

Bylaw No. 2026 – 12
RM of Edenwold No. 158
A Bylaw to Amend Bylaw 2019-19

Pursuant to Section 29 of *The Planning and Development Act*, 2007, the Council of the Rural Municipality of Edenwold No. 158 hereby amends Official Community Plan Bylaw No. 2019-19 by enacting this bylaw as follows:

Bylaw No. 2026-12 Text Change

1. Section 1.6 is amended by repealing all existing text and substituting the following:

“The following identifies a consolidated list of key community priorities used to inform the goals and policies within this plan. The priorities were determined using input from the public, Council, external stakeholders, and regional partners. These priorities will be regularly re-evaluated in conjunction with each comprehensive OCP review.

- *Ensure compatible land uses across the municipality*
- *Protect and maintain the character of residential subdivisions in Emerald Park, country residential developments, and agricultural areas*
- *Encourage and support the development of local recreation and leisure amenities.*
- *Ensure new infrastructure and services are developed in an efficient and cost-effective manner*
- *Protect prime agricultural lands*
- *Address drainage issues*
- *Accommodate resource development while addressing potential related nuisances.*
- *Improve signage for roadways and business districts*
- *Support new residential development in appropriate locations to meet the needs of the growing population and changing demographics*
- *Continue to work collaboratively with neighbouring municipalities, local First Nations, and other external authorities*

These community priorities have been analyzed under the framework of the Statements of Provincial Interest Regulations and all priorities align with the statements.”

2. Section 2.3 is amended by repealing item 3 in the list and substituting the following:

“3. Accommodate growth in the residential sector including rural and country-style options as well as a variety of housing forms that cater to residents through all phases of life and include options for different budgets and lifestyles.”

3. Section 2.3 is amended by repealing item 5 in the list and substituting the following:

“5. Direct developments with associated nuisances to specific areas of the municipality, away from residential neighbourhoods, commercial clusters, and urban areas.”

4. Section 2.3 is amended by repealing item 6 in the list and substituting the following:

“6. Closely integrate infrastructure and land use planning to ensure roads, sewer, water, and drainage infrastructure are provided in a cost-effective manner, funded by development charges where appropriate.”

5. Section 2.3 is amended by repealing item 10 in the list and substituting the following:

“10. Promote institutional and community service developments in proximity to residential neighbourhoods.”

6. Subsection 3.1.2.6 is amended by correcting a typographical error in clause “a” by replacing the word “assists” with “assist”.
7. Subsection 3.2.4.1 is amended by repealing clause “a” and substituting the following:

“a. As demand and opportunities arise, the municipality may undertake a study or series of studies to evaluate the need for a regional public transportation service with a focus on servicing the business districts in the Highway No. 1 corridor and Emerald Park.”
8. Subsection 3.3.3.9 is amended by repealing clauses “a” and “b” and substituting the following:

“a. Where development is contemplated on lands adjacent to another municipality or First Nations reserve lands where infrastructure and servicing capacities exist, an inter-jurisdictional agreement may be considered to arrange for the provision of those services for the development. The developer may also be required to enter into an agreement for services with that municipality or First Nation, as the case may be, with respect to the construction and installation of the services that are required for the development.

b. Where development is contemplated on lands in another jurisdiction where infrastructure and servicing capacities may be provided by the RM of Edenwold, an inter-jurisdictional agreement may be considered to arrange for the provision of those services for the development. The municipality may also require the developer to enter into an agreement for services with respect to the construction and installation of the services.”
9. Subsection 3.4.3.1 is amended by repealing clause “a” and substituting the following:

“a. All development on or in the vicinity of potentially hazardous lands shall be carefully planned to ensure the protection of public safety and property. Potentially hazardous lands include the following:

 - i. Lands that may be subject to flooding including all lands adjacent to a watercourse, water body, or wetland and any land that may lie within an area that would be flooded by a 1 in 200 year flood event as shown in Figures 2 and 2a;*
 - ii. Lands that may be subject to flooding as a result of drainage issues based on historical data and site analysis; and*
 - iii. Lands that may be subject to slope instability or erosion.”*
 10. Subsection 3.4.3.1 is amended by adding clause “b” in accordance with the alphabetized list:

“b. Potentially hazardous lands are shown on Maps 5A and 5B in Appendix A, however the map should be used as a reference only and the presence of hazards should be determined using site-specific investigations.”
 11. Clause 3.4.3.3.c is amended by repealing subclauses “iii”, “iv” and “v” and renumbering all subsequent subclauses accordingly.
 12. Subsection 3.4.3.4 is amended by repealing all existing text and substituting the following:

“9.0.9.0. Development Within or Near Flood-Prone Areas

 - a. Development will be restricted in areas that may be subject to flooding in order to protect against the loss of life and to minimize property damage associated with flooding events.*
 - b. Development of lands within the floodway will generally be restricted to temporary or passive uses such as agriculture, park space, or other open space recreational uses.*
 - c. No buildings or additions to buildings shall be developed in the floodway of the 1:200 year flood elevation of any watercourse or water body.*

- d. *New buildings and additions to buildings in the floodway fringe shall be flood-proofed to an elevation of 0.5 metres above the 1 in 200 year flood elevation of any watercourse or water body in the flood fringe. Any land uses and structures that are developed within the floodway and floodway fringe areas shall be carried out in strict compliance with the development standards outlined in Section 4.48 of the Zoning Bylaw.*

13. Subsection 3.6.2.5 is amended by repealing clause “b” and substituting the following:

“b. In addition to collaborating with other jurisdictions, the municipality will continue to provide fire protection services through the Emerald Park Volunteer Fire Department.”

14. Subsection 3.7.2.4 is amended by adding the following clause in accordance with the alphabetized list:

“c. To support large farm operations in the attraction and retention of employees, farm worker housing may be permitted in accordance with Section 5.33 the Zoning Bylaw.”

15. Subsection 3.7.4.3 is amended by repealing subclause “iii” and substituting the following:

“iii. Where Council approves a lesser separation distance than given in Section 5.30 of the Zoning Bylaw, an interest may be registered against the titles of the affected properties.”

16. Subsection 3.7.5.4 is amended by correcting a typographical error by re-labelling clause “c” as clause “a”.

17. Subsection 3.8.2.1 is amended by repealing clause “a” and substituting the following:

“a. A Sector Plan, Concept Plan, and/or a Comprehensive Development Proposal, as applicable, may be required as part of an application to re-zone, subdivide or re-subdivide land for extraction activities or heavy industrial development prior to consideration of an application by Council. The review shall identify all impacts on municipal infrastructure such as roads and shall address all matters of land use integration, potential conflict mitigation, and the provision of services to the development. The requirements for a Sector Plan, Concept Plan, and a Comprehensive Development Proposal are outlined in Sections 3.21 - 3.23 of the Zoning Bylaw.”

18. Subsection 3.8.4.1 is amended by repealing clause “a” and substituting the following:

“a. Aggregate (including sand and gravel) extraction and related developments that benefit the region shall be encouraged to locate throughout the municipality on sites that are appropriate for the proposed activities and separated from incompatible land uses. Known aggregate extraction sites are shown on Map 4 in Appendix A, however this map should be used as a reference only. Not all sites shown on the map have active permits, and the presence of aggregate deposits should be confirmed through site-specific investigations.”

19. Subsection 3.8.5.1 is amended by repealing clause “b” and substituting the following:

“b. Mineral resource extraction and processing developments that benefit the region will be encouraged to locate throughout the municipality according to their respective locational requirements but separated from incompatible land uses to the extent possible. Mineral resource extraction/processing facilities shall be set back 500 metres from any single residence and 1 kilometre from multi-parcel residential subdivisions.

20. Subsection 3.9.2.2 is amended by repealing clause “a” and substituting the following:

“a. A Sector Plan, Concept Plan, and/or a Comprehensive Development Proposal may be required as part of an application to re-zone, subdivide or re-subdivide land for commercial or industrial development prior to consideration of an application by Council. The review shall address all matters of land use integration, potential conflict mitigation, and the provision of services to the development. The requirements for a Sector Plan, Concept Plan and a Comprehensive Development Proposal are outlined in Sections 3.21 - 3.23 of the Zoning Bylaw.”

21. Subsection 3.9.3.2 is amended by correcting the typographical error in subclause “a” by replacing the word “shelterbelts” with the word “shelterbelts”.

22. Subsection 3.10.3.1 is amended by correcting the typographical error in subclause “a” by replacing the word “shelterbelts” with the word “shelterbelts”.

23. Subsection 3.10.5.5 is amended by repealing clause “a” and substituting the following:

“a. Except as otherwise provided in this section, all new multi-parcel country residential subdivisions shall connect to a municipal potable water service. Where municipal water services are extended to a subdivision area, all costs associated with these extensions shall be the responsibility of the developer including mains, reservoirs, pump stations, or other required infrastructure.

On-site water sources such as private wells may be considered, at the Municipality’s discretion, only in the following circumstances:

- i. The total number of existing and proposed dwellings on the quarter section is equal to or less than five; and*
- ii. The average proposed lot size exceeds 2.02 hectares (5 acres) with no lot being smaller than 1.4 hectares (3.5 acres).”*

24. Section 3.11 is amended by repealing the introductory paragraphs before subsection 3.11.1 and substituting the following:

“The Community of Emerald Park is a vibrant urban community that is home to numerous recreational, commercial and community service amenities including an 18-hole golf course, a number of parks, playgrounds, and sports facilities, and a variety of restaurants, shops, and services. The municipality has located its office in Emerald Park in order to be situated in the heart of the community. With respect to residential development, Emerald Park is primarily home to detached dwellings on lots of various sizes.

While there is a demonstrated need for a variety of housing options in the Emerald Park area, it is recognized that new residential development must be introduced in such a way that does not compromise the overall community character of the existing community. To this end, the Plan provides a framework for the consideration of incremental, well-planned, and sensitive residential developments that are developed alongside the new services and amenities necessary to support a growing population.”

25. Subsection 3.11.1 is amended by repealing the first and fourth bullet points and substituting the following:

- “Accommodate new residential development that is compatible with community character.*
- Identify opportunities for housing that accommodates a variety of lifestyles, with an emphasis on aging-in-place.”*

26. Subsection 3.12.2.2 is amended by repealing clause “a” and substituting the following:

“a. A Sector Plan, Concept Plan, and/or a Comprehensive Development Proposal may be required as part of an application to re-zone, subdivide or re-subdivide land for community service or institutional development prior to consideration of an application by Council. The review shall address all matters of land use integration, potential conflict mitigation, and the provision of services to the development. The requirements for a Sector Plan, Concept Plan, and a Comprehensive Development Proposal are outlined in Section 3.21 - 3.23 of the Zoning Bylaw.”

27. Subsection 3.13.2.2 is amended by adding the following clause in accordance with the alphabetized list:

“e. Implementation of the objectives of this section will be further refined in the Parks & Recreation Plan.”

28. Subsection 3.13.4.1 is amended by repealing clause “a” and substituting the following:

“a. A Sector Plan, Concept Plan, and/or a Comprehensive Development Proposal may be required as part of an application to rezone, subdivide or re-subdivide land for recreational facilities prior to consideration of an application by Council. The review shall address all matters of land use integration, potential conflict mitigation, and the provision of services to the development. The requirements for a Sector Plan, Concept Plan, and a Comprehensive Development Proposal are outlined in Section 3.21 - 3.23 of the Zoning Bylaw.”

29. Subsection 4.2 is amended by repealing all existing text and substituting the following:

“Annexation is the process carried out when the boundaries of two municipalities are altered to remove lands from the jurisdiction of one municipality and add those lands to the jurisdictional area of another. In the RM of Edenwold, annexations are generally initiated by urban municipalities looking to acquire additional lands to accommodate their future growth. The annexation process is intended to be a collaborative process between the two affected municipalities as well as all potentially affected citizens and businesses.

The RM of Edenwold will evaluate annexation proposals based on:

- the demonstrated need to increase an adjacent municipality’s land base;*
- the ability of the RM to efficiently service the subject lands;*
- the impacts of the annexation on adjacent land uses; and*
- the degree to which the proposal is supported by the applying municipality’s growth strategy as shown in their Official Community Plan.”*

30. Subsection 4.3.3 is amended by adding the following text to the end of the last paragraph:

“Work in this realm will be carried out in accordance with the RM’s Indigenous Engagement Strategy, which outlines recommendations for building trust through sustained outreach and a genuine commitment to partnership. The RM should endeavor to update this strategy regularly in addition to consistent and meaningful collaboration with local First Nations partners.”

31. Subsection 5.1 is amended by repealing the text in the first paragraph and substituting the following:

“The OCP will be used by a number of different stakeholders to help guide planning and decision-making regarding land use, growth, and development. Some of these stakeholders include Council, administration, landowners, residents, business owners, developers, provincial ministries, crown corporations and agencies, First Nations, and neighbouring municipalities.”

32. Subsection 5.1.4 is amended by repealing all existing text and substituting the following:

“The Municipality shall ensure the successful implementation of the OCP by ensuring that all proposed Sector Plans, Concept Plans, subdivisions, and developments comply with this Plan.”

33. Section 6.1 is amended by repealing all existing text and substituting the following:

“A Sector Plan is a plan considered secondary to the OCP. The purpose of a Sector Plan is to establish a framework for subsequent development within an area including multiple parcels that exhibit common characteristics and development opportunities. A Sector Plan further defines the Future Land Use Map by providing additional detail about intended land uses within a specified area. At the Municipality’s discretion, a Sector Plan may be approved by Council as a guiding policy document or may be adopted by Council as an amendment to the OCP. All elements included in a Sector Plan shall conform to the goals, objectives and policies in this OCP. The full list of requirements for a Sector Plan is included in Section 3.21 of the Zoning Bylaw.

Sector Plans may be required in support of a development proposal or initiated by the Municipality. In the case of discrepancies between a Sector Plan and the Official Community Plan, the policies within the Official Community Plan shall prevail.

When considering areas for future sector planning, the Municipality should consider prioritizing areas that:

- are cost-effective to service with water, sewer, roadways and other amenities;*
- are likely to experience significant development pressures;*
- need to be managed carefully to avoid land use conflicts;*
- are close to future growth areas for other municipalities or First Nations; or*
- have regional significance.*

The Emerald Park Sector Plan guides development within the future growth areas of Emerald Park and is attached hereto as Appendix H.”

34. Section 6.2 is amended by repealing all existing text and substituting the following:

“A Concept Plan is considered secondary to the OCP and is similar to a Sector Plan, but intended to be used for smaller areas and provide more detail. A Concept Plan may be required where a development includes multiple phases or in support of an application to amend the OCP Future Land Use Map. The most important element of a Concept Plan is a land use plan visually showing the proposed land uses and road network for the subject area.

At the Municipality’s discretion, a Concept Plan may be approved by Council as a guiding document or may be adopted by Council as an amendment to the OCP. The full list of requirements for a Concept Plan is included in Section 3.22 of the Zoning Bylaw.

All policies with a Concept Plan shall be interpreted in the context of the Official Community Plan. In the case of discrepancies between a concept plan and the Official Community Plan, the policies within the Official Community Plan shall prevail.”

35. The appendices are amended by removing all maps forming Appendix A and replacing them with the maps attached hereto as Schedule A.

36. The appendices are amended by removing existing Appendix B and substituting the report attached hereto as Schedule B.

37. The appendices are amended by repealing existing Appendix E.

Effective Date

This bylaw shall come into force on the date that it is approved by the Saskatchewan Ministry of

Government Relations.

Municipal Adoption

1st Reading:

2nd Reading:

3rd Reading:

Reeve

Seal

Chief Administrative Officer