park comprises 73 mobile home spaces of which half are currently leased and occupied. The intensity of the development and the overflow problems with the adjacent sewage lagoon create the potential for both surface water and groundwater contamination.

### **A. Policies**

1. Council will not permit any further development in existing mobile home parks unless the existing and potential environmental problems have been eliminated or mitigated to Council's satisfaction.
2. Council will not permit the creation of new mobile home developments within the Yorkton Planning District.
3. Council will encourage the appropriate government departments and agencies to continue to work with landowners to mitigate or eliminate existing and potential environmental problems, and to develop a maintenance and monitoring program.
4. Mobile home developments are zoned as Multi-Parcel Country Residential Districts (CR) in the *Yorkton Planning District Zoning Bylaw No. Z2-94*, reflecting their residential use.

## **6.7 LAKESHORE DEVELOPMENTS**

The York Lake Regional Park, which is under provincial jurisdiction, encompasses two parcels of land on the east side of York Lake and one parcel of land on the west side. The west side of the lake is not developed. On the east side of the lake, 73 cottage lots and a variety of recreational facilities are located in the northern parcel of the park. About 10 of the cottage lots are vacant. Fourteen private cottage lots are located on the east side of York Lake between the northern and southern parcels of the park. South of the southern parcel, a plan of subdivision for a proposed private cottaging development has been registered.

The minimum sizes and dimensions of the existing cottage lots along York Lake are similar to those in conventional urban residential subdivisions. This development intensity places pressure on sensitive resources. The requirements for lot sizes, lot dimensions, water supply and sewage disposal systems, and safe building elevations should be more stringent for new cottaging



developments because of the environmental sensitivity of the lakeshore and the likelihood of year-round use, given the proximity of the lake to Yorkton. Holding tanks should be required for sewage disposal to prevent the contamination of York Lake and the aquifer that underlies its southern end. Limits should also be placed on the creation of new cottage lots at York Lake.

The shoreline of York Lake has been dedicated as municipal reserve. The Dedicated Lands Regulations reserve these lands for public recreational uses and prohibit private recreational uses.

**A. Policies**

1. Council will not permit any further development in existing cottaging developments until existing and potential environmental problems have been mitigated or eliminated.
2. Council will encourage the appropriate government departments and agencies to continue to work with landowners to mitigate or eliminate existing and potential environmental problems, and to develop a maintenance and monitoring program.
3. Council will limit further cottaging development at York Lake to a maximum of 100 cottages.
4. Council will require the proponents of cottaging developments to conduct the necessary studies and to negotiate development and servicing agreements to conform to the requirements for year-round residential developments.
5. Cottaging developments are zoned as Lakeshore Development Districts (LD) in the *Yorkton Planning District Zoning Bylaw No. Z2-94*, reflecting their current use.
6. Proposed cottaging developments for which plans of subdivision have been registered on or before the date that this Bylaw is passed are zoned as Lakeshore Development – Holding Districts (LD(h)) in the *Yorkton Planning District Zoning Bylaw No. Z2-94*, reflecting their intended use.

## **7.0 RECREATIONAL LAND USE OBJECTIVES AND POLICIES**

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### **7.1 BACKGROUND**

York Lake and the York Lake Regional Park are the main recreational resources in the Yorkton Planning District. The shoreline of York Lake is dedicated as municipal reserve, and is set aside for public recreational uses. The York Lake Regional Park is under provincial jurisdiction and comprises two parcels of land on the east side of York Lake and one parcel of land on the west side. The west side of the lake is not developed. Cottaging, camping and day use areas, a golf course, a trap shooting range and a variety of other recreational facilities are located in the northern parcel on the east side of the lake. Other recreational resources in the Yorkton Planning District include a shooting range operated by the Yorkton Gun Club.

### **7.1 OBJECTIVE**

1. To encourage appropriate recreational developments and to discourage inappropriate recreational developments.

### **7.2 POLICIES**

1. At the discretion of Council, recreational developments may be permitted in environmentally sensitive or heritage sensitive areas provided that the developments will not have a negative effect on the resource.
2. At the discretion of Council, recreational developments may be permitted on lands subject to flood or slope instability hazards provided that public safety and capital investment are protect.
3. Council will encourage the appropriate government departments and agencies to work with landowners ensure the safe use of firearms and to mitigate or eliminate any existing and potential conflicts between this and other activities or land uses.
4. As appropriate, recreational developments are zoned in the *Yorkton Planning District Zoning Bylaw No. Z2-94* as Agricultural Districts (A), Multi-Parcel Country Residential Districts (CR), or Lakeshore Development Districts (LD), reflecting their current use.

## **8.0 HIGHWAY COMMERCIAL AND LIGHT INDUSTRIAL LAND USE OBJECTIVES AND POLICIES**

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### **8.1 BACKGROUND**

Most of the commercial land uses in the Yorkton Planning District are highway commercial in nature and are located along the main highways near the City of Yorkton. Commercial uses directly related to the agricultural economy can be accommodated in agricultural areas. Home-based businesses may be appropriate in agricultural or residential areas. Other commercial uses can be accommodated in hamlets or existing urban centres. More than one section of land is available around the Yorkton Airport for commercial and light industrial uses which would complement the airport use. Current policy permits industrial land uses in the Yorkton Planning District, however no industrial sites have been designated.

### **8.2 OBJECTIVE**

1. To encourage appropriate highway commercial and light industrial developments, and discourage inappropriate highway commercial and light industrial developments.

### **8.3 POLICIES**

1. Council will encourage and promote the establishment of appropriate highway commercial and light industrial developments within or adjacent to urban municipalities or hamlets.
2. Council will encourage the use of existing highway commercial and light industrial sites before considering the subdivision of new sites.
3. Highway commercial and light industrial developments are zoned as Highway and Commercial and Light Industrial Districts (C) in the *Yorkton Planning District Zoning Bylaw No. Z2-94*, reflecting their current use.

## **9.0 TRANSPORTATION AND UTILITY CORRIDOR OBJECTIVES AND POLICIES**

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### **9.1 BACKGROUND**

Highways 9, 10, 16, and 52 pass through the R.M.s of Orkney and Wallace and the Yorkton Planning District to intersect at the City of Yorkton. These highways have attracted highway commercial development, particularly near the City of Yorkton.

Utility corridors extend throughout the Yorkton Planning District and are usually located along the main highways. Natural gas pipelines and electrical facilities serve the City of Yorkton and the communities throughout the R.M.s of Orkney and Wallace.

The Canadian National and the Canadian Pacific rail lines pass through the R.M.s of Orkney and Wallace and the Yorkton Planning District. The rail lines continue through downtown Yorkton, interrupting traffic flows there and creating awkward intersections, irregularly shaped lots and building configuration problems. Rail relocation has been examined in the past and a location at the eastern edge of the City of Yorkton has been discussed, however the proposal has been given low priority in recent years and is unlikely to be implemented in the foreseeable future.

The Yorkton Airport is located to the north of the City of Yorkton within the R.M. of Orkney and the Yorkton Planning District. More than one section of land is available around the airport for commercial and light industrial uses which would complement the airport use.

### **9.2 OBJECTIVE**

1. To ensure that safe, efficient transportation systems are constructed, maintained and enhanced within and adjacent to the Yorkton Planning District.
2. To ensure that safe, efficient utility systems and facilities are construct, maintained and enhanced within and adjacent to the Yorkton Planning District.

### **9.3 POLICIES**

1. If the proposed site for a development is not accessible or cannot be serviced efficiently and cost-effectively, Council may refuse to permit the development or may require the developer to construct and maintain road access and services.
2. Council will require developers to upgrade roads where needed in order to provide suitable access to proposed developments.
3. Council will require all land uses and developments in the vicinity of the Yorkton Airport to comply with the separation distance requirements and height requirements of Transport Canada.
4. Council will encourage cooperative planning between all affected municipalities, the appropriate government departments and agencies, and the public if rail relocation is reconsidered.
5. Council will encourage cooperative planning between all affected municipalities, the

appropriate government departments and agencies, and the public if rail relocation is reconsidered.

6. Council will encourage landowners to contact the appropriate utility companies prior to carrying out development activities.
7. Council will encourage the grouping of transportation and utility corridors.
8. In the *Yorkton Planning District Zoning Bylaw No. Z2-94*, transportation and public utility corridors will be permitted in all zoning districts.

## **10.0 RURAL-URBAN FRINGE OBJECTIVES AND POLICIES**

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### **10.1 ANNEXATION**

#### **A. Background**

Annexation refers to the incorporation of lands within the legal limits of a municipality. Historically, the City of Yorkton has expanded by annexing lands in the R.M.s of Orkney and Wallace to accommodate urban growth. Policies are needed to ensure that the interests of the City of Yorkton, the R.M.s of Orkney and Wallace, and the Yorkton Planning District are achieved when an annexation occurs.

#### **B. Objectives**

1. To accommodate logical, planned and timely urban expansion and annexation.
2. To encourage cooperative planning between the City of Yorkton, the affected rural municipality and the Yorkton Planning District before annexation occurs.

#### **C. Policies**

1. The City of Yorkton will advise the affected rural municipality and the Yorkton Planning District of all annexation proposals.
2. The annexation of lands will have regard for:
  - a) the preservation of agricultural lands and natural resources in the Yorkton Planning District and the R.M.s of Orkney and Wallace;
  - b) the growth requirements of the City of Yorkton and the R.M.s of Orkney and Wallace; and
  - c) financial compensation to the affected rural municipality for lost tax revenue and other assets and improvements affected by the annexation.
3. All annexation proposals should include a detailed analysis substantiating the need for annexation. The analysis may include:
  - a) land requirements;
  - b) the existing supply of land within the City of Yorkton;
  - c) demonstration of the lack of an alternate site within the City of Yorkton;
  - d) the financial effect on the rural municipality;
  - e) the projected rate of urban growth;
  - f) concept plans; and
  - g) any other information that Council considers important.

## **11.0 IMPLEMENTATION POLICIES AND INSTRUMENTS**

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### **11.1 THE ZONING BYLAW**

1. *Bylaw No. 1787*, as amended is hereby repealed.
2. Pursuant to section 45 of *The Planning and Development Act, 1983* and amendments, the Councils of the Rural Municipality of Orkney No. 244 and the Rural Municipality of Wallace No. 243 will prepare and adopt, in conjunction with this Development Plan Bylaw, a Zoning Bylaw for the Yorkton Planning District.
3. The *Yorkton Planning District Zoning Bylaw No. Z2-94* will implement the objectives and policies of this Development Plan Bylaw as outlined in *The Planning and Development Act, 1983* and amendments.
4. The *Yorkton Planning District Zoning Bylaw No. Z2-94* will provide for zoning districts, permitted and discretionary uses, and development standards to carry out the intent of this Development Plan Bylaw.
5. The zoning of land will usually reflect its current use. The premature zoning of land for development will be discouraged.

### **11.2 PROVISION OF INFORMATION BY THE DEVELOPER**

1. Council may require that a developer provide the information needed to properly assess the following:
  - a) an amendment to the *Yorkton Planning District Development Plan Bylaw No. 13/94*;
  - b) an amendment to the *Yorkton Planning District Zoning Bylaw No. Z2-94*; and
  - c) a subdivision application.
2. The information provided should address:
  - a) conformity with the policies of the *Yorkton Planning District Development Plan Bylaw No. 13/94*;
  - b) conformity with the policies of the *Yorkton Planning District Zoning Bylaw No. Z2-94*;
  - c) conformity with provincial, federal or other regulatory jurisdictions;
  - d) site suitability in terms of topography, environmental sensitivity, critical wildlife habitat, heritage sensitivity, and hazards including flooding, erosion or poor drainage;
  - e) the effects of the proposed development on groundwater resources;
  - f) the costs and benefits of the proposed development; and
  - g) the appropriate levels of servicing and the proposed terms of the servicing agreement; and
  - h) any other information requested by Council.

### **11.3 APPLICATIONS FOR REZONING**

1. Applications for the rezoning of land will only be considered when development proposals, subdivision applications and servicing agreements have been presented to and reviewed by Council.
2. Applications for the rezoning of land will require the following information:
  - a) a map (drawn to scale) showing the topography and the proposed shape, dimensions and area of the site;
  - b) a sketch map (drawn to scale) indicating all existing land uses and structures within 2 kilometres (1.25 miles) of the site;
  - c) a description of the location, height, dimensions and use of all structures and outdoor storage areas which will be located on the proposed site, as well as setbacks, drainage provisions, proposed entrances/exits and transportation routes; and
  - d) any other information requested by Council.

### **11.4 DEVELOPMENT AGREEMENT**

1. Council may request that the developer enter into a development agreement with the municipality, pursuant to sections 55.4 and 55.5 of *The Planning and Development Act, 1983* and amendments, before development proceeds. Council may request that the following be included in the agreement:
  - a) the planting of adequate buffers and screening where necessary;
  - b) an established transportation route and provision for continued maintenance of municipal roads;
  - c) provisions for water supply, sewage disposal, and solid waste disposal;
  - d) adherence to all requirements, policies and guidelines established by provincial regulatory jurisdictions;
  - e) the posting of a bond or letter of credit to ensure that the development agreement is followed; and
  - f) any other information requested by Council.

### **11.5 SERVICING AGREEMENTS**

1. Pursuant to section 143 of *The Planning and Development Act, 1983* and amendments, the proponents of a proposed subdivision must enter into a servicing agreement with the municipality before the subdivision can be approved by Saskatchewan Municipal Government.
2. A servicing agreement embodies the principle that the proponent will construct all works and improvements required by Council which can include:
  - a) roads, streets and lanes;
  - b) drainage ditches and culverts;
  - c) water supply and sewage disposal;
  - d) provisions for solid waste disposal;
  - e) utilities including power, natural gas and telephone;
  - f) snow removal; and
  - g) other improvements required by Council.

Council may require that a performance bond be posted to guarantee that the provisions of the servicing agreement will be followed.



## 11.6 DEVELOPMENT LEVIES AND ADMINISTRATION FEES

1. The Councils of the Rural Municipality of Orkney No. 244 and the Rural Municipality of Wallace No. 243 may require the payment of development levies for the cost of constructing, expanding, upgrading or improving public works or off-site improvements that directly or indirectly service a proposed development. Off-site improvements may include:
  - a) drainage;
  - b) public roads or highways;
  - c) parks;
  - d) recreational facilities; and
  - e) other improvements pursuant to section 143 of *The Planning and Development Act, 1983* and amendments.
  
2. The Councils of the Rural Municipality of Orkney No. 244 and the Rural Municipality of Wallace No. 243 may establish a schedule of application fees, based on cost recovery, for the administration of the *Yorkton Planning District Zoning Bylaw No. Z2-94* and for the review of subdivision applications.

## 12.0 BYLAWS

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### 12.1 COMPLEMENTARY BYLAWS

This bylaw is complementary to the Yorkton Planning District Development Plan Bylaw No. Z1-94 adopted by the Rural Municipality of Orkney NO. 244 and to the Yorkton Planning District Development Plan Bylaw No. Z1-94 adopted by the Rural Municipality of Wallace No. 243.

### 12.2 EFFECTIVE DATE OF THIS BYLAW

i) This Bylaw shall come into force on the date of final approval by the Minister.

ii) Readings

Read a First time this 25<sup>th</sup>, day of July, 1994.

Read a Second time this 25<sup>th</sup>, day of July, 1994.

Read a Third time this 12<sup>th</sup>, day of September, 1994.

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## **APPENDIX 1**

### **GROUNDWATER CONTAMINANT SOURCES**

*Sources designed to discharge substances:*

- subsurface percolation systems including septic tanks and cesspools
- injection wells
- land application of wastewater, sewage sludge, hazardous and non-hazardous waste

*Sources designed to store, treat and/or dispose of substances:*

- landfills
- hazardous waste disposal sites, radioactive disposal sites
- open dumps
- open burning sites
- surface impoundments
- waste tailings
- waste piles
- materials stockpiles (e.g. uncovered road salt)
- cemeteries
- animal burial sites
- underground and above ground storage tanks and containers
- detonation sites

*Sources designed to transport materials:*

- pipelines
- corrosion of iron or steel water lines
- materials transport and transfer operations

*Sources discharging substances as a result of other planned activities:*

- irrigation practices (e.g. return flow)
- pesticide, herbicide and fertilizer application
- domestic use of chemicals (e.g. fertilizers, pesticides, auto fluids, paint products, pool chemicals, chemical cleaners, water softener backwash)
- de-icing salt applications
- manure piles
- intensive livestock operations
- percolation of atmospheric pollutants (e.g. sulphur and nitrogen compounds)
- urban runoff

*Sources providing avenues for contamination or inducing discharge of contaminants through altered flow patterns:*

- production wells (e.g. water supply, oil and gas)
- monitoring wells, excavation wells
- grading and drilling activities
- construction activities and excavations

*Naturally occurring sources whose discharge is created or worsened by human activity:*

- groundwater and surface water interaction
- natural leaching
- intrusion of poor-quality natural water (e.g. salt water intrusion)

## **APPENDIX 2**

### **IMPLEMENTATION OPTIONS FOR WATER SUPPLY AND WASTE DISPOSAL POLICIES**

1. Wells and Water Supply Systems

- ensure that wells are properly constructed, cased and grouted
- conduct regular inspections to ensure proper functioning
- regularly test wells for contamination
- establish time limits for owners to repair or replace improperly functioning systems
- close and cap contaminated wells, or locate and eliminate the source of contamination
- ensure that abandoned wells are properly sealed and capped

2. Stormwater Systems

- in environmentally sensitive areas:
  - construct surface runoff drains
  - collect and remove stormwater runoff and dispose of in an approved area

3. Sewage Disposal Systems

- conduct regular inspections to ensure proper functioning
- require leak-tight systems
- establish time limits for owners to repair or replace improperly functioning systems
- properly close off abandoned sewage disposal systems, seal and fill septic tanks
- in environmentally sensitive areas:
  - require a central sewer system if it would be efficient and cost-effective
  - require owners to agree to connect to a central system if it is installed
  - if a central sewer systems would not be efficient or cost-effective, require holding tanks to be installed (consider increasing the minimum capacity [4,732 litres (1,250 gallons)], or requiring oversized or double-walled tanks)OR  
require owners to have their systems inspected and maintained on a regular basis

4. Underground Storage Tanks

- register all underground storage tanks
- regulate small underground residential tanks (under 4,164 litres [1,100 gallons]), as well as larger tanks
- conduct regular inspections for leaks
- establish time limits for owners to repair or replace a leaking tank
- replace all tanks over 20 years old
- require that a tank that is temporarily out of service (180 days) be reported, pumped out, tested, inspected and monitored (for 30 days)
- inventory all abandoned and permanently out of service tanks (location, size, fuel used, date installed, date abandoned, whether pumped out)
- require that all abandoned and permanently out of service tanks:
  - be pumped out, sludge removed, lines disconnected and plugged, rendered free of vapours
  - be filled to capacity with inert material such as sand or concrete slurry, or to be removed
- require that all new tanks:
  - be made of fibreglass, steel clad with fibreglass, reinforced plastic or steel which is cathodically protected
  - consider requiring over-designed or double-walled tanks

- have a leak detection system
  - have secondary containment structures to collect and contain a spill or leak
  - require that all tanks be equipped with a spill alarm or an overflow protection system
  - in environmentally sensitive areas:
    - remove all underground storage tanks
    - ensure proper clean-up of storage tank sites
    - prohibit the installation of any new tanks
5. Liquid Waste Transport and Disposal
- require that liquid wastes be hauled by a licensed hauler and disposed of at an approved site
  - do not permit liquid waste disposal sites in environmentally sensitive areas
  - refer proposals for new liquid waste disposal sites to the Environmental Assessment Branch of Saskatchewan Environment and Resource Management for environmental screening and possible environmental impact assessment
6. Solid Waste Transport and Disposal
- require that solid wastes be disposed of at approved sites
  - ensure that hazardous wastes are not being disposed of in solid waste disposal sites
  - require that all toxic wastes being disposed of in solid waste disposal sites be registered
  - do not permit solid waste disposal sites in environmentally sensitive areas
  - refer proposals for new solid waste disposal sites to the Environmental Assessment Branch of Saskatchewan Environment and Resource Management for environmental screening and possible environmental assessment
  - encourage and promote the concept of a regional landfill, and engage in cooperative planning with other municipalities
7. Hazardous Waste Transport, Storage and Disposal
- require that hazardous wastes be transported by a licensed hauler
  - require that hazardous wastes be stored and disposed of at approved sites
  - require users or generators of hazardous materials or wastes register themselves and the materials or wastes with the municipality
  - require users or generators of hazardous materials or wastes to comply with the Hazardous Waste Regulations administered by Saskatchewan Environment and Resource Management
  - refer proposals for hazardous waste storage and disposal sites to the Environmental Assessment Branch of Saskatchewan Environment and Resource Management for environmental screening and possible environmental assessment

OR

- do not permit users or generators of hazardous materials or wastes in the Yorkton Planning District
  - do not permit hazardous waste storage and disposal sites in the Yorkton Planning District
8. Design and Construction (all systems and facilities)
- require that a professional engineer licensed to practice in Saskatchewan design and supervise the construction of water supply and waste disposal systems and facilities
  - ensure, in consultation a professional engineer licensed to practice in Saskatchewan, that the design of water supply and waste disposal systems and facilities is approved prior to construction, and that the construction is approved

- do not issue a building permit unless approvals are received