



Current	Proposed	Rationale
<p>Section 1.6 Community Priorities (preamble)</p> <p>The following identifies a consolidated list of key community priorities. The list has been developed based on the results of the Early Community Engagement Program, comments and communications received by the municipality’s Council and administration over the past three years and the interactions with external stakeholders such as representatives of different provincial ministries and our neighbouring municipalities:</p>	<p>Section 1.6 Community Priorities (preamble)</p> <p>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 combined input from the public, Council, external stakeholders, and regional partners. These priorities will be regularly re-evaluated in conjunction with each comprehensive OCP review.</p>	<p>Same intent but different wording that is less specific to a particular time/activity.</p>
<p>Section 1.6 Community Priorities</p> <ul style="list-style-type: none">- Ensure compatible land uses across the municipality.- Protect and maintain the character of residential subdivisions in Emerald Park and country residential developments.- 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 the development of a variety of housing forms in appropriate locations to meet the needs of the local work force and growing population.- Broaden transportation options in high-density areas.- Continue to work collaboratively with neighbouring municipalities, local First Nations and other external authorities and improve working relationship with White City Council.	<p>Section 1.6 Community Priorities</p> <ul style="list-style-type: none">- 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 a variety of housing forms new residential development in appropriate locations to meet the needs of the the local work force and growing population.- Broaden transportation options in high-density areas.- Continue to work collaboratively with neighbouring municipalities, local First Nations and other external authorities. and improve working relationship with White City Council.	<p>Minor changes proposed to align Priorities with feedback received through Early Stakeholder Engagement and other RM engagement initiatives.</p> <p>“Agricultural areas” is being added to it is clear that preserving the character of these areas is of equal importance when contemplating the effects of new development.</p> <p>“A variety of housing forms” is being removed as that was not identified as a priority during stakeholder engagement.</p> <p>The goal related to transportation options is being removed as it was not identified as a priority during stakeholder engagement.</p> <p>White City Council is being removed so that the wording can reflect the RM’s priority on working with all regional councils, not just White City.</p>
<p>Section 1.6 Community Priorities (Municipal Action Plan)</p> <p>A Municipal Action Plan chart has been developed based on the above list and the results of the Early Community Engagement Program, and other comments and communications received by the municipality. The chart is attached as Appendix E. The Municipal Action Plan chart is intended to be updated semi-annually to reflect the community priorities of the moment.</p>	<p>Remove.</p>	<p>The Municipal Action Plan (MAP) has not been regularly updated since the OCP was adopted. Because the MAP includes short-term projects/initiatives that are more operational in nature, it is not well suited to be adopted by bylaw, especially a long-term planning document. The RM will review other options to identify and track these types of municipal initiatives.</p> <p>Further, the RM has since adopted a Strategic Plan which captures the RM’s goals that are more operational or organizational in nature.</p>

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<p>Section 2.3 Overarching Goals of the Rural Municipality of Edenwold</p> <p>1. Promote a wide variety of development opportunities in appropriate locations in the municipality and mainly within the central area.</p> <p>2. Protect lands in the northern and southern sections of the municipality for agricultural and resource-based opportunities.</p> <p>3. Accommodate growth in the residential sector including rural and country-style options as well as a variety of other higher density housing forms that cater to residents through all phases of life and include options for different budgets and lifestyles.</p> <p>4. Support economic development initiatives in the region by allowing for commercial and industrial developments in suitable locations and ensuring a high standard of development.</p> <p>5. Direct developments with associated nuisances to specific areas of the municipality, away from residential neighbourhoods, high-density commercial areas and urban centres.</p> <p>6. Accommodate the extension of municipal services and public utilities to new and existing developments in a responsible, cost-effective manner.</p> <p>7. Protect natural areas, heritage resources and the environment by limiting potential negative impacts on soils, water and air quality and historic and cultural sites and promoting the use of green technologies and sustainable development practices.</p> <p>8. Protect and enhance existing parks and recreational amenities and support and encourage the development of additional recreational, cultural and leisure amenities.</p> <p>9. Improve the accessibility of developments for active forms of transportation (i.e. walking, cycling) and persons with reduced mobility or special needs.</p> <p>10. Promote institutional and community service developments within high-density areas.</p> <p>11. Work collaboratively with external stakeholders and neighbouring municipalities and First Nations to promote development opportunities and other initiatives that will enhance services and amenities for the region as a whole.</p>	<p>Section 2.3 Overarching Goals of the Rural Municipality of Edenwold</p> <p>1. Promote a wide variety of development opportunities in appropriate locations in the municipality and mainly within the central area.</p> <p>2. Protect lands in the northern and southern sections of the municipality for agricultural and resource-based opportunities.</p> <p>3. Accommodate growth in the residential sector including rural and country-style options as well as a variety of other higher density housing forms that cater to residents through all phases of life and include options for different budgets and lifestyles.</p> <p>4. Support economic development initiatives in the region by allowing for commercial and industrial developments in suitable locations and ensuring a high standard of development.</p> <p>5. Direct developments with associated nuisances to specific areas of the municipality, away from residential neighbourhoods, commercial clusters and urban centres.</p> <p>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.</p> <p>7. Protect natural areas, heritage resources and the environment by limiting potential negative impacts on soils, water and air quality and historic and cultural sites and promoting the use of green technologies and sustainable development practices.</p> <p>8. Protect and enhance existing parks and recreational amenities and support and encourage the development of additional recreational, cultural and leisure amenities.</p> <p>9. Improve the accessibility of developments for active forms of transportation (i.e. walking, cycling) and persons with reduced mobility or special needs.</p> <p>10. Promote institutional and community service developments in proximity to residential neighbourhoods.</p> <p>11. Work collaboratively with external stakeholders and neighbouring municipalities and First Nations to promote development opportunities and other initiatives that will enhance services and amenities for the region as a whole.</p>	<p>The term “high density” is being removed from goal #3 since this term is subjective and open to interpretation.</p> <p>The term “high density” is being removed from goal #5 as it is open to interpretation.</p> <p>Goal #6 is being re-written to reflect the RM’s renewed focus and priority on strategic infrastructure planning and maintaining an up-to-date development fee model.</p> <p>The term “high density” is being removed from goal #10 as it is open to interpretation.</p>
<p>Section 3.2.4.1.a. Transportation Networks - Transit Policies</p> <p>The Municipality shall undertake a study or series of studies to evaluate the need for a shared transportation service within its boundaries with a focus on the business districts near Highway No. 1 as the primary employment areas and Emerald Park.</p>	<p>Section 3.2.4.1.a. Transportation Networks - Transit Policies</p> <p>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.</p>	<p>Revised wording changes the policy from something the RM will do to something the RM may choose do, if the circumstances warrant. Since the OCP was adopted, transit has not been a high priority for Council or the community but is still worth including should time and resources allow.</p>



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<p>Section 3.3.3.9 Water and Wastewater Services and Infrastructure Policies – Inter-Municipal Agreements</p> <p>a. Where development is contemplated on lands adjacent to another municipality where infrastructure and servicing capacities exist, an inter-municipal 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 with respect to the construction and installation of the services that are required for the development.</p> <p>b. Where development is contemplated on lands in another municipality where infrastructure and servicing capacities may be provided to the RM of Edenwold, an inter-municipal agreement may be considered to arrange for the provision of those services for the development. The municipality may also require the development to enter into an agreement for services with respect to the construction and installation of the services.</p>	<p>Section 3.3.3.9 Water and Wastewater Services and Infrastructure Policies – Inter-Municipal Agreements</p> <p>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.</p> <p>b. Where development is contemplated on lands in another jurisdiction where infrastructure and servicing capacities may be provided to 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.</p>	<p>Revised wording is to clarify that these policies include First Nations as potential service providers, in addition to adjacent municipalities.</p> <p>To be more inclusive, the term “municipal” is replaced with “jurisdictional”.</p>
<p>3.4.3.1 Hazard Lands: Flood and Slope Instability Policies</p> <p>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 are shown on Maps 5A and 5B in Appendix A and on the Zoning Map in the Zoning Bylaw and include the following:</p> <p>i. Lands that may be subject to flooding including all lands adjacent to a watercourse, waterbody or wetland and any land that may lie within an area that would be flooded by a 1 in 500 year flood event;</p> <p>ii. Lands that may be subject to flooding as a result of drainage issues based on historical data and site analysis; and,</p> <p>iii. Lands that may be subject to slope instability or erosion.</p>	<p>3.4.3.1 Hazard Lands: Flood and Slope Instability Policies</p> <p>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 are shown on Maps 5A and 5B in Appendix A and on the Zoning Map in the Zoning Bylaw and include the following:</p> <p>i. Lands that may be subject to flooding including all lands adjacent to a watercourse, waterbody 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;</p> <p>ii. Lands that may be subject to flooding as a result of drainage issues based on historical data and site analysis; and,</p> <p>iii. Lands that may be subject to slope instability or erosion.</p> <p>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.</p>	<p>This change reflects recent amendments to <i>The Statements of Provincial Interest Regulations</i> and clarifies that not all hazardous lands are shown on Maps 5A and 5B.</p>

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<p>3.4.3.3 Development On or Near Any Potentially Hazardous Lands</p> <p>c. Where development is proposed in an area with potentially hazardous lands, the following restrictions shall apply:</p> <ul style="list-style-type: none"> i. No development shall obstruct, increase or otherwise adversely alter water and flood flows and velocities; ii. There shall be no added risk to life, health or personal safety as a result of the development; iii. No buildings or additions to buildings shall be developed in the floodway area or any area that is expected to experience flooding during a 1 in 500 year flood event; iv. All structures in the floodway fringe area, which is just beyond the floodway area must be protected against flood damage and must be fully functional during high water events or hazard conditions. All buildings shall be flood proofed to an elevation 0.5 metres above the 1 in 500 year flood elevation; v. All services must be protected against flood damage and must be fully functional during high water events or hazard conditions; vi. Activities that alter existing slopes and that may accelerate or promote erosion or bank instability shall be prohibited unless appropriate mitigation measures are taken to minimize the potential of such erosion or instability; and, vii. Existing tree and vegetation cover shall be preserved whenever possible to reduce erosion and maintain bank stability. 	<p>3.4.3.3 Development On or Near Any Potentially Hazardous Lands</p> <p>c. Where development is proposed in an area with potentially hazardous lands, the following restrictions shall apply:</p> <ul style="list-style-type: none"> i. No development shall obstruct, increase or otherwise adversely alter water and flood flows and velocities; ii. There shall be no added risk to life, health or personal safety as a result of the development; iii. No buildings or additions to buildings shall be developed in the floodway area or any area that is expected to experience flooding during a 1 in 500 year flood event; iv. All structures in the floodway fringe area, which is just beyond the floodway area must be protected against flood damage and must be fully functional during high water events or hazard conditions. All buildings shall be flood proofed to an elevation 0.5 metres above the 1 in 500 year flood elevation; v. All services must be protected against flood damage and must be fully functional during high water events or hazard conditions; vi. Activities that alter existing slopes and that may accelerate or promote erosion or bank instability shall be prohibited unless appropriate mitigation measures are taken to minimize the potential of such erosion or instability; and, vii. Existing tree and vegetation cover shall be preserved whenever possible to reduce erosion and maintain bank stability. 	<p>These sections are redundant with the following section (3.4.3.4).</p>
<p>3.4.3.4 Development Within or Near Flood-Prone Areas</p> <p>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. Flood prone lands will generally be limited to agricultural, park and open space recreational uses.</p> <p>b. The development of any type of building including accessory buildings is prohibited within the floodway, as shown on Figures 2 and 2a.</p> <p>c. Any building development within the floodway fringe shall be adequately flood-proofed to an elevation of no less than 0.5 metres above the 1 in 500 flood elevation. 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.</p>	<p>3.4.3.4 Development Within or Near Flood-Prone Areas</p> <p>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. Flood prone lands will generally be limited to agricultural, park and open space recreational uses.</p> <p>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.</p> <p>b. The development of any type of building including accessory buildings is prohibited within the floodway, as shown on Figures 2 and 2a.</p> <p>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.</p> <p>c. Any building development 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.</p>	<p>Revised wording better aligns with <i>The Statements of Provincial Interest Regulations</i>, including the change from restricting development within the 1:500 year flood elevation to the 1:200 year flood elevation.</p>



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3.6.2.5 Emergency Response and Protective Services Policies – Fire Protection Services b. As necessary, the municipality may also develop local fire protection infrastructure, facilities or services that are deemed necessary to ensure adequate fire protection for all sectors and all areas within the municipal boundaries.	3.6.2.5 Emergency Response and Protective Services Policies – Fire Protection Services b. In addition to collaborating with other jurisdictions, the municipality will continue to provide fire protection services through the Emerald Park Volunteer Fire Department.	The revised wording adds a mention of the Emerald Park Volunteer Fire Department, which was created after the OCP was adopted.
3.7.2.4 General Agricultural Lands Policies	3.7.2.4 General Agricultural Lands Policies New subclause: c. To support large farm operations in the attraction and retention of employees, farm worker housing may be permitted in accordance with the Zoning Bylaw.	The new policy reflects recent amendments to the Zoning Bylaw that allow temporary farm worker housing in association with Intensive Livestock Operations.
3.7.4.3 Intensive Livestock Operation Policies iii. Where Council approves a lesser separation distance than given in Section 5.30 of the Zoning Bylaw, a written agreement between the ILO developer and any landowner or municipality agreeing to the lesser separation distance may be registered against the applicable parcel titles of both parties at the cost of the developer.	3.7.4.3 Intensive Livestock Operation Policies 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.	This change reflects current best practices for managing potential land use conflicts related to ILOs. The updated policy does not require agreement between a landowner and the operator of an ILO; rather, the RM will draft and register the interest at their discretion. The interest will ensure any subsequent landowners are aware of the presence of the ILO.
3.10.5.5 Multi-Parcel Country Residential Land Subdivision Policies a. For all new multi-parcel country residential subdivisions, Council shall require the developer to extend a municipal potable water service to the subdivision area including water mains and all costs associated with these extensions shall be the responsibility of the developer. Council may also require the developer to provide other related facilities (i.e. water reservoirs, pumps stations) or contribute to the development of related facilities in order to service the proposed subdivision.	3.10.5.5 Multi-Parcel Country Residential Land Subdivision Policies a. Except as otherwise stated 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).	The current policy of requiring municipal water for all multi-parcel country residential subdivisions is intended to protect groundwater resources and minimize the risk of contamination where on-site wastewater treatment systems are also proposed. However, there may be instances where it is not feasible (financially or otherwise) for low-density multi-parcel development to connect to municipal water. The proposed amendment allows for the RM to provide exceptions to this requirement in very limited circumstances for low-density multi-parcel country residential subdivision. The densities and lot sizes proposed are based on the criteria used on the Government of Saskatchewan’s Onsite Wastewater Disposal Guide to distinguish between high and low density residential developments, and also take into consideration existing residential subdivisions and their level of servicing.



Current	Proposed	Rationale
<p>3.11. Urban Residential Lands (Emerald Park) – Section Intro</p> <p>There is a need for a wider variety of housing options in the Emerald Park area and this Plan accommodates the introduction of some higher-density housing forms in select locations. These locations are based on consideration of compatibility with existing development and proximity to amenities and services. The policies in this Plan ensure the development of park spaces and public amenities alongside the higher-density housing forms, which will serve existing and new residents alike and increase the leisure and recreation opportunities in the area.</p>	<p>3.11. Urban Residential Lands (Emerald Park) – Section Intro</p> <p>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 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.</p>	<p>The revised wording reflects feedback received from Emerald Park residents in relation to higher-density forms of housing.</p>
<p>3.11.1 Urban Residential Lands (Emerald Park) – Objectives</p> <ul style="list-style-type: none">Accommodate the development of a variety of types of dwellings and residential lots to respond to a range of lifestyle choices, budgets and phases of life.Encourage the development of higher-density housing forms in specific locations that are well-served locally with services and amenities	<p>3.11.1 Urban Residential Lands (Emerald Park) – Objectives</p> <ul style="list-style-type: none">Accommodate new residential development that is compatible with the character of Emerald Park.Identify opportunities for other forms of housing that accommodate a variety of lifestyles, with an emphasis on aging-in-place.	<p>The revised wording reflects feedback received from Emerald Park residents in relation to higher-density forms of housing.</p>
<p>3.13.2 General Parks, Recreation, Leisure and Open Space Lands Policies</p> <p>2. Comprehensive Planning</p>	<p>3.13.2 General Parks, Recreation, Leisure and Open Space Lands Policies</p> <p>2. Comprehensive Planning</p> <p>New</p> <p>e. Implementation of the objectives of this section will be further refined in the Parks & Recreation Plan.</p>	<p>The RM adopted the Parks & Recreation Plan which includes a regional needs assessment and defines specific opportunities for the RM to increase its role in the provision of recreational amenities and programming.</p>
<p>3.13.4.1 Recreation and Leisure Facilities Policies</p> <p>a. A Sector Plan, Concept Plan and/or a Comprehensive Development Proposal shall be required by the municipality by any person proposing to re-zone, 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.</p>	<p>3.13.4.1 Recreation and Leisure Facilities Policies</p> <p>a. A Comprehensive Development Proposal may be required by the municipality for any proposal to re-zone, 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.</p>	<p>Changing this requirement from a “shall” to a “may” allows for flexibility for when a recreational proposal doesn’t justify a CDP due to its size, location, or intensity.</p>



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<p>4.2 Annexation</p> <p>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. The annexation process is intended to be a collaborative process between the two affected municipalities as well as all potentially affected citizens and businesses.</p> <p>Throughout history, there have been numerous annexations of lands in the RM of Edenwold and several other annexation attempts that did not go forward. These annexations and attempts have, at times, caused conflict and negatively impacted the relationships between neighbouring jurisdictions and residents of the affected communities.</p> <p>Annexation attempts motivated by competition rather than cooperation create conflict among the councils and administrations of the two municipalities, and among the members of the communities. In the worst case, residents and businesses are forced to take sides, which ultimately creates winners and losers and hard feelings among neighbours.</p> <p>The RM of Edenwold is not opposed to annexations that are proposed in a respectful and professional manner pursued with municipalities who have a demonstrated need to increase their land base. The annexation process is necessary for the continued economic development of all communities located within or adjacent to the RM’s jurisdiction. It is anticipated that eastward expansion of the City of Regina will soon be adjacent to the RM of Edenwold. Once that occurs, annexation negotiations will take place regularly into the foreseeable future as Regina’s population grows.</p> <p>In order to ensure a responsible, fair, collaborative and transparent process with Regina and other urban municipalities, the RM of Edenwold shall develop an annexation framework to assist its urban neighbours to properly evaluate their needs and prepare for potential annexations in a manner sensitive to all parties involved. Urban neighbours will be consulted regarding the framework and it is expected all will be interested in pursuing mutually-respectful annexations in the future.</p>	<p>4.2 Annexation</p> <p>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.</p> <p>The RM of Edenwold will evaluate annexation proposals based on:</p> <ul style="list-style-type: none">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 rural land uses; andthe degree to which the proposal is supported by the applying municipality’s growth strategy as shown in their Official Community Plan.	<p>The proposed revisions make this section more general and concise. Criteria have also been added for evaluating annexation proposals. This criteria provides a framework for neighbouring municipalities to use when evaluating their needs and considering whether to prepare an annexation proposal.</p>

Current	Proposed	Rationale
4.3.3 Relationships with Local First Nations Bands – Opportunities for Collaboration	4.3.3 Relationships with Local First Nations Bands – Opportunities for Collaboration New: 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.	The RM’s Indigenous Engagement Strategy was completed in 2023. The proposed wording reinforces the RM’s commitment to implementation of the strategy.
5.1 The OCP (Implementation and Administration) 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 and neighbouring municipalities.	5.1 The OCP (Implementation and Administration) 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.	Adding First Nations to the list of stakeholders corrects an omission and reflects the significant role First Nations play in regional economic development.
5.1.4 Monitoring Regular Performance of the Plan The municipality shall ensure the successful implementation of the OCP by ensuring that all proposed Sector Plans, Concept Plans and subdivision and developments comply with this Plan. Further, the municipality will maintain the Municipal Action Plan, as shown as Appendix E, to ensure that the Vision, Overarching Goals and Growth Strategy as articulated in this Plan remain relevant. The municipality shall endeavour to update the Municipal Action Plan on a semi-annual basis.	5.1.4 Monitoring Regular Performance of the Plan The municipality shall ensure the successful implementation of the OCP by ensuring that all proposed Sector Plans, Concept Plans and subdivision and developments comply with this Plan. Further, the municipality will maintain the Municipal Action Plan, as shown as Appendix E, to ensure that the Vision, Overarching Goals and Growth Strategy as articulated in this Plan remain relevant. The municipality shall endeavour to update the Municipal Action Plan on a semi-annual basis.	The Municipal Action Plan (MAP) has not been regularly updated since the OCP was adopted. Because the MAP includes short-term projects/initiatives that are more operational in nature, it is not well suited to be adopted by bylaw, especially a long-term planning document. The RM will review other options to identify and track these types of municipal initiatives.
6.1 Sector Plan A Sector Plan is a plan considered secondary to the OCP. It provides additional specifications regarding intended land uses and development within a specified area. All elements included in the Sector Plan shall be in conformance with the goals, objectives and policies in this OCP. The purpose of the Sector Plan is to establish a framework for subdivision and development within the affected area. The plan should form a comprehensive plan for the area to coordinate the numerous different elements that must be considered to ensure proper functioning of the area into the future. A key focus of the Sector Plan should be the establishment of an overall layout for the area, but other elements that may need to be included are general infrastructure, drainage and utility plans, information on planned land use densities, proposed sequence	6.1 Sector Plan Rewrite section as follows: 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. All elements included in a Sector Plan shall conform with the goals, objectives and policies in this OCP. The full list of requirements for a Sector Plan are 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.	This section as currently written duplicates information provided in the Zoning Bylaw and can be strengthened by being made more clear and concise. The proposed revisions do not change the overall intent of the policies and adds criteria for the RM to consider when evaluating areas for future sector planning initiatives.



<p>of development, transportation network design plans, plans for recreational and/or institutional facilities, plans for open spaces including buffer areas and other matters considered necessary for development. A Sector Plan may, at the request of the municipality, be accompanied by a Comprehensive Development Proposal, as described below in</p> <p>Section 6.3. Sector Plans shall guide the preparation of Concept Plans as well as subdivision and development plans for the different phases of development included in the subject area.</p> <p>In the municipality, Sector Plans will be required for large areas normally formed of more than one quarter section of land, where there are expected to be numerous different types of land uses and development forms present. Specifically, the Emerald Park future growth areas as shown on Map 15 in Appendix A is subject to the Emerald Park Sector Plan, attached hereto as Appendix H and which forms part of this Official Community Plan. The area north of Highway No. 46 and northwest of the Town of Pilot Butte will also be the subject of a future Sector Plan. There will likely be other areas of the municipality where Council will require Sector Plans. Typically, the sector planning process will be led by the municipality.</p> <p>In order to obtain approval from Council for a Sector Plan, a public consultation process related to the plan must be carried out to the satisfaction of Council. At Council’s discretion, a Sector Plan may be approved by Council as a guideline document or may be adopted by Council as an amendment to the OCP in accordance with Section 5.1.3 above and the public consultation requirements as outlined in Part X of The Planning and Development Act, 2007.</p> <p>The full list of requirements for a Sector Plan are included in Section 3.21 of the Zoning Bylaw.</p>	<p>When considering areas for future sector planning, the Municipality should consider prioritizing areas that:</p> <ul style="list-style-type: none">- 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. <p>The Emerald Park Sector Plan guides development within the future growth areas of Emerald Park and is attached hereto as Appendix H.</p>	
<p>6.2 Concept Plan</p> <p>Concept Plans are similar to Sector Plans, but are intended to be used for smaller areas or smaller-scale projects. Concept Plans shall be required for developments that cover approximately a quarter section of land and include numerous lots or a number of different types of land uses or development forms. They may also be required for proposals including recreational, institutional or other public facilities or amenities and for proposals where the potential impacts of the development on the local community may require special consideration or supplementary community consultation. Concept Plans shall be accompanied by a</p>	<p>6.2 Concept Plan</p> <p>Rewrite section as follows:</p> <p>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.</p> <p>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.</p>	<p>This section as currently written duplicates information provided in the Zoning Bylaw and can be strengthened by being made more clear and concise.</p>



<p>Comprehensive Development Proposal (see Section 6.3 for further details).</p> <p>The purpose of the Concept Plan is to provide a design layout for the area. Other elements to be included are general infrastructure, drainage and utility plans, information on planned land use densities, transportation network design plans and plans for recreational or institutional facilities and open spaces including buffer areas.</p> <p>A public consultation process may be required for the review of a Concept Plan. At Council’s discretion, a Concept Plan may be approved by Council as a guideline document or may be adopted by Council as an amendment to the OCP in accordance with Section 5.1.3 and the public consultation requirements as outlined in Part X of The Planning and Development Act, 2007.</p> <p>The requirements for a Concept Plan are included in Section 3.22 of the Zoning Bylaw.</p>	<p>The full list of requirements for a Concept Plan are included in Section 3.22 of the Zoning Bylaw.</p> <p>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.</p>	
Appendix B – Municipal Profile	Comprehensive Update	Updates demographic and other information that has become out of date since the OCP was originally adopted.
Appendix E – Municipal Action Plan	Remove.	The Municipal Action Plan (MAP) has not been regularly updated since the OCP was adopted. Because the MAP includes short-term projects/initiatives that are more operational in nature, it is not well suited to be adopted by bylaw, especially a long-term planning document. The RM will review other options to identify and track these types of municipal initiatives.



Typographical/Formatting Corrective Amendments

Current	Proposed
3.1.2.6 General Land Use and Development Policies – Consultation a. Ministries, external agencies, municipalities, First Nations or other stakeholders shall be consulted as required to assists in evaluating potential impacts of development proposals on the environment, heritage resources, adjacent lands, utilities or any other element of interest or concern for the specific proposal.	3.1.2.6 General Land Use and Development Policies – Consultation a. Ministries, external agencies, municipalities, First Nations or other stakeholders shall be consulted as required to assist in evaluating potential impacts of development proposals on the environment, heritage resources, adjacent lands, utilities or any other element of interest or concern for the specific proposal.
3.7.5.4 Pipelines and Linear Utility Policies – Public Health and Safety c. Linear utility and pipeline developers shall cooperate with the municipality and the local Emergency Management Authorities to ensure that all safety requirements are met with respect to fire prevention and control plans and Emergency Management Plans.	a. Linear utility and pipeline developers shall cooperate with the municipality and the local Emergency Management Authorities to ensure that all safety requirements are met with respect to fire prevention and control plans and Emergency Management Plans.
3.8.5.1.b Mineral Extraction/Processing Policies <i>b. Mineral resource extraction/processing developments that benefit the region will be encouraged to locate throughout the municipality according to their respective locational requirements and will be encouraged to be separated from incompatible land uses. The municipality shall amend the MRE/P Area Mineral resource extraction/processing facilities shall be set back 500 metres from any single residence and 1 kilometre from multi-parcel residential subdivisions.</i>	<i>b. Mineral resource extraction/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 and processing facilities shall be set back 500 metres from any single residence and 1 kilometre from multi-parcel residential subdivisions.</i>
3.9.3.2 Business District, Commercial and Industrial Lands Subdivision Policies a. To ensure compatibility with adjacent land uses, the municipality may require physical separation from adjacent sites through the inclusion of buffer strips, transition land use parcels, sherterbelts, landscape buffers or other techniques.	a. To ensure compatibility with adjacent land uses, the municipality may require physical separation from adjacent sites through the inclusion of buffer strips, transition land use parcels, shelterbelts , landscape buffers or other techniques.
3.10.3.1 Country Residential Lands Subdivision Policies a. To ensure compatibility with adjacent land uses, the municipality may require physical separation from adjacent sites through the inclusion of buffer strips, transition land use parcels, sherterbelts, landscape buffers or other techniques.	a. To ensure compatibility with adjacent land uses, the municipality may require physical separation from adjacent sites through the inclusion of buffer strips, transition land use parcels, shelterbelts , landscape buffers or other techniques.