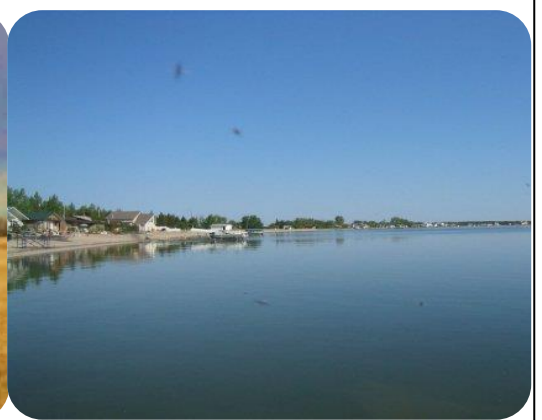


# Rural Municipality of Sasman No. 336 Official Community Plan

2017



# **RURAL MUNICIPALITY OF SASMAN NO. 336**

## **OFFICIAL COMMUNITY PLAN**

### **SCHEDULE “A” to BYLAW NO. 2-2017**

Consolidated version including the following Amendments:

Bylaw No. 02-2022

Note:

This consolidation is not official. Amendments have been incorporated for convenience of reference and the original bylaws should be consulted for all purposes of interpretation and application of the law.

**DATE: October 3, 2022**

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## Section 1: Introduction

### 1.1 Welcome to the RM of Sasman Official Community Plan

The Rural Municipality of Sasman No. 336 is located in east central Saskatchewan. The landscape is pleasant with most of the land used for agricultural purposes. On the south boundary of the municipality, you will find Fishing Lake with two organized hamlets that exist – North Shore Fishing Lake and Ottman-Murray Beach. Residents that live within these hamlets include a mix of permanent and seasonal.

There are two other organized hamlets within the RM and they include Kylemore and Kuroki. The special service area of Margo has been annexed into the RM of Sasman as of January 1, 2021.

Bylaw No. 02-2022

Due to the seasonality and attraction of visitors to the lake the RM's population varies depending on the time of year. The 2011 Census population was 765.<sup>1</sup> In the summer, the RM's population increases approximately 500 more. There is also Fishing Lake Reserve lands in the RM.

The provincial highways #5, #38, and #49 run through the RM along with a number of grid roads, a Clearing the Path road, rail lines, and trail networks. These networks connect RM residents and visitors to larger service centres such as the Town of Kelvington, Town of Foam Lake, Town of Wynyard, and the City of Yorkton.

The RM of Sasman works with neighbouring communities to deliver health and emergency services, watershed planning, and other initiatives.

### 1.2 Enabling Legislation and Purpose of the Plan

*The Planning and Development Act, 2007* and *The Statements of Provincial Interest* provide the legislative framework for the preparation and adoption of the RM of Sasman Official Community Plan (OCP). The OCP will address future land use, development and other matters of community concern affecting lands within the municipal boundaries.

This Plan will reduce uncertainty for both the public and private sectors with respect to the future use of land by promoting practices that are compatible with the land base and environment of the Rural Municipality of Sasman.

#### 1.2.1 Enabling Legislation

The RM of Sasman Official Community Plan meets the legislative requirements as outlined in *The Planning and Development Act, 2007* and *The Statements of Provincial Interest*. The Plan has been established and adopted in accordance with the provisions of Section 32 of the Act.

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<sup>1</sup> Census of Canada. 2016. *Community Profiles*. Accessed March 30, 2016. <http://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=4710071&Geo2=CD&Code2=4710&Data=Count&SearchText=Sasman&SearchType=Begins&SearchPR=01&B1=All&TABID=1>

### 1.2.2 Beyond Legislative Authority

The RM of Sasman Official Community Plan is derived from a participatory process with the involvement of many residents, stakeholders, and other community members. The non-legislative authority for the Official Community Plan is the capacity building and partnership opportunities that have been realized as a result of this process and its direct correlation to sustainable growth which is considered a priority to the RM.

## 1.3 Format of the Plan

The RM of Sasman Official Community Plan is divided into five (5) Sections:



The policies of the Plan are action statements intended to address particular issues and advance the RM towards its vision. Policy implementation should involve appropriate levels of consultation with the public and relevant stakeholders. As future amendments to the Plan are contemplated, consideration should be given as to how the proposed amendment conforms to the vision and themes presented in this Plan.

**Future Land Use Map:** One of the key aspects of the Plan is to provide an overall future land use and development concept for the Rural Municipality of Sasman. The Future Land Use Map (Appendix “A”) illustrates general land use designations which have been determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes, and man-made features.

**Reference Maps:** The series of Reference Maps attached in Appendix “B” provide supplementary information. All Reference Maps are approximate and are subject to change. Reference Maps are conceptual only and should not be used to make site specific decisions.

**Action Plan:** To achieve goals set out in the RM of Sasman Official Community Plan, a clear plan of action or implementation strategy is required. An action plan table for the RM has been included in Appendix “D” to provide a checklist of the key action items that will need to be completed to help the RM achieve its goals outlined in the Plan.

**Definitions:** The definitions contained in the RM’s Zoning Bylaw shall apply to this Official Community Plan. Any amendments to the Zoning Bylaw definitions shall ensure they do not conflict with this Plan.

## Section 2: Guiding Growth in the Rural Municipality of Sasman

### 2.1 Introduction

This Plan encourages some degree of change in the Rural Municipality of Sasman to manage the impacts and promote development opportunities. A dynamic municipality requires a strategy to successfully promote agricultural diversification, business enterprises, job creation, and a variety of residential options to attract new residents. The potential benefits that will accrue to the greater community include employment, tax revenue, support for local businesses and other economic, and social opportunities.

### 2.2 Community Vision

The community vision statement is intended to give a broad, aspirational image of the future that the RM is aiming to achieve. The vision statement is written in present tense, in a positive tone, and is easy to understand. From the planning perspective, the following vision statement was created:

**In 2042...**

*We have our community's interest at heart and work together to ensure our RM is a safe place to live, work, and play.*

*We honour our agricultural roots and environmentally sensitive lands and waterbodies. Agriculture, country residential, and lake shore developments complement one another and is what makes our RM unique.*

*Working with neighbouring municipalities and Fishing Lake First Nation, we collaborate on planning, service delivery, and sustaining our environment.*

## 2.3 Goals for the RM of Sasman

The RM of Sasman Official Community Plan responds to the requirements of *The Planning and Development Act, 2007* and *The Statements of Provincial Interest*, by providing polices based upon Community Goals for the conservation and use of municipal resources. The day-to-day decisions of the Council will be based upon these goals.

Agricultural Pride	<ul style="list-style-type: none"><li>• To protect prime agricultural lands and encourage agricultural diversification.</li></ul>
Environmental Management and Sustainability	<ul style="list-style-type: none"><li>• To preserve sensitive environments including lands, shores, and waterbodies.</li></ul>
Rural Residential Alternatives	<ul style="list-style-type: none"><li>• To provide a variety of residential options from country residential to permanent and seasonal.</li></ul>
Community Services and Public Health and Safety	<ul style="list-style-type: none"><li>• To maintain current services and work with surrounding municipalities to enhance and deliver services.</li></ul>
Recreation and Tourism	<ul style="list-style-type: none"><li>• To identify recreational and tourism opportunities that build on natural and built attributes of the RM.</li></ul>
Transportation and Infrastructure	<ul style="list-style-type: none"><li>• To provide safe and efficient transportation and infrastructure systems.</li><li>• To encourage multi-modal and alternative transportation networks.</li></ul>
Heritage and Cultural Resources	<ul style="list-style-type: none"><li>• To identify and protect heritage and cultural RM assets.</li><li>• To enhance culture in the RM through celebrations and events.</li></ul>
Inter-Municipal Cooperation	<ul style="list-style-type: none"><li>• To collaborate with neighbouring communities on coordinated land use planning and delivering community and regional services.</li></ul>

## Section 3: General Policies for New Development

The policies outlined in this section address issues which may arise throughout the RM of Sasman. In managing change, the Rural Municipality will undertake comprehensive, integrated, and long-term planning to ensure that development with the landscape quality of the area can be sustained by service levels and meet *The Statements of Provincial Interest*.

### 3.1 General Development Land Use Policies

Through the use of this Plan, the Rural Municipality of Sasman is committed to ensuring there is responsible land use development throughout the community. It is important to the RM that development is compatible, meets the needs and wants of community residents, and is completed in an efficient and sustainable manner. These general objectives and policies will apply to all other policy sections and development applications.

#### Objectives

- ◆ To ensure developments are safe and accessible to all.
- ◆ To protect environmentally sensitive areas.
- ◆ To encourage phased and compatible development that is reflective of the goals and policies within this Plan and the Future Land Use Map.
- ◆ To encourage development in areas where infrastructure exists.

#### General Policies

- .1 The Rural Municipality shall have a sustainable form, mix of uses and densities that allow for the efficient use of land, infrastructure and public facilities. The Plan will help to identify suitable lands to attract a broad range of residential, business enterprise, recreational, institutional, and industrial development to meet anticipated long-term needs for the area.
- .2 Rural areas shall continue to be differentiated from urban areas by less dense development and generous larger land parcels in order to maintain the rural character of the community. The Rural Municipality shall accommodate new development opportunities that can successfully co-exist with existing and evolving agriculture uses.
- .3 Public safety and health requirements shall guide all development, as per *The Statements of Provincial Interest*.

- .4 In managing change, the Rural Municipality will build and renew a comprehensive, integrated, and long-term asset management plan so that the impact of growth will not have an undue strain on municipal infrastructure or public service facilities.
- .5 Cumulative effects, land fragmentation, best management practices, innovative procedures development phasing, route modification, alternative construction techniques, and impacts on municipal servicing shall be considered when reviewing all developments and their compliance.
- .6 Major deviations to the Official Community Plan design and policies shall require a formal amendment based on research and evaluation. Minor relaxations may be considered without an amendment to this Plan where the developer can demonstrate to the satisfaction of the municipality that the reconfiguration of parcels and street design would maintain the overall intent of the community policies. The Future Land Use Map provided in Appendix “A” shows the general designation of land use.
- .7 The RM encourages phased development to ensure efficient use of existing infrastructure and resources are utilized.
- .8 Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place, or planned, to support the intensity and type of development. Development shall minimize the potential impact to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.
- .9 Appropriate development standards for the various uses relating to landscaping, signage, parking, building setbacks, and other relevant standards shall be administered through the Zoning Bylaw.
- .10 Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in *The Planning and Development Act, 2007*.

### **3.2 Agricultural Pride and Natural Resources**

Agriculture is the main land use and industry within the RM of Sasman. The community wants to protect agricultural lands while identifying opportunities to diversify the industry and attract other types of development in compatible areas.

## Objectives

- ◆ To protect prime agricultural lands from development.
- ◆ To identify areas suitable for future residential, commercial, and industrial developments.
- ◆ To encourage the diversification of agriculture.
- ◆ To protect natural resource activities from unsuitable development and encroachment.
- ◆ To encourage natural resource development within the Rural Municipality where infrastructure capacities are available to accommodate these operations.
- ◆ To utilize efficient technologies in mineral and resource extraction to minimize disturbance to natural areas.

## Agricultural Policies

- .1 Highly productive prime agricultural lands shall not be developed for non-agricultural uses, unless there is no suitable alternative site with equal attributes capable of serving the proposed use, or if the development at the selected location meets an important public need.
- .2 Protecting the role of agriculture and promoting a full range of agricultural activities shall be accomplished in ways compatible with the environment and adjacent land uses where needed.
- .3 Crop spraying, intensive agriculture production, pasturing livestock, and manure spreading are legitimate operations and shall be restricted only by public health regulations and environmental protection measures, unless otherwise stated herein.
- .4 Existing agricultural enterprises which operate within normally accepted practices of farm management and in conformance with *The Agricultural Operations Act, 1995* shall be protected from new development which might unduly interfere with their continued operation.
- .5 Small holdings for small-scale or specialized agricultural operations may be considered for approval, provided that such proposals are compatible with other existing agricultural operations, and that the size of the proposed parcel is appropriate for the intended use.
- .6 Agri-industrial developments which directly serve farming activities, and either process or store agricultural produce or products shall be allowed in agricultural areas. When possible, preference shall be given to locations on lower quality land.

- .7 Intensification of agricultural activities shall be planned and sited recognizing their full potential. Intensified land use changes within the RM shall be located in a manner that requires minimal improvement to municipal servicing.
- .8 As agriculture markets change, the RM shall continue to diversify production, processing, and Agri-business in order to remain competitive globally.
- .9 Rural and Agri-Tourism ventures shall be encouraged throughout the RM including:
  - a. Passive and active recreation such as bird watching and walking trails;
  - b. Farm, crop and rural tours; and
  - c. Farmers markets.

### **Intensive Livestock Operation Policies**

- .10 Proponents and operators of Intensive Livestock Operations will be required to develop facilities and conduct their operations in a manner which reduces the production of offensive odours and the potential for pollution of soils, groundwater, and surface water.
- .11 New Intensive Livestock Operations, or applications for the expansion of existing operations, shall be encouraged to locate in areas of the Rural Municipality where land conditions support this activity.
- .12 Livestock operations will be characterized by the total number of animal units and animal type. Intensive Livestock Operations will be required to locate where they provide an appropriate land base size to support their operation and where they have a sufficient land base for manure application.
- .13 The development, application, and environmental monitoring of livestock operations shall be undertaken in consultation with Saskatchewan Ministry of Agriculture to ensure the land use decisions and agricultural operating practices regulated by the Province are coordinated with the Rural Municipality.
- .14 Building setback standards shall be applied to new intensive livestock development along municipal roads, in order to provide a measure of safety for the traveling public, to provide a measure of buffering of buildings from roadway nuisances, such as noise and dust, and to reduce snow drifting problems along rural roads.
- .15 The Zoning Bylaw shall provide for mutual separation distances or buffers between new Intensive Livestock Operations and to minimize environmental and socio-economic impacts upon other residential uses not related to the operation.

## Resource Extraction Policies

- .16 As per the *Statements of Provincial Interest*, mineral resource exploration development shall be a permitted use through the RM to allow access to such mineral resources.
- .17 Natural Resource development that benefits the RM and surrounding area will be encouraged throughout the municipality according to their respective locational requirements, separated from incompatible activities, with minimal community and environmental disruption.
- .18 The Rural Municipality will ensure petroleum, gas, and mineral development is undertaken in an environmentally sustainable manner and that the activity is complementary to other land uses in the municipality. Proposals for these activities shall be referred to the appropriate government agencies for their review.
- .19 Future development surrounding resource extraction will be established upon discussion of servicing agreements surrounding impact on the local area. Agreements may include provisions addressing road maintenance agreements, and heavy haul allowances.
- .20 The Rural Municipality may promote industrial development in areas that either occupy or adjoin natural resource extraction activities that are also compatible with surrounding agricultural uses.
- .21 Oil and gas related industries shall be supported and will locate in areas that are suitable for this type of development.
- .22 Any exploration and development proposals in Environmentally Sensitive Areas of the Rural Municipality will be subject to prior review through the review process of Saskatchewan Environment. Any proposal which satisfies any of the criteria of a development as defined under *The Environmental Assessment Act* will be required to undergo an Environmental Impact Assessment (EIA) and to obtain Ministerial Approval to proceed.
- .23 The exploration, development, production, and termination of all aggregate and mineral resources shall be undertaken in a manner that is environmentally safe, stable, and compatible with adjoining land. The Rural Municipality shall pursue a comprehensive aggregate resource extraction and reclamation policy as part of the continued direction towards more sustainable management of the resource.
- .24 Disturbance shall be minimized by using the best available techniques and practices to reduce the overall footprint of activity during all phases of construction, operation, reclamation, and abandonment. Consideration shall be given to the ability of natural landscapes to sustainably support reclamation efforts.

- .25 Extraction operations including petroleum resource operations shall be protected from incompatible and potentially incompatible development and activities that would restrict exploration, hinder their expansion or continued use, or which would be incompatible for reasons of public health, public safety or environmental impact.
- .26 Buffer strips should be established around existing and potential aggregate resource sites in order to protect the aggregate deposits from incompatible adjacent land uses. The buffer strip should be determined in consultation with the Saskatchewan Ministry of Energy and Resources.

### **Sand and Gravel Policies**

- .27 The RM shall ensure there is an adequate amount of gravel resources for the needs of the municipality. The RM shall explore gravel resource options and opportunities together including agreements to share and haul sand and gravel in and out of the municipalities.
- .28 Sand and gravel development should be compatible with existing and planned land uses and such development is operated with minimal disturbance to the environment and aquifers.

## **3.3 Environmental Management and Sustainability**

The RM of Sasman has a number of environmentally sensitive lands that exist within the municipal boundaries. These include lakes, wetlands, and other types of waterbodies. The RM is located within the Prairie ecozone and the Aspen Parkland ecoregion. The Aspen Parkland ecoregion is characterized by a mosaic of aspen grove and fescue grasslands.<sup>2</sup>

The RM has seen increased development along Fishing Lake with both seasonal and permanent residences. This area also draws a number of visitors. With increased capacity on the land and water, the community is concerned with overuse and pollution. The community wants environmentally sensitive lands to be protected and managed sustainably to ensure there is quality land and lakes that exist in the future. Another environmental concern is the increased flooding and water tables within the RM. Fishing Lake has a history of flooding and it is important to the RM to ensure cautionary measures are taken when approving development in and around flooded areas. A Natural Constraints map is included in Appendix “B6”.

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<sup>2</sup> [http://www.biodiversity.sk.ca/ecoregions/Aspen\\_Parkland.htm](http://www.biodiversity.sk.ca/ecoregions/Aspen_Parkland.htm)

## Objectives

- ◆ To protect environmentally sensitive lands and waterbodies.
- ◆ To encourage passive recreation and tourism on sensitive lands.
- ◆ To identify drainage patterns in the Rural Municipality.
- ◆ To encourage sustainable water use.
- ◆ To extend the responsibility for sound environmental management to property owners and developers.
- ◆ To dedicate any municipally owned land considered suitable as Municipal Reserve as set forth in provincial legislation.
- ◆ To prohibit any encroachment on Environmental or Municipal Reserve lands, except those permitted under *The Dedicated Land Regulations*.

## General Policies

- .1 The RM of Sasman shall take an active role in identifying environmentally sensitive lands that are unsuitable for development. Developers will be required to work with the Ministry of Environment and other appropriate agencies on development proposed within environmentally sensitive areas.
- .2 Environmental health, social well-being, and long-term prosperity depend on reducing the potential for public cost or risk to residents or properties. Development shall be directed away from areas of natural hazards where there is potential risk to public health or safety.
- .3 The RM shall collaborate with neighbouring municipalities and other stakeholders to identify and protect environmentally sensitive lands and waterbodies to ensure long term sustainability and quality.
- .4 The Future Land Use Map in Appendix “A” and the Reference Map “B6” identifies areas where natural hazardous conditions may exist to ensure that the developer and/or property owner reasonably assess the hazards relative to the proposed development.
- .5 Developers may be required to provide a comprehensive development review with information pertaining to environmental qualities, vegetation, drainage, and soil report prepared by accredited professionals as a means of ensuring the suitability of it to the proposed development is met.
- .6 Council may refuse to authorize development of structures on such land or may authorize such developments only in accordance with recommended preventative mitigation

measures which eliminate the risk or reduce the risk to an acceptable level and remedial measures.

- .7 The RM encourages the development of a water plan to determine water quality, capacities, and current and future uses.
- .8 It may not be practical or desirable for economic or social reasons to restrict certain development in hazard areas. Developments shall, be carefully controlled and planned to ensure that they are compatible with the risks or that the hazard has been eliminated or protected against. In these instances, the following criteria shall be applied:
  - a. Proposed developments shall not obstruct, increase, or otherwise adversely alter water and flood flows and velocities;
  - b. There shall be no added risk to life, health, or personal safety;
  - c. Structures and services must be protected against flood damage and shall be fully functional during hazard conditions;
  - d. Activities which alter existing slopes and 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 bank instability; and
  - e. Existing tree and vegetation cover shall be preserved where appropriate to reduce erosion and maintain bank stability.
- .9 Incentives to retain wetlands, existing trees, and natural features may be explored by the RM and provided to potential developers.

### **Flood Hazard Policies**

- .1 All structures and developments that are proposed in the 1:500 year floodway shall be prohibited. Development of new buildings or additions to buildings in the flood fringe will be required to be flood-proofed to 0.5 metres above the 1:500 year flood elevation. Flood prone areas are identified on the Future Land Use Map Appendix "A" and Reference Map in Appendix "B" and are subject to the Flood Hazard Overlay in the Zoning Bylaw.
- .2 Development will be restricted in the flood plain 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.
- .3 The Saskatchewan Water Security Agency or other appropriate government or private sector consultants can be utilized as a source of technical advice regarding flood levels and flood proofing techniques. Proposals for development within the flood fringe may be required to go to the Water Security Agency for review prior to be accepted.

- .4 Development proposals in flood fringing areas shall be referred to the Saskatchewan Water Security Agency for review prior to approval. A site specific legal land survey including contour lines shall be provided by the proponent at the time of a proposed development.
- .5 Development in wildfire-prairie fire hazard areas should be undertaken with precautions intended to minimize the risk of damage to property caused by wildfires. Precautions may include those intended to help protect property from the damage of wildfires that may ignite in or around the RM.
- .6 Development should utilize the following guidelines:
  - a. Developers of new developments in the RM of Sasman shall consider the integration of trails, roads, and cleared park land around development which may serve as fire breaks and provide a vehicle access route to facilitate fire suppression in interface areas;
  - b. Fuel reduced buffers around residential properties are encouraged; and
  - c. Building design and construction shall be generally consistent with the standards of the National Fire Protection Association.

### **Unstable Slope Areas**

- .7 Development and activities shall be avoided where the risk of unmitigated erosion or slope failure exists, where there is the potential to cause erosion, or increases the potential for erosion or slope instability on the site or elsewhere, and, when possible, to minimize the potential impacts of slope instability on municipal services and infrastructure.
- .8 Developers and property owners shall commission sufficient, professional engineering investigations to reasonably assess erosion and slope failure potential and to understand that they also share in and accept all residual risks and liabilities associated with development where unstable hazard slopes exist.
- .9 The RM of Sasman, in addressing the hazards associated with erosion and slope instability shall:
  - a. Require investigations as part of an application for subdivision and/or development;
  - b. Establish the objectives of scientific and engineering investigations in relation to such applications;
  - c. Reasonably ensure, using current and future technical, administrative, and legal means, that the hazards and potential long-term costs associated with potential erosion and slope failure can, and will, be borne fairly by all parties including the proponent and/or the future owner; and
  - d. Ensure that future owners are informed, acknowledge the inherent risks, undertake reasonable investigations, and accept liability for development undertaken on land where slope instability is a concern.

## Surface Water and Drainage Policies

- .10 Adequate surface water drainage will be required throughout the RM and on new development sites to avoid flooding, erosion and pollutions. Consideration shall be given to the ecological, wildlife habitat and drainage effects of development, including the upstream and downstream implications.
- .11 Where an area has been previously or exhibits potential for poor drainage (sloughs) due to snowmelt or prolonged rainfall events, all proposed building sites shall be located outside of those areas whenever possible. Otherwise, the proponent shall provide a suitable amount of fill at the building site to provide a satisfactory level of protection for the buildings.
- .12 Unauthorized drainage of surface water runoff from any land throughout the RM shall be prohibited. Water courses shall not be filled or altered without the prior approval of the Saskatchewan Water Security Agency, Ministry of the Environment, and the municipality.
- .13 New developments and subdivisions which are adjacent to water courses shall be developed to minimize erosion and to maximize water quality.

## Municipal and Environmental Reserve Policies

- .14 The Rural Municipality will require the dedication of Municipal Reserve or will use the provisions of the Dedicated Land Regulations to ensure adequate recreational and utility space is provided for future needs.
- .15 Subdivision applicants will be required to dedicate, as Environmental Reserve, all lands in an area to be subdivided that can be defined as Environmental Reserve in accordance with the provisions of *The Planning and Development Act, 2007*. In some instances the approving authority may consider conservation easements in place of environmental reserves.
- .16 Where development is proposed adjacent to a watercourse, the Council will request the subdivision approving authority to dedicate Municipal or Environmental Reserve as appropriate to protect sensitive areas and ensure continued public access to these areas.
- .17 Land provided as an Environmental Reserve becomes the property of the municipality. The applicant may be required to provide any amount of land in any locations that the approving authority considers necessary, if the land consists of:
  - a. A ravine, coulee, swamp, natural drainage or creek bed;
  - b. Wildlife habitat of areas that:
    - i. Are environmentally sensitive; or
    - ii. Contain historical features or significant natural features.

### 3.4 Lakeshore Development

Fishing Lake resides along the south boundary of the RM of Sasman. It is a positive feature in the RM as it attracts new residents, visitors, and developments. The increase in people and development has affected the amount of uses on the lake and has resulted in more dense developments along the shoreline. The RM wants is committed to providing a balance of development for both residents and tourists to ensure everyone can enjoy Fishing Lake. There has been historical flooding in the RM particularly Fishing Lake. It is important to the RM to identify flood prone areas and take cautionary measures when development is proposed in and near these areas.

Identified opportunities for lake development includes boat rentals, confectionaries, restaurants, and gas stations to name a few.

#### Objectives

- ◆ To preserve beaches and buffer strips around waterbodies.
- ◆ To ensure compatible and sustainable development along the lakes.
- ◆ To ensure public access to the lakes and shores.
- ◆ To educate about safe and efficient water uses.
- ◆ To incorporate resort commercial uses in lakeshore developments.

#### General Policies

- .1 The Rural Municipality shall ensure all development is set back from natural hazard and eco-sensitive areas to ensure the lakeshore is maintained and protected. Development shall integrate with the natural surroundings and shall complement the surrounding landscape and vegetation.
- .2 To ensure sustainable and environmental responsible development is achieved, the Rural Municipality shall:
  - a. Require all development adjacent to the lakeshore and the Municipal and Environmental Reserves to be reviewed by the Rural Municipality Council, and if required the Ministry of Environment and Department of Fisheries and Oceans should Council feel that development in these areas would have potential adverse impact on the shoreline and habitat;
  - b. Work with all levels of government and developers to ensure that any impacts are minimized; at the same time not impair the enjoyment of all residents to have reasonable access to lakeshore frontage and related recreational opportunities;

- c. Identify areas that should be set aside for retention as riparian areas to have minimal disturbance to protect fish habitat and avoid nutrients and waste entering the lake;
  - d. Recommend buffering of the shoreline where possible to promote retention and stability of the shore line;
  - e. Take a lead role in educating all residents and visitors of the best management practices available to ensure the quality of water and the importance of maintaining a balance between natural habitat and recreational use;
  - f. When the opportunity for infill or redevelopment occurs, apply these best management practices and encourage existing uses to apply these standards when landscaping or rebuilding adjacent to the lakeshore and other riparian areas.
- .3 The RM shall ensure public access to the beaches and lakes.
- .4 Development proposals for community services and commercial activities that serve the lakeshore developments will be considered by the RM. Developments will be assessed based on compatibility and other requirements as outlined in the Zoning Bylaw.
- .5 The RM together with the Hamlet Boards and other stakeholders may provide residents and visitors with educational information about water uses on the lake. This may include regulations related to boats speeds, fishing licensing, and other lake uses.

### 3.5 Ground and Source Water Protection

Protecting ground and source water is a priority to RM residents. Due to the flooding trends and increased development pressures, it is important to the RM to protect water resources for drinking, agriculture and other industries, and recreational uses.

The RM of Sasman is located in the Assiniboine River Watershed Stewardship Association which is a non-profit working with communities to protect the source waters of the Assiniboine River. The RM is also a member and sits on the board of the Fishing Lake Watershed Association along with the RM of Foam Lake No. 276, Resort Village of Chorney Beach, and Resort Village of Leslie Beach.

## Objectives

- ◆ To manage ground water resources in a manner that would not deprive existing users of their water supply and would not have a known detrimental effect on ground water potential.
- ◆ To work with the Saskatchewan Water Security Agency to monitor development and ensure the protection of aquifers.
- ◆ To participate in the Fishing Lake Watershed Association.
- ◆ To ensure that public health of residents and visitors is protected by locating un-serviced subdivisions only where soil and ground water conditions can sustain development and not pollute aquifers.

## General Policies

- .1 Development shall not deplete or pollute groundwater resources within the municipality and shall occur in a manner which sustains the yield and quality of water supply. Land development within ground water pollution hazard areas shall require a detailed analysis of the specific site, prepared by a qualified engineer.
- .2 Developments will be encouraged in a manner, which ensure that waterways, water bodies, shore land areas, and groundwater resources are sustained. Development proposals, which may impact riparian systems or water bodies, will be referred to the Saskatchewan Water Security Agency for review and advice prior to approval.
- .3 Waterways, water bodies, and shore lands in the municipality may require protection to limit impacts of development. This may be achieved through site-specific planning programs and cooperation with Federal, Provincial, or regional programs.
- .4 The use of best management practices for agricultural enterprises, particularly with regard to manure management and chemical applications, shall be encouraged in order to minimize risks to groundwater and surface water.
- .5 All development near any water bodies will be complementary to the natural features of the surrounding area. All development shall be in accordance with the 25 Year Water Security Plan.<sup>3</sup>

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[https://www.wsask.ca/Global/About%20WSA/25%20Year%20Water%20Security%20Plan/WSA\\_25YearReportweb.pdf](https://www.wsask.ca/Global/About%20WSA/25%20Year%20Water%20Security%20Plan/WSA_25YearReportweb.pdf)

- .6 The extent of protection of a development from flooding required will be directly related to the characteristics of the local situation. The size and configuration of the waterway, water body or shore land, need for public access, environmental characteristics, and economic potential will all have a bearing on the method of protection adopted. These studies shall be undertaken by a qualified professional at the expense of the developer.
- .7 Aquifer areas are the land located above a groundwater system that is part of the domestic water supply. Care must be taken in the storage, handling, manufacture, and use of products on sites within these aquifer/wellhead areas to avoid contamination of the underlying aquifer.
- .8 The RM shall continue to participate as a board member on the Fishing Lake Watershed Association to ensure the quality of the lake and waterbodies in the RM are maintained.

### 3.6 Hamlets

There are four (4) organized hamlets in the RM of Sasman including Kylemore, Kuroki, North Shore Fishing Lake, and Ottman-Murray Fishing Lake. Kylemore and Kuroki are located along the provincial highway #5 while Ottman-Murray Fishing Lake and North Shore Fishing Lake are located along Fishing Lake. Below shares more detail about each of the hamlets:

**Kylemore** – Kylemore has approximately 3 residents. Within this organized hamlet there is Fishing Lake First Nation Treaty Land of which 12-15 residents call Kylemore home. The Hamlet includes residential homes and a hall. There is also a First Nations owned store. A sewer system is in place within Kylemore though water is sourced by wells or holding tanks.

**Kuroki** – Kuroki has a population of approximately 45 people. There is a mix of land uses including residential, the RM office and shop, and some services such as insurance, abattoir and a community hall, church, playground and park, and seniors centre. Septic tanks are used for solids and it is the responsibility of owners to have them pumped out. For liquid waste, the hamlet has a sewage system i.e. lagoon. Within the hamlet, there is a water treatment plan that uses surface water to supply water to residents. Services provided by the RM include fire protection and snow removal.

**North Shore Fishing Lake** – This community includes approximately 46 full time residents with over 300 people who visit in the summer to enjoy Fishing Lake. The hamlet consists of residential dwellings both permanent and seasonal. There is one playground and a park within the hamlet. Water and sewer services are the responsibility of the community members.

**Ottman-Murray Fishing Lake** – This organized hamlet has approximately 20 full time residents and 150+ seasonal residents. This hamlet is predominantly made up of residential homes and seasonal cabins. Each owner has a septic tank for liquid waste and wells or holding tanks for water. The RM provides Ottman-Murray Fishing Lake with fire protection and snow removal.

**Margo** – this special service area of the RM was previously the Village of Margo. As of January 1, 2021, the village dissolved into the RM as a special service area. Margo has approximately of

Bylaw No. 02-2022

83 full-time residents. The special service area is primarily residential dwellings with a few businesses including post office, bank, and farming business. Water and sewer systems are existing in the community. However, the systems would require upgrades if capacity were to increase. Margo also has a hall available for the community members. The RM provides snow plowing and fire protection.

### Objectives

- ◆ To ensure land use compatibility and phased development in the hamlets.
- ◆ To assess development needs in each hamlet.
- ◆ To protect environmentally sensitive areas in hamlets along waterbodies.
- ◆ To ensure a balance of permanent and seasonal residences in hamlets along the lake.

### General Policies

- .1 The RM shall encourage infill development in existing hamlet areas.
- .2 New developments shall be encouraged to locate adjacent to built-up areas where public services including roads, water and sewer, power lines and other services can be efficiently and economically expanded.
- .3 Proposed developments shall take into account the health, safety, and general welfare of the residents, and the viability and character of the settlement area. No land use or activity that is detrimental to the residents or the community shall be permitted.
- .4 The RM shall work with surrounding municipalities to provide health, safety, and emergency services including fire, ambulance, and policing to the hamlets.
- .5 The RM may work with the organized hamlet boards and other stakeholders to identify needs and priorities of the community including community services, recreational amenities, transportation, and infrastructure.
- .6 The Rural Municipality will strive to recognize and respond to the needs of a growing community and work with various organizations, business leaders, other public institutions, non-governmental organizations, community groups, residents, and community volunteers to determine these needs and the best methods to provide and maintain needed community facilities and programs.

### 3.7 Rural Residential Alternatives

Much of the rural residential that exists within the RM includes farm sites and a mix of permanent and seasonal residences within the organized hamlets. In order to provide a balance of lakeshore development and development within the rest of the RM, the community is open to alternative residential accommodations including country residential, and short and long-term accommodations such as hotels, bed and breakfasts, and RV parks.

### Objectives

- ◆ To identify and encourage country residential development in areas where the future or continued operation of the agriculture industry will be least affected or restricted.
- ◆ To encourage planned country residential development in areas that are compatible and do not require a full range of municipal services.
- ◆ To attract short and long-term accommodations.
- ◆ To encourage home-based businesses and live-work residential options.

### General Policies

- .1 Country residential development shall be encouraged to maintain the country-living environment which retains its land value, where land use conflicts are avoided, and where efficient cost-effective municipal services can be provided.
- .2 The subdivision of land for country residential purposes shall meet all requisite government department requirements including, though not limited to, Saskatchewan Ministry of Environment, the Health Authority, and Saskatchewan Water Security Agency.
- .3 Country residential subdivisions shall have access to an existing all-weather road and the proponent may be responsible to enter into an agreement with the municipality to upgrade the existing road or develop a new road access to the municipal standard. The proponent shall be responsible for all costs of the new or upgraded roadway construction which will be addressed through a Development or Servicing Agreement.
- .4 Country residential subdivisions shall not be permitted:
  - a. Within 1 kilometer (0.6 mile) of a hazardous industry except in instances where transition and buffering can mitigate concerns;
  - b. Within 1 kilometer (0.6 mile) of a rural industrial site except in instances where transition and buffering can mitigate concerns;
  - c. Within 457 metres (1499 ft) of a sewage lagoon site and solid waste disposal site; and

- d. Within the required separation distances from Intensive livestock operations as provided within the Zoning Bylaw.
- .5 Where a subdivision is proposed adjacent to a watercourse, the municipality will identify and designate the channel, adjacent floodplain, and significant natural habitat as Environmental Reserve to protect sensitive areas and preserve the potential for public access. This will be done through consultation with relevant agencies and adjacent municipalities.
- .6 Rural residential development shall not be permitted in areas subject to flooding, erosion, or bank instability, unless detailed analysis of the specific site, prepared by a qualified engineer can prove the development to be safe from the aforementioned hazards.

### **Single Parcel Country Residential Policies**

- .7 Single parcel residential development shall be required to provide for such onsite services as is deemed necessary by the municipality, at the expense of the developer, including though not limited to, upgrading municipal roads to an all-weather standard as a condition of approval.
- .8 Residential subdivisions shall be planned and located in an order that:
  - a. Services such as school bussing, snow removal and protection services can be provided with reasonable efficiency and without undue cost to the Rural Municipality;
  - b. Increased assessments associated with residential development are confined and upward pressure on taxation and limitation of uses of agricultural resource land is minimized; and
  - c. Normal agricultural activities will minimally affect the quiet enjoyment of the non-farm residential area.
- .9 On-site wastewater disposal systems must receive approval from the Health Authority prior to installation. The location and size of building lots shall reflect the capability of local soils to adequately support an approved on-site wastewater management system.

### **Multi-Parcel Country Residential Policies**

- .10 A comprehensive development proposal may be requested by the municipality to any person proposing to rezone land for multi-parcel(greater than 4) country residential or hamlet development prior to consideration of an application by Council. The review shall be undertaken according to the standards provided in the Zoning Bylaw and shall address all matters of land use integration, potential conflict mitigation, and the provision of services to the development.
- .11 Where a multi-parcel country residential subdivision is proposed on lands abutting an existing urban area, the Rural Municipality may require the proposed development to be designed to complement the existing development including measures such as visual buffering, lot site

separation, complementary lot sizing, or any other measures necessary to achieve compatible land use and development.

.12 Working with the Ministry of Government Relations and other respective agencies, the Council may provide comments on the number and arrangement of approved lots within a subdivision application on a case-by-case basis upon review of a comprehensive development review and having consideration for:

- a. The carrying capacity of the lands proposed for development and the surrounding area based on site conditions, environmental considerations and potential impacts, and other factors that may warrant consideration in the design of the proposal;
- b. The suitability and availability of municipal and other services and infrastructure necessary to support the proposal; and
- c. The compatibility of the proposed subdivision with that of the surrounding area.

### 3.8 Community Services and Public Health and Safety

A lot of community services and health care and emergency services are provided by the RM through cooperation and collaboration with neighbouring communities. In some of the organized hamlets, water and sewer is provided to residents, and there are halls, parks, and playgrounds that exist.

Many residents travel to the Town of Kelvington for health services. It is important to the RM to maintain neighbourly relations to provide services to residents and share their interests with one another.

There is opportunity to expand community services within the RM including linked and integrated trail networks, more campgrounds, and more.

#### Objectives

- ◆ To provide a full range and mix of community, and health and emergency services to community members.
- ◆ To promote and engage in inter-municipal relationships to deliver community-based services.
- ◆ To ensure mutual aid and fire servicing agreements are current and reflective of municipal needs.
- ◆ To work with surrounding municipalities to implement an Emergency Response Plan.

#### Community Service Policies

- .1 The Rural Municipality will support the development and joint-use of institutional, health, recreational, spiritual, and cultural facilities for the benefit of rural residents.
- .2 Residents shall be given the opportunity to pursue community building initiatives with appropriate support and encouragement when planning community services, programs, facilities, neighbourhood environments, or other matters that affect their quality of life.
- .3 Council shall advocate for the planning and provision of services, programs, and facilities on a cooperative basis, involving appropriate agencies, groups, and individuals to ensure accessible, appropriate, and flexible service provision for all residents irrespective of their physical, economic, social, or cultural characteristics.
- .4 Landscaping and existing natural features including trees and foliage shall be preserved within the RM to ensure natural features are maintained.

### **Public Health and Safety Policies**

- .5 Public health and safety shall guide all developments.
- .6 Activities that generate litter, unacceptable noise, air emissions, dust, liquid and solid hazardous wastes, or that store regulated quantities of hazardous materials shall be strictly regulated and, if permitted, shall be located well away from residential uses and other natural or developed features or areas where residents may be impacted by pollution.
- .7 In collaboration with the Health Authority and surrounding communities, the RM of Sasman shall continue to participate in discussions about the delivery, expansion, and enhancements of health and emergency services and facilities.
- .8 The RM shall work with surrounding communities and First Nations on delivering quality services to residents throughout the municipality including police and fire.
- .9 The RM shall ensure that emergency and responsiveness plans are current and reflect changes in land use or activities.
- .10 Emergency planning needs to be undertaken before an event to identify risk and to research risk reduction measures that lower the probability of an event occurring. An understood and practiced plan shall be maintained.
- .11 The RM encourages the creation of detailed maps with coordinates to assist emergency services. Road naming, creating rural addresses and signage may be pursued.

- .12 The RM is encouraged to utilize FireSmart<sup>4</sup> principles for subdivisions planned within and adjacent to fire hazard areas.
- .13 There is one active railway line that runs through the RM. The RM shall work with the respective rail agencies to comply with any adopted set of recommended development guidelines and setbacks for residential development adjacent to the rail right-of-way.
  - a. Development constraints related to those adjacent to active railways are addressed in Section 3.10.

### 3.9 Recreation and Tourism

There are a number of recreation and tourism opportunities within the RM of Sasman. From water recreation on the lakes, to hunting to bird watching and enjoying the scenic view, there is something for everyone.

Community members within the RM want to increase recreational programming and amenities within the RM to provide more options for permanent and seasonal residents and visitors. Due to the diverse landscape of the community, there is an opportunity to explore eco-tourism options.

#### Objectives

- ◆ To promote current recreational and tourism amenities and destinations.
- ◆ To explore opportunities to develop new recreational and tourism amenities and programs.
- ◆ To encourage year-round active and passive recreational pursuits.
- ◆ To provide various accommodations in the RM to attract residents and visitors.
- ◆ To encourage eco-tourism initiatives within the RM.

#### General Policies

- .1 The Rural Municipality will work with private sector developers and provincial agencies to encourage and facilitate the development of new, or the intensification, of existing recreational facilities and parks to broaden the recreational activities available for residents and visitors to the RM.

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<sup>4</sup> FireSmart principles and resources can be found at the following website:  
<http://www.environment.gov.sk.ca/firesmart>

- .2 Sites designated recreational should be compatible with the existing and adjacent land uses. Land uses and activities adjacent to parks, recreation, or conservation areas shall be limited to those which would not detract or degrade the public enjoyment of the recreational activity.
- .3 Green space is identified on the Future Land Use Map found in Appendix “A”, green (or open) space is considered to be passive and structured leisure and recreational areas that enhance the aesthetic quality and conserve the environment of the community. The Town shall ensure these spaces are protected into the future.
- .4 Areas with high recreational capability and interesting and rare natural features shall be conserved for outdoor recreation and related uses.
- .5 Multi-modal trails for walking, biking, cross country skiing, and other modes of transportation shall be identified and clearly marked throughout the municipality.
- .6 New recreational amenities and year-rounds programs are encouraged including fishing tournaments, hunting , festivals, skiing and skating, and others.
- .7 Proposed recreational developments will be encouraged to carefully match the activity and its intensity to the capability of the land and its ability to sustain the use over an extended period. Proposed recreational development shall not preclude access to, and use of public resources (e.g. lakes and streams).
- .8 The RM encourages the development of eco-tourism initiatives and ventures to attract visitors.

### **3.10 Transportation and Infrastructure**

The RM of Sasman has a mix of transportation networks that allow people to travel throughout the RM and wider region. These include provincial highways, roadways with various classifications, the lake, and trail networks. The provincial highways that run through the RM include #5, #38, and #49. The RM has a number of grid roads and a Clearing the Path Road. When dealing with new developments, the RM takes cautionary measures by entering into agreements to ensure road development and maintenance is completed.

Infrastructure varies in the RM to include water, sewer, grading, snow removal, phone, internet, and cable services. In some of the organized hamlets a water and sewer system is in place, in others and on farm sites, residents are responsible for their water and sewer. The RM does grading and snow removal throughout the municipality using the RM’s quality equipment.

## Objectives

- ◆ To maintain and enhance transportation networks and infrastructure systems.
- ◆ To establish safe, efficient, and convenient transportation networks.
- ◆ To advocate the Ministry of Highways to upgrade the provincial highways within the rm.
- ◆ To support and encourage the use of the active and abandoned railway lines.
- ◆ To ensure infrastructure systems are compliant with provincial regulations.
- ◆ To collaborate with other levels of government and neighbouring communities to source funding opportunities for infrastructure renewal and expansion.

## Transportation Policies

- .1 Transportation networks and land use considerations shall be integrated at all stages of the planning process. A land use pattern, density, and mix of uses should be promoted that minimizes the length and number of roads to make efficient use of existing and planned infrastructure. Connectivity within and among transportation systems should be maintained and, where possible, improved including connections which cross jurisdictional boundaries
- .2 The RM with the surrounding communities and the Department of Highways and Infrastructure shall discuss and explore opportunities to enhance the highways throughout the RM. Particular attention to Highway #38 is encouraged.
- .3 Transportation facilities and right-of-ways should be planned and constructed in a manner that would minimize negative impacts on existing and future proposed adjacent and surrounding land uses.
- .4 Proposed developments which may be adversely affected by noise, dust, and fumes from roadways and railways should be encouraged to locate where there is adequate separation from these corridors and to incorporate sound barriers or landscaped buffers to mitigate these impacts.
- .5 The Rural Municipality shall explore the development of a road maintenance program to ensure the upkeep and general maintenance of road networks within the municipality. Identification of key priority roads shall be established and implemented on a yearly basis.

- .6 Where there exists or there is anticipated high volumes of truck traffic, the Rural Municipality may designate certain roadways as truck routes, in order to limit deterioration of the local road system and to minimize safety problems and nuisance factors with adjacent communities.
- .7 All developments will ensure safe access and egress from adjacent roadways without disrupting their transportation function by locating:
  - a. On service roads adjacent to highways;
  - b. On municipal grid roads adjacent to hamlets;
  - c. At existing intersections along range and township roads; and
  - d. Shall be in conformity with all municipal, provincial and federal transportation regulations, including though not limited to building and sign regulations.
- .8 Building setback standards shall be applied to new development along municipal roads, in order to provide a measure of safety for the traveling public, to provide a measure of buffering of buildings from roadway nuisances, such as noise and dust, and to reduce snow drifting problems along rural roads.
- .9 The RM, through this Plan, shall provide for efficient and effective land use and transportation planning. This includes consultation with neighbouring property owners and Railways in order to reduce the potential for future land use conflicts and provide adequate protection for rail infrastructure. The primary situations include:
  - a. New land development or redevelopment in proximity to existing rail operations;
  - b. New or significantly expanded rail facilities to existing residential uses; and
  - c. Road and rail crossing issues.
- .10 Consultation with the Railways shall be required when a potential development is proposed for a:
  - a. Development or re-development proposals in proximity to rail facilities or for proposals for rail-serviced industrial parks;
  - b. Road and utility infrastructure works which may affect a rail facility;
  - c. Transportation plans that incorporate freight transportation issues; and
  - d. All new, expanded, or modified rail facilities.
- .11 The RM should consult with Railways regarding proposed land development and/or infrastructure projects which may have impacts on existing drainage patterns. Similarly, the railways should consult with the RM where facility expansions or changes may impact drainage patterns to adjacent uses.
- .12 Noise and vibration levels near roadways and rail lines shall be a factor in the evaluation of proposals throughout the development review process. Noise and vibration assessments may be required for new development within 300 meters from the rail line in order to prescribe mitigation measures and to determine the viability of foundation structures.

- .13 All costs associated with preparing the noise and vibration assessment and implementing the approved mitigation measures shall be borne by the affected developers.

### **Infrastructure Policies**

- .14 The use of existing municipal infrastructure shall be optimized wherever feasible before consideration is given to developing new infrastructure and public service facilities. Infrastructure and public service facilities shall be provided in a coordinated, efficient, and cost-effective manner to accommodate projected needs by integrating servicing and land use considerations at all stages of the planning process.
- .15 The RM encourages cooperation with Sask Power, Sask Energy, Trans Gas and SaskTel and other similar utilities to ensure the provision of their services in the most economical and efficient manner possible.
- .16 New development shall assess local water drainage patterns as part of initial concept designs and avoid developing in low-lying catchment areas and drainage courses.
- .17 Prior to the installation of major utility systems, such as electrical transmission lines, wind energy systems, and communication lines or towers, the utility companies are encouraged to consult with the Municipal Council and the community at large on matters such as route selection and potential impact on local road networks.
- .18 Pipelines shall be preferentially routed through areas causing the least environmental impact either paralleling through existing disturbed lands, on rights-of-way or in areas of tame pasture or cultivated land.
- .19 Separation distances from existing public works facilities shall conform to provincial regulations. Any planned future expansion shall minimize the encroachment of incompatible lands near landfills, waste management facilities, airstrips, transportation corridors, rail yards, and industrial activities.
- .20 The RM will work with organizations, agencies, and neighbouring communities in providing and enhancing effective waste management and environmental protection.

### **3.11 Heritage and Cultural Resources**

Heritage and cultural resources are important to the community as they tell the story of the past and present, and what the future might hold. There is one designated heritage site within the RM of Sasman – Moe Lutheran Church. The Church was built in 1911 and was the first church for the six year old

congregation. The church remains as a landmark near the Village of Margo.<sup>5</sup> Heritage sensitive lands are identified in Reference Map “B13”.

Culture is celebrated in the RM of Sasman with a variety of cultural backgrounds including Ukrainian, German, First Nations and Dukabor coming together. Community members want to embrace culture and celebrate through initiatives and events.

### Objectives

- ◆ To identify and preserve heritage and cultural assets.
- ◆ To encourage cultural diversity in the RM.
- ◆ To celebrate culture through events and initiatives.
- ◆ To be responsible stewards of heritage resources ensuring a balance between development and heritage conservation.

### General Policies

- .1 The RM will collaborate with community stakeholders to identify and assess the significance of historic and cultural sites and special areas within the municipality.
- .2 The RM of Sasman will encourage collaboration with neighbouring communities to identify regional heritage and cultural resources in order to protect, maintain, and promote these important resources.

### Heritage Policies

- .3 Highly sensitive environmental areas or sites with potential for significant heritage resources shall be identified to ensure the protection of these resources when these lands may be affected by development. When development is proposed in these areas an assessment of the potential impact on natural and human heritage resources prepared by qualified environmental professionals shall be required as part of the development proposal.
- .4 Heritage resources in the Rural Municipality include many sites “of significant nature” and moderate to high archaeological potential. These areas are located primarily along trails between the larger centres. These areas may require limiting large scale developments which could have a negative effect on either natural or heritage resources.

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<sup>5</sup> <http://www.pcs.gov.sk.ca/heritage-property-search>

- .5 Surveys of landscapes, soils, vegetation, wildlife, and heritage resources shall be reviewed. If sensitive features are identified (coulees, wetlands, riparian areas) the development shall be modified to avoid these areas. When reviewing development proposals, an attempt shall be made to:
  - a. Provide for a minimum loss of habitat by retaining natural vegetation and watercourses;
  - b. Provide for continuous wildlife corridors;
  - c. Conserve habitat for rare and endangered species; and
  - d. In providing landscaping, naturalization or otherwise mitigating the loss of natural habitat where such habitat loss is necessary in the context of a desirable development.
- .6 Council shall work with community stakeholders to identify and assess the importance of built and natural, heritage sites and areas within the Rural Municipality. At the request of owners and in accordance with *The Heritage Property Act*, significant historic sites and architectural features shall be designated and suitably recognized.
- .7 The Rural Municipality shall work with the Provincial Heritage Resources Branch and other agencies to develop a local catalogue and criteria for local heritage buildings, sites and landmarks utilizing the Parks Canada Historic Guidelines and Standards.

### **Cultural Policies**

- .8 The RM encourages community initiated projects and events that enhance sense of community and increase the local cultural atmosphere.
- .9 The RM of Sasman will ensure development enhances the cultural well-being of residents through continuous support for art and cultural programs.
- .10 The preservation and diversification of cultures and traditions through festivals, dances, and other events shall be encouraged. Community events shall be expanded and enhanced when it is feasible.

### **3.12 Inter-Municipal and Governmental Cooperation**

The RM of Sasman participates in a number of regional initiatives including the delivery of health and emergency services, and watershed planning. The RM wants to maintain positive relations with neighbouring municipalities and First Nations and explore other opportunities to work as a region.

## Objectives

- ◆ To encourage capacity building and involvement of inter-municipal and governmental initiatives with neighbouring communities.
- ◆ To work with neighbouring communities on joint service delivery.
- ◆ To collaborate on water and shore land preservation and planning.

## General Policies

- .1 The Rural Municipality will work in partnership with other jurisdictions, neighbouring municipalities, and other agencies as a means of providing, sharing, and funding community services effectively and efficiently.
- .2 The RM shall facilitate cooperation with its municipal and First Nations neighbours with respect to the impact of development decisions on the neighbouring community's services, facilities, residents, and/or natural resources. Council may refer development or subdivision applications to neighbouring municipalities or First Nations for review and comment.
- .3 The RM shall promote inter-municipal cooperation and public/private sector initiatives that focus on a cooperative approach to providing cost efficient services that optimize financial and infrastructure resources. Projects such as a regional waste, recycling programs, sewage programs, and other joint funding opportunities shall be explored.
- .4 The RM shall continue to partner with other jurisdictions when discussing health services, the fire department, and regional police committees to assist the region in advocating its position.
- .5 The RM of Sasman shall pursue inter-municipal agreements to ensure that local and regional growth issues are addressed proactively. A coordinated, integrated and comprehensive approach should be used when dealing with inter-municipal planning matters including:
  - a. Managing and/or promoting growth and development;
  - b. Managing natural heritage, water, agricultural, mineral, tourism, cultural, heritage and archaeological resources;
  - c. Infrastructure, public service facilities, energy generation and waste management systems;
  - d. Ecosystem, shoreline, and watershed related issues;
  - e. Natural and human-made hazards; and
  - f. Population, housing and employment projections based on regional market areas.

## Section 4: Special Planning Areas

The Rural Municipality will undertake consultation and coordination with federal and provincial departments and First Nation and Métis communities with regard to matters that may have an impact on lands outside of these jurisdictions. This section is intended to identify the varying government jurisdictions and any areas where cooperation may be established.

### 4.1 Crown Lands

- .1 Crown Lands are defined in the Provincial Lands Act and Regulations. Crown Lands include agricultural lands and environmentally sensitive lands including waters, or watercourses, easements, and resources such as mines and minerals.
- .2 The administration of Crown Land is the responsibility of both Saskatchewan Agriculture and Saskatchewan Environment. Ministry of Agriculture provides services for lease administration, oil and gas development, gravel exploration and extraction, Crown lease management assistance, and the sale of Crown Land.
- .3 Crown Lands just as deeded lands (those with title to an individual), are subject to *The Planning and Development Act, 2007*, and municipal bylaws, except in the specific designations such as Provincial Forest, Provincial and Regional Parks and Crown Lands. Municipalities work with the Ministries to develop complementary planning on these lands and several integrated resource management plans have been incorporated into municipal bylaws.

### 4.2 First Nations, Treaty Land Entitlements and Urban Reserve

- .1 The Rural Municipality encourages relationships with First Nation and Métis communities to investigate and discuss areas of mutual interest including land, water and shore protection, and planning.
- .2 The RM shall encourage compatible development where land has been purchased by a First Nations Band and it is pursuing “reserve” status through either the Treaty Land Entitlement Framework Agreement process (TLEFA) or the Specific Claims process. Council, shall in good faith, meet with the Band Council of the First Nation proposing the reserve to discuss and/or negotiate shared services, compatible bylaws, and other matters of mutual interest.
- .3 Lands selected by a First Nation in an Urban Municipality are governed by *The Treaty Land Entitlement Act*, which requires an agreement between the First Nation and the affected municipality regarding tax loss compensation, municipal service provision, any payments in lieu to the municipality, bylaw application and enforcement and an appropriate dispute resolution mechanism for solving matters of mutual concern.

## Section 5: Administrative Tools

### 5.1 Action Planning

Successful implementation of this Plan depends to a large degree on whether its policies can guide local development and action in a variety of contexts over the next twenty to twenty-five years. To achieve the goals set out in this Official Community Plan, a clear plan of action or implementation strategy is required. An Action Plan template has been attached in this OCP for the RM of Sasman’s use as the RM may choose to undertake action planning as part of this Official Community Plan. Each action item will relate to the policy statements included in the Plan and will require the action items to be prioritized. The actions items will be reviewed regularly to monitor progress and to determine if changes are required.

#### **The Plan Guides Action**

As a statutory document for guiding development and land use in the RM, the Plan gives direction to Council on their day-to-day decision making. The Plan’s land use policy areas illustrated in the Future Land Use Map in “Appendix A” provide geographic references for the municipality’s policies. If the RM is to move closer to the future envisioned by the Plan, the Plan must guide other related decisions of Council. *The Planning and Development Act, 2007* requires that:

- ◆ Municipal bylaws and public works conform to this Plan;
- ◆ The decisions and actions of Council and Municipal Administration including public investment services, service delivery and infrastructure, will be guided by this Plan; and
- ◆ Implementation plans, strategies and guidelines, consistent with this Plan will be adopted that shall identify priorities, detail strategies, define guidelines and actions and advance the vision, goals and objectives of this Plan.

## **The Future is a Shared Responsibility**

Communities are successful when all sectors cooperate with their time, effort, and resources to enhance the quality of life in the greater community. The RM of Sasman, together with other surrounding communities can lead by example with engaged and informed residents to successfully guide the future, measured by the accomplishments made in environmental stewardship, economic development, community service provision, population growth, social planning, and the overall lifestyle available in the RM.

## **5.2 Implementation and Monitoring**

### **Planning Tools**

This Section outlines the variety of traditional tools the municipality has available to make things happen. *The Planning and Development Act, 2007* provides the authority that governs plans of subdivision, zoning bylaws, servicing agreements, development levies and review processes to ensure that the Plan is effective over the long term.

### **Definitions**

The definitions contained in the RM of Sasman Zoning Bylaw shall apply to this Official Community Plan and are not contradictory to this Plan.

### **Adoption of the Official Community Plan**

Adoption of this Official Community Plan by the RM of Sasman will give it the force of law. Once adopted, no development or land use change may be carried out within the area affected by the Official Community Plan that is inconsistent or at variance with the proposals or policies set out in the Official Community Plan.

By setting out goals, objectives, and policies, the Official Community Plan will provide guidance for the RM of Sasman when making decisions regarding land use, zoning, servicing extension, subdivisions and development in general. These decisions must be made in conformity with the stated objectives and policies of this Plan to ensure that the goals for the future development of the municipality will be achieved.

The application of the Official Community Plan policies are illustrated in the Future Land Use Map contained in "Appendix A." This map is intended to illustrate the locations of the major land use designations within the RM. This map should not be interpreted in isolation without consideration of the balance of the Official Community Plan. The land use designations have been determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and man-made features.

The Official Community Plan will be implemented, in part; by the development-related decisions that will be made in the future. However, the two most important tools available for guiding the future development of the municipality are the Zoning Bylaw and the subdivision process, including associated agreements.

## **Adoption of the Municipal Zoning Bylaw**

Following the adoption of the Official Community Plan, the RM of Sasman is required to enact a Zoning Bylaw which will set out specific regulations for land use and development:

- ◆ The Zoning Bylaw must generally conform to the Official Community Plan, and future land use and development shall be consistent with the goals and objectives of this Plan;
- ◆ Future development will avoid land use conflict and meet minimum standards in order to maintain the amenity of the municipality;
- ◆ Zoning Bylaws designate areas for certain types of development. Permitted and discretionary uses and development standards are prescribed for each zone;
- ◆ Development will be consistent with the physical opportunities of the land and of reasonable engineering solutions;
- ◆ Undue demand shall not be placed on the municipality for services, such as roads, parking, water, sewers, waste disposal, and open space;
- ◆ The objectives and policies in the Official Community Plan, provide guidance to Council when preparing the Zoning Bylaw or considering an amendment to the Zoning Bylaw.

The Zoning Bylaw will be used to implement the policies and achieve the objectives of this Plan by prescribing the uses of land, buildings, or other improvements that will be permitted in the different Zoning Districts established in the municipality. In addition, the Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet.

The Zoning Bylaw provides the RM with actual control over land use and the types of development and uses allowed in each land use district. The associated supplementary requirements and development standards will be specified in the Zoning Bylaw respecting building setbacks, parking, loading, landscaping, signage, buffering, and all other relevant standards prescribed by the RM. The Zoning District Map illustrates each respective Zoning District within the RM of Sasman.

To ensure that these regulations work to help achieve the stated goals and objectives, the Bylaw itself must be consistent with the policies and the intent of this Plan. In considering a Zoning Bylaw or an amendment, the municipality should refer to the policies contained in the Plan and the “Future Land Use Map” (Appendix A) to ensure that the development objectives of the municipality are met.

## **Contract Zoning**

For purposes of accommodating a re-zoning for unique development situations, Council may consider entering into re-zoning agreements, pursuant to provisions of *The Planning and Development Act, 2007*. The person applying to have an area of land rezoned to permit the carrying out of a specified proposal, the Council may enter into an agreement with the person setting out:

- a. A description of the proposal;
- b. Reasonable terms and conditions with respect to:
  - i. The uses of the land and buildings or the forms of development; and
  - ii. The site layout and external design, including parking areas, landscaping and entry and exit ways, but not including the colour, texture or type of materials and architectural detail.

- c. Time limits within which any part of the described proposal or terms and conditions imposed pursuant to clause (b) must be carried out;
- d. A condition that, on the re-zoning of the land, none of the land or buildings shall be development or used except in accordance with the proposal, terms and conditions and time limits prescribed in the agreement.

Section 69 of *The Planning and Development Act, 2007* contains the provisions for entering into a rezoning agreement. The following are additional guidelines:

- ◆ The re-zoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent Zoning District;
- ◆ The re-zoning will be used to allow a specific use or range of uses contained within the Zoning District to which the land is being re-zoned;
- ◆ The development or redevelopment of the site for the specific use will be of benefit to the immediate area and the municipality as a whole;
- ◆ The use of these zoning tools does not undermine the intent of the Plan or any affected legislation such as *The Condominium Act* or Environment or Health regulations.

### Concept Plans

Concept plans represent design layout concepts prepared at the request of the municipal Council to provide direction for how new developments:

- ◆ Ensure the efficient provision of infrastructure services;
- ◆ Demonstrate how site development will be organized to ensure compatibility with adjoining land uses and transportation systems; and
- ◆ Provide design features for special purposes such as landscaping, buffers, open space, and pedestrian and vehicular access.

In accordance with Section 44 of *The Planning and Development Act, 2007*, a Council may, as part of the Official Community Plan, adopt a concept plan for the purpose of providing a framework for subsequent subdivision and development of an area of land. The Council shall ensure that any concept plan is consistent with its Official Community Plan, and any part of a concept plan that is inconsistent with the Official Community Plan has no applicability insofar as it is inconsistent.



### Comprehensive Development Reviews

A Comprehensive Development Review may be completed by any person proposing to rezone land for multi-parcel (greater than 4) country residential, commercial, industrial purposes, or Intensive Livestock Operation purposes. The purpose of this comprehensive review is to identify and address social, environmental, health, and economic issues appropriately and to encourage the development of high quality residential, commercial, and industrial developments. This review proposes to address the following topics:

- ◆ Proposed land use(s) for various parts of the area;
- ◆ The effect on adjacent land uses and integration of the natural landscape regarding the planning and design of the area;

- ◆ The location of, and access to, major transportation routes and utility corridors;
- ◆ The provision of services respecting the planning for future infrastructure within the municipality;
- ◆ Sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding, and protection of significant natural areas;
- ◆ Appropriate information specific to the particular land use (residential, commercial, or industrial); and,
- ◆ Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required including, though not limited to, traffic studies to determine impacts upon the municipality's road and highway system, assessments of lands affected by flooding or slope hazards, risks to endangered species, heritage resource conservation, potential for ground and surface water pollution, and general risk to health and the environment.

### **Development Levies and Agreements**

Council may provide for a Development Levy Bylaw as specified in Sections 169 to 170 of *The Planning and Development Act, 2007*. Where a development is proposed that is of a greater density and requires the capital upgrading of services beyond those originally provided for in the subdivision of the land, Council may by Bylaw, provide for the recovery of those capital costs.

Council may adopt a Bylaw that specifies the circumstances when these direct or indirect levies will apply to the development based on the additional capital costs for services created by that development. The Bylaw will contain a schedule of the unit costs to be applied. Before adopting the Bylaw, Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of development levy charges in relation to the subdivision fees.

### **Service Agreements**

Council may establish a separate fee Bylaw for the collection of subdivision servicing charges that would be applied in a servicing agreement at the time of subdivision in accordance with Section 172 of *The Planning and Development Act, 2007*, at the time of subdivision approval to ensure that new subdivisions are developed to the standards of the municipality and to address other concerns specific to the proposed subdivision.

Where Council requires a Servicing Agreement, the Agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer. A Servicing Agreement may be required by subdivision proponents. The requirements, conditions, and fees relating to service agreements may vary depending upon service needs.

## **Subdivision Process**

The Director of Community Planning for the Ministry of Government Relations is currently the approving authority for subdivisions in the RM of Sasman. The municipality has input into the subdivision procedure as follows:

- ◆ The municipality provides comments on all subdivision applications within the municipality;
- ◆ The municipality has an impact on the subdivision process through the Zoning Bylaw, since no subdivision can be approved that does not conform to the Zoning Bylaw. In the Zoning Bylaw, the municipality can establish the minimum area, width, or depth of lots, and other spatial and land use standards. Zoning is intended to implement the municipality's development policies, and to ensure that subdivisions contribute to achieve the long term goals of the municipality;
- ◆ In order for the subdivision to be completed in a timely manner, it is advisable to consult with the planning staff of the municipality before submitting a subdivision proposal to Government Relations.

## **Monitoring Performance**

The Official Community Plan is a document intended to guide decision making over the long term and is not a static document that commits the RM of Sasman to an inflexible development policy. As new issues and concerns arise, or old ones change, the Plan shall be revised to meet these changes. The Plan shall be reviewed after five years, and before ten years, from the date of its adoption by Council to evaluate the Plan's relevance regarding the stated goals, objectives, and policies as to their relevancies.

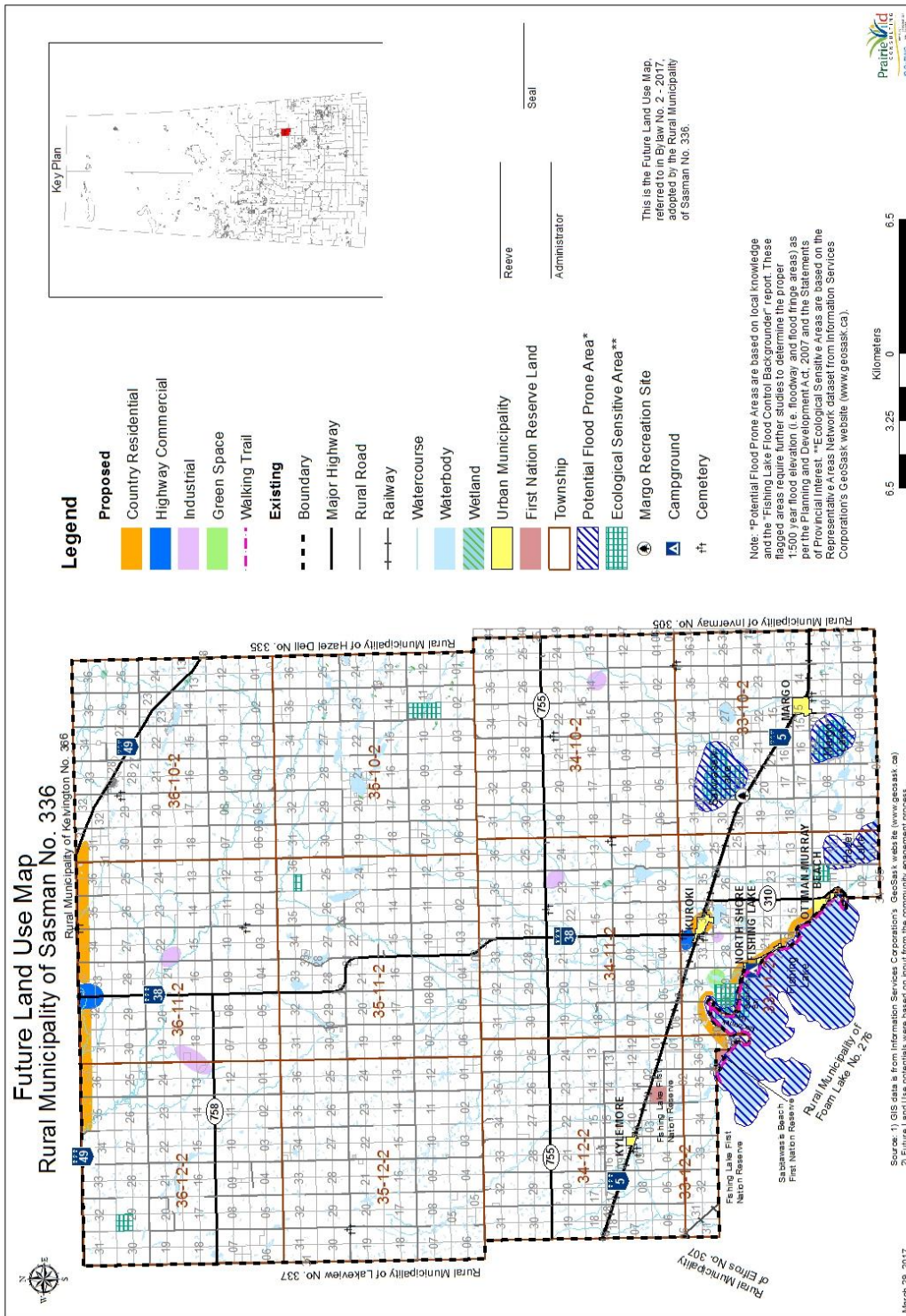
The Official Community Plan must be kept up to date to ensure that the document will continue to appropriately address the real development issues facing the RM of Sasman and the greater community. New implementation initiatives will be needed and priorities will require adjustment in response to the varied and changing conditions in the municipality.

## **Amendment**

On occasion, land uses or developments may be proposed that do not conform to the Official Community Plan. The Plan can be amended in accordance with *The Planning and Development Act, 2007*, to allow the new development to proceed, however, before any amendment is made, the impact of the proposed change on the rest of the Plan and the future development of the RM shall be examined. Any changes to the Plan or the Zoning Bylaw shall be in the interest of the future development of the community as a whole. Through the process of periodical review, amendments the Plan will allow the Plan to continue to serve as an effective guide for Council to make decisions on the future development of the municipality.

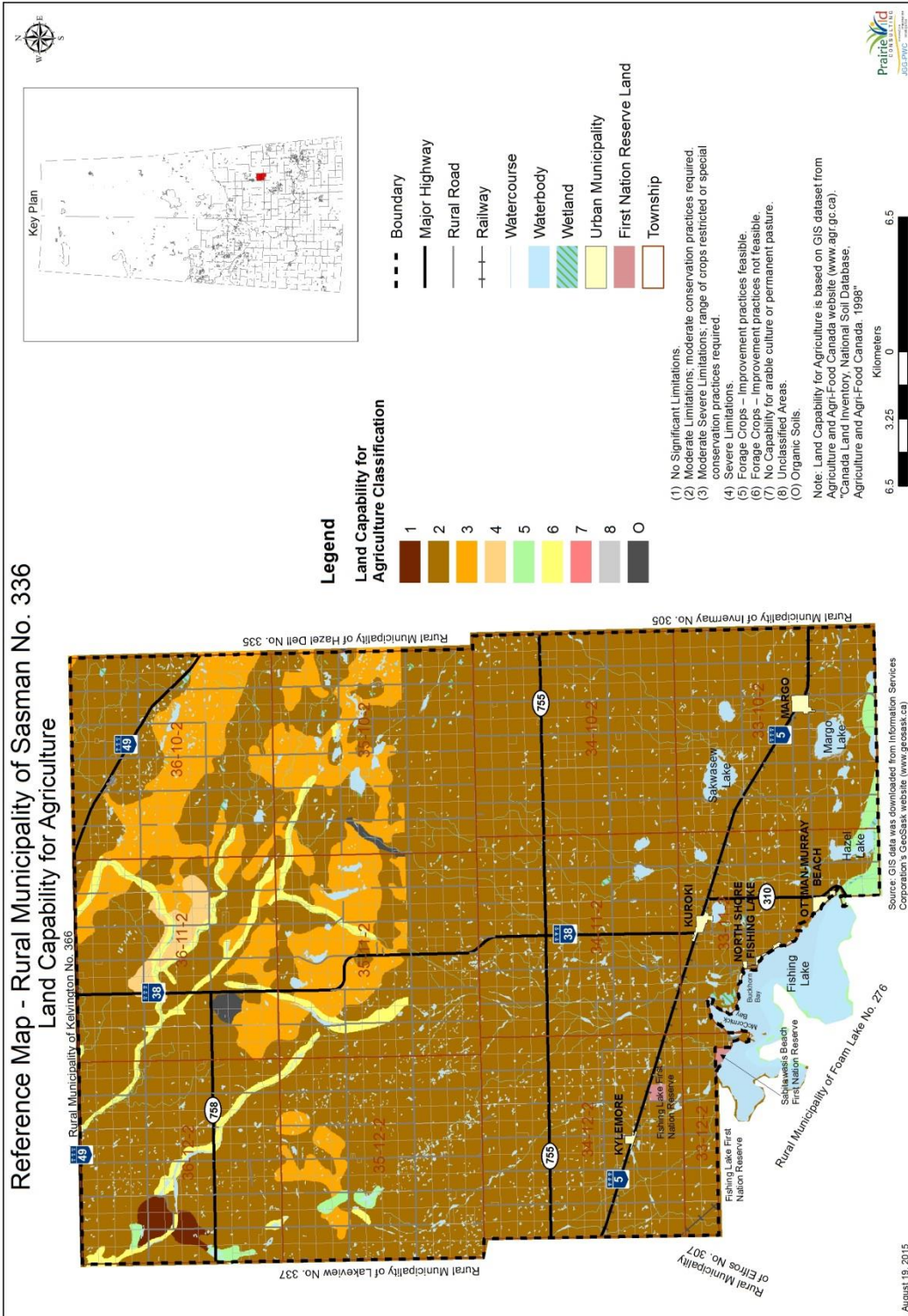
## Appendices

### Appendix “A” – RM of Sasman Future Land Use Map



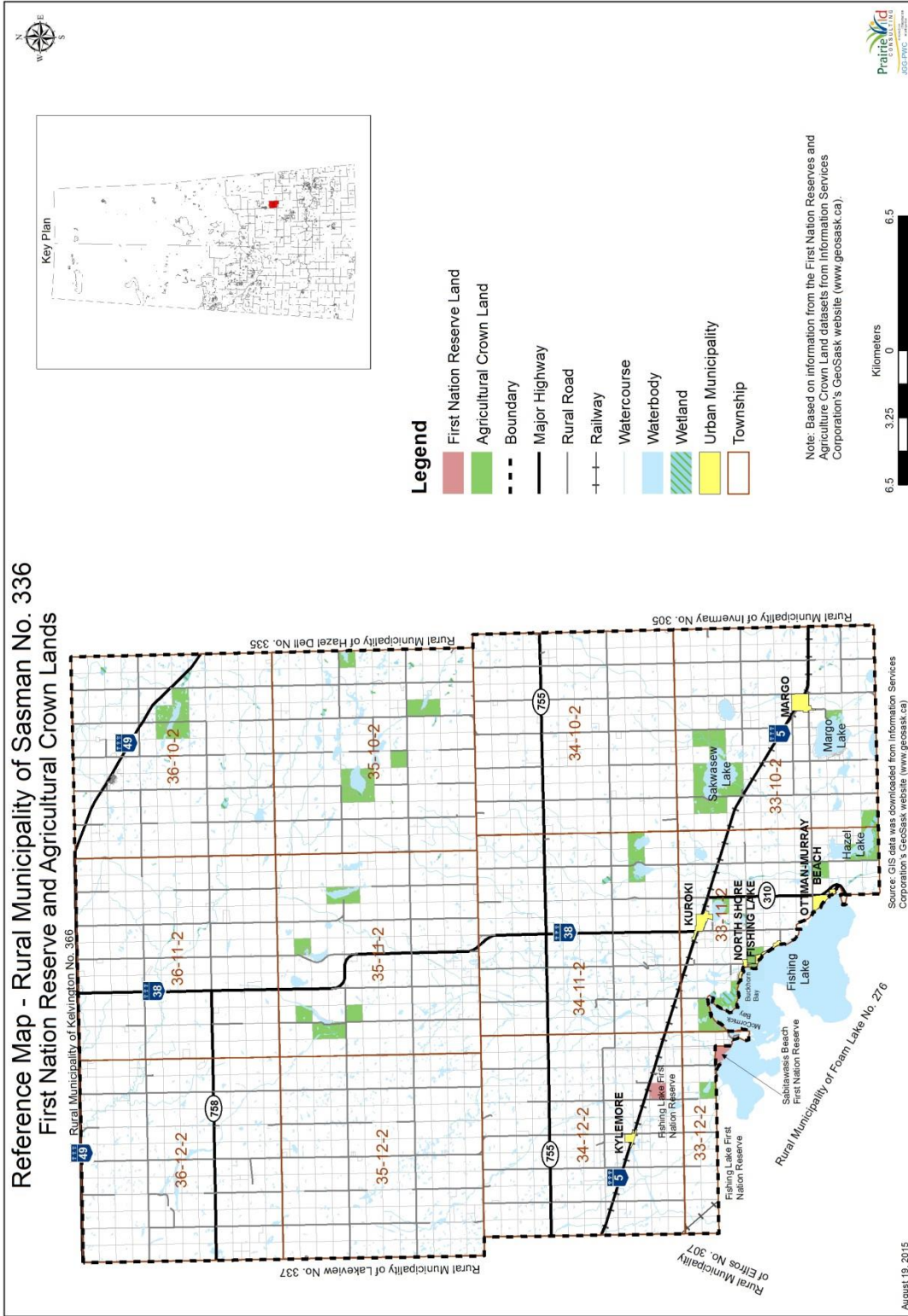
## Appendix "B" – RM of Sasman Reference Maps Appendix "B1" – Land Capability for Agriculture

# Reference Map - Rural Municipality of Sasman No. 336 Land Capability for Agriculture

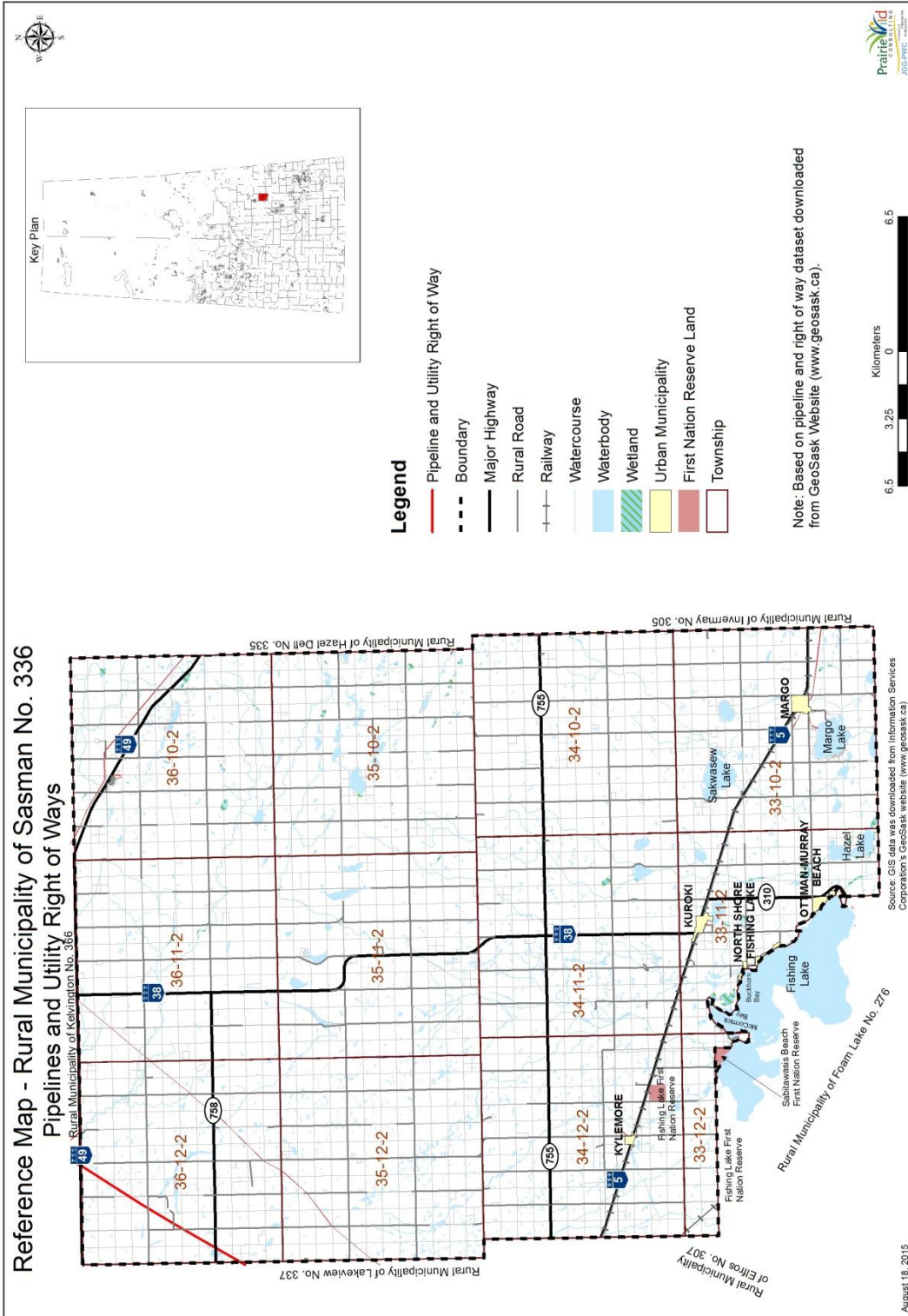


## Appendix “B2” – First Nation Reserve and Agricultural Crown Lands

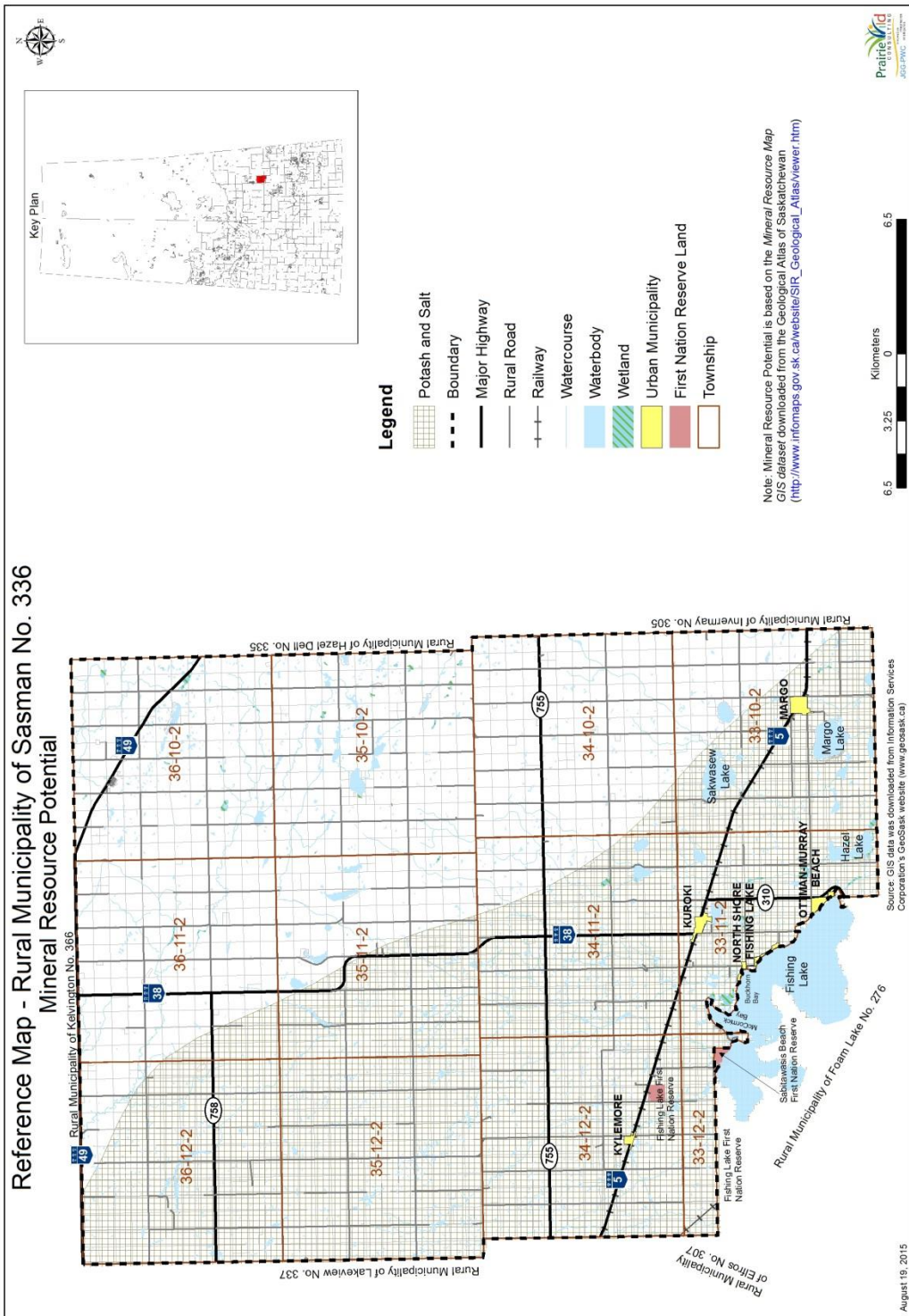
## Appendix “B3” – Oil and Gas Wells







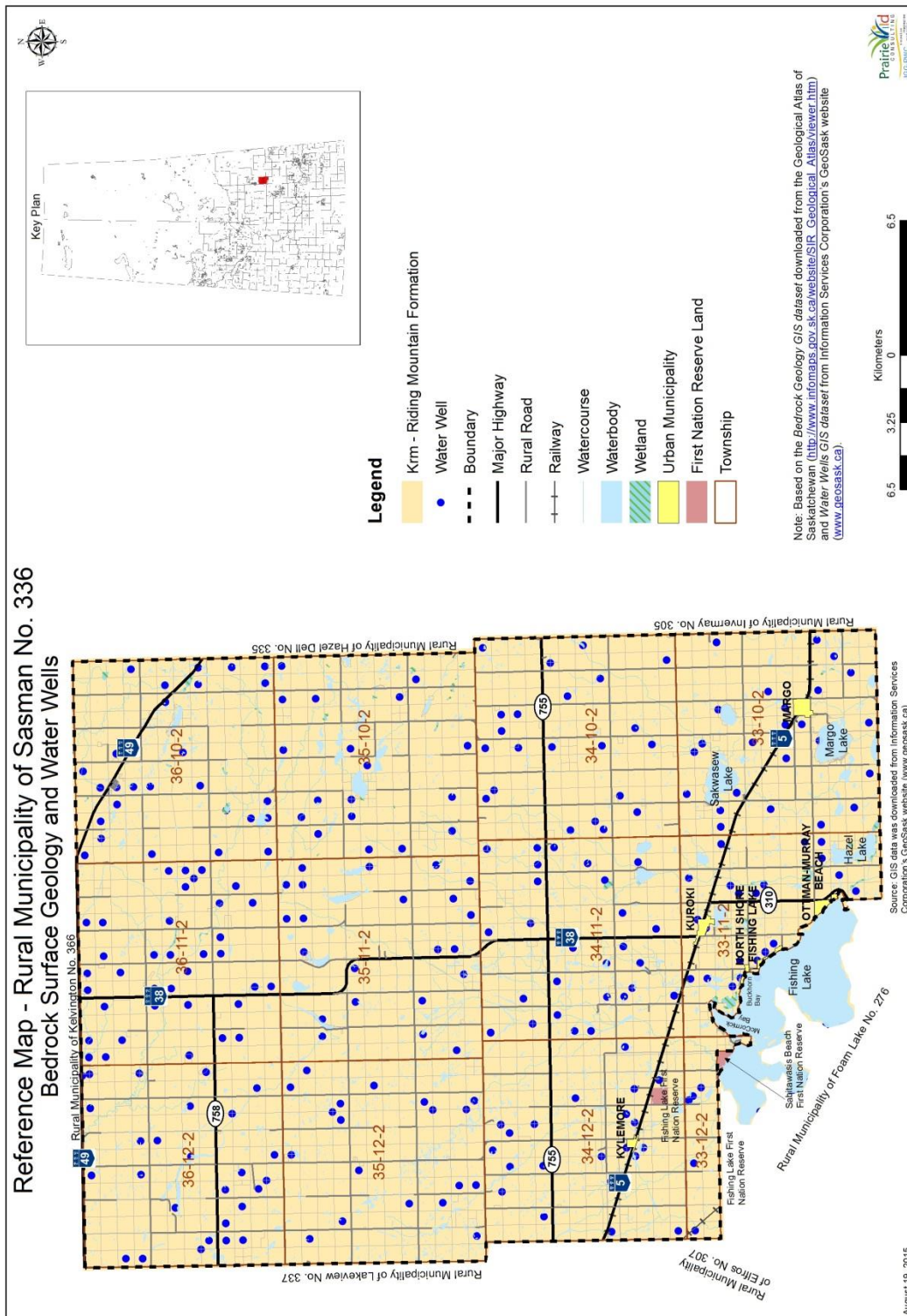
## Appendix “B5” – Mineral Resource Potential



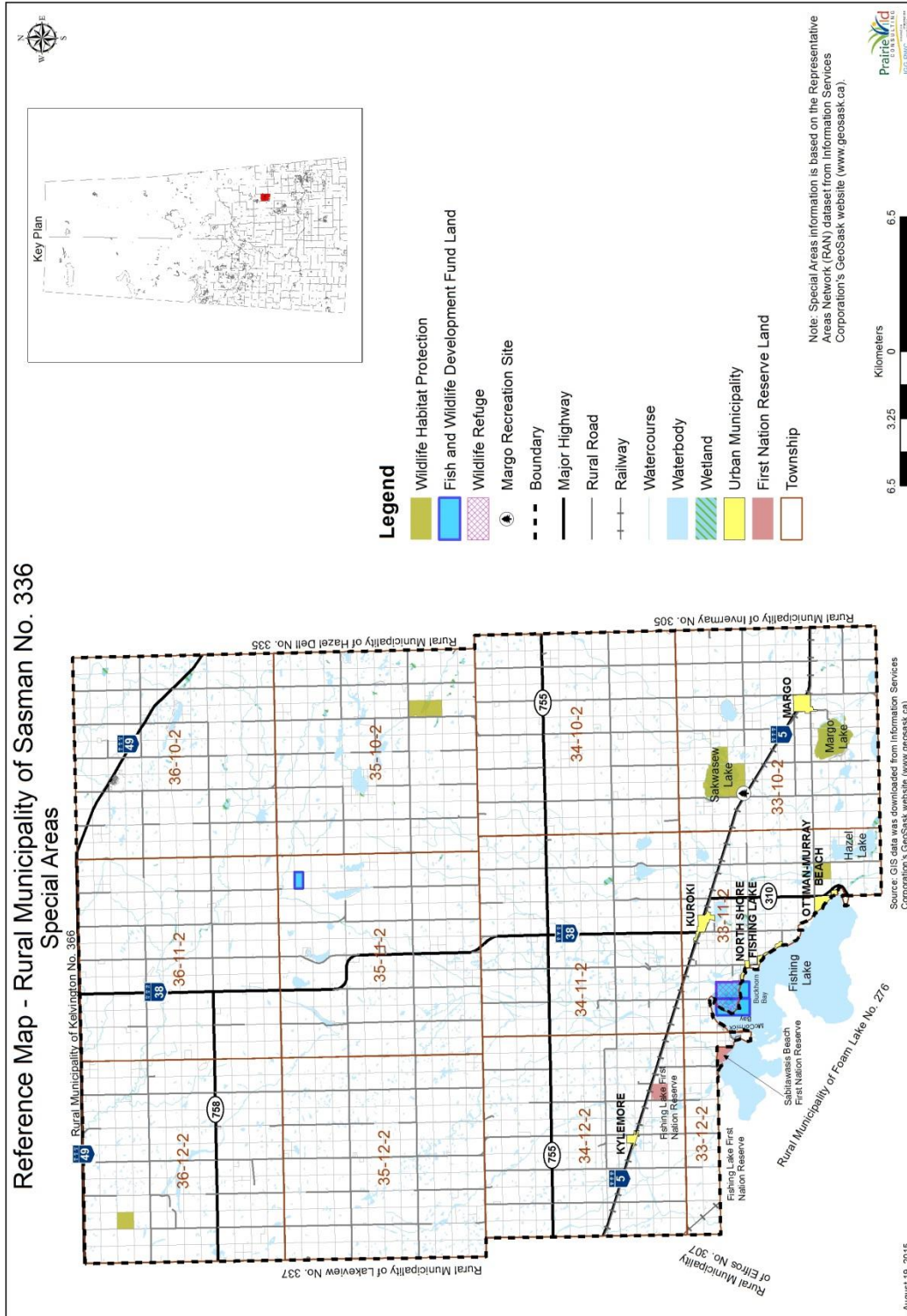
## Appendix “B6” - Natural Constraints



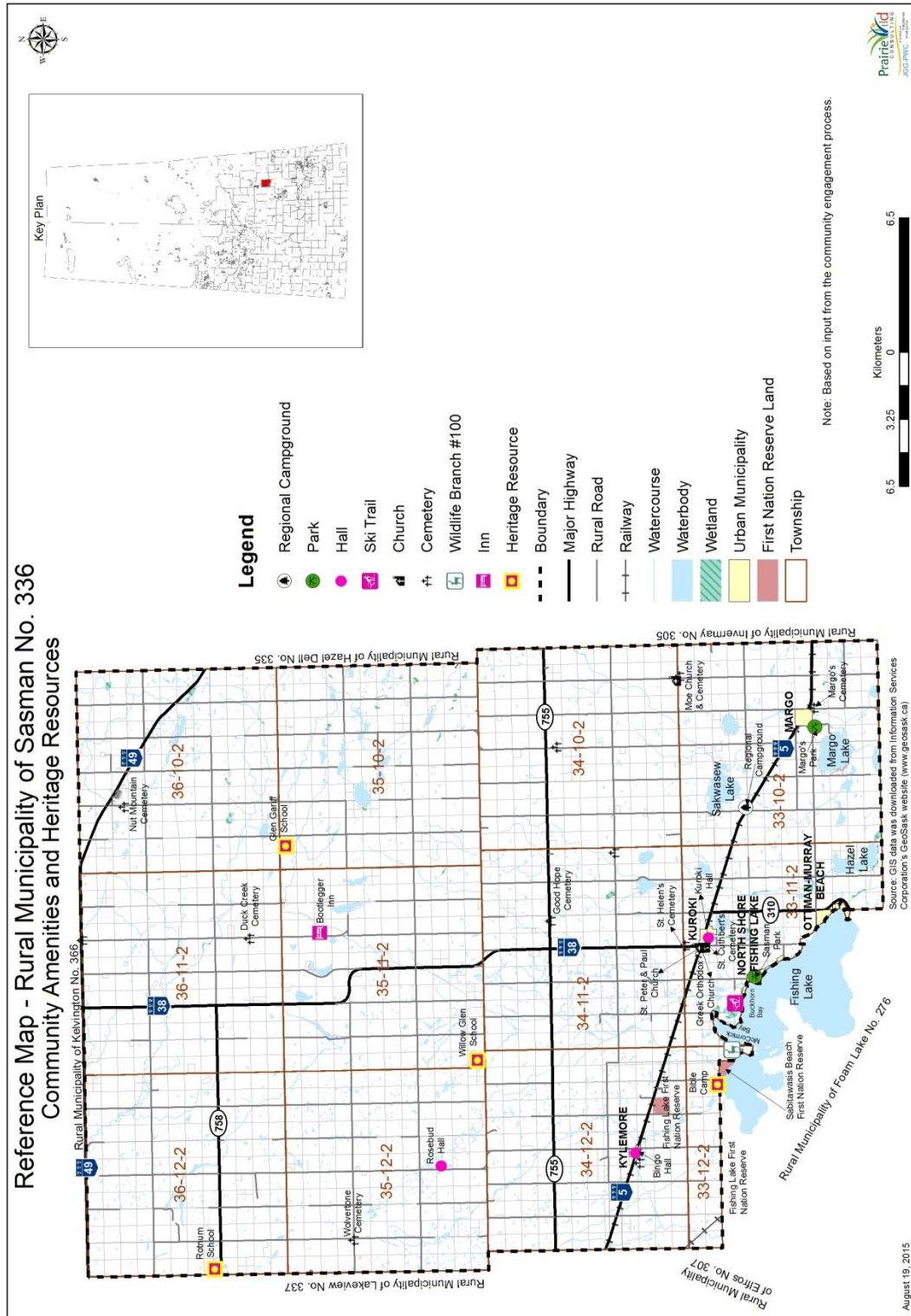
# Appendix “B7” – Bedrock Surface Geology and Water Wells



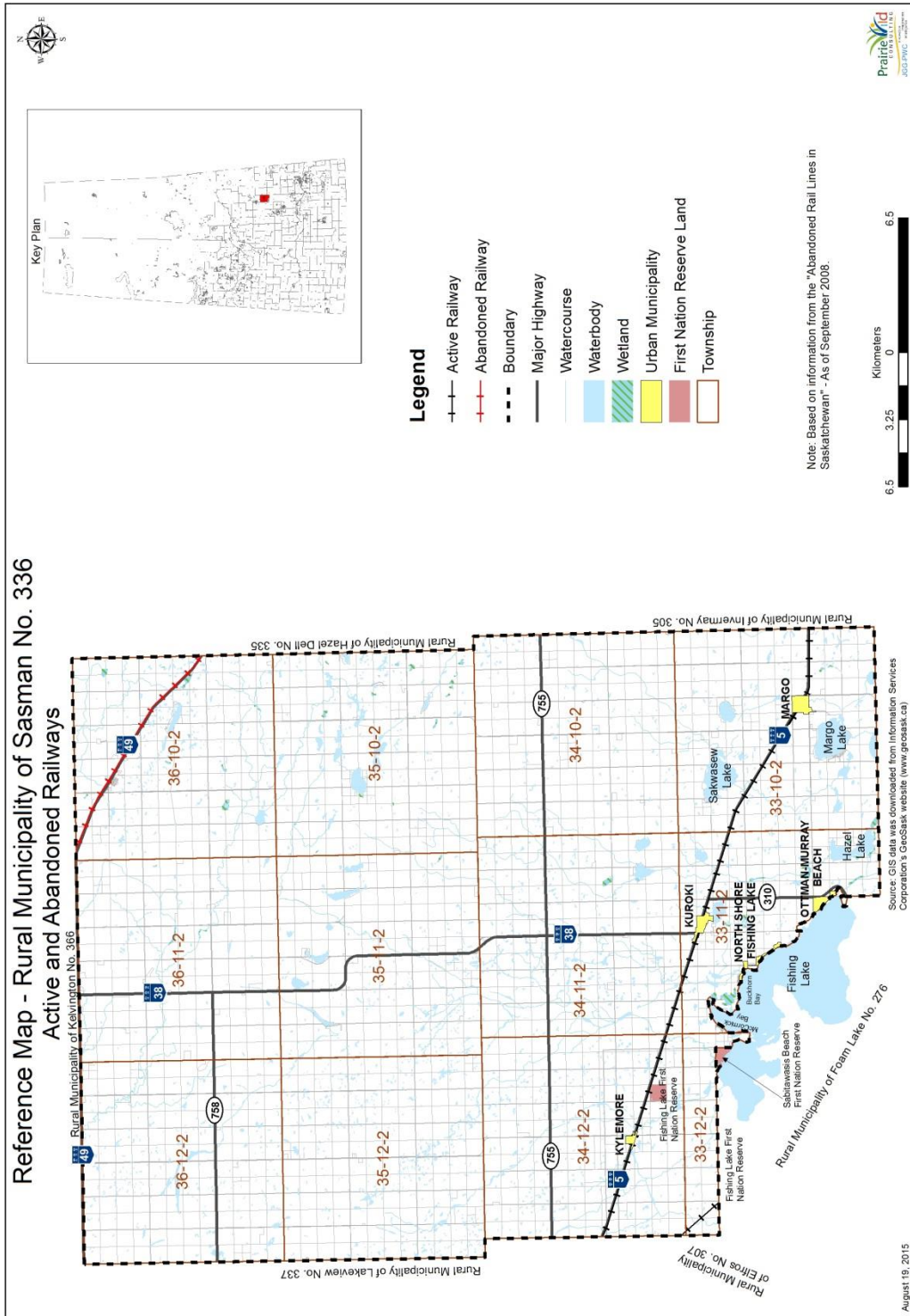
# Appendix “B8” – Special Areas



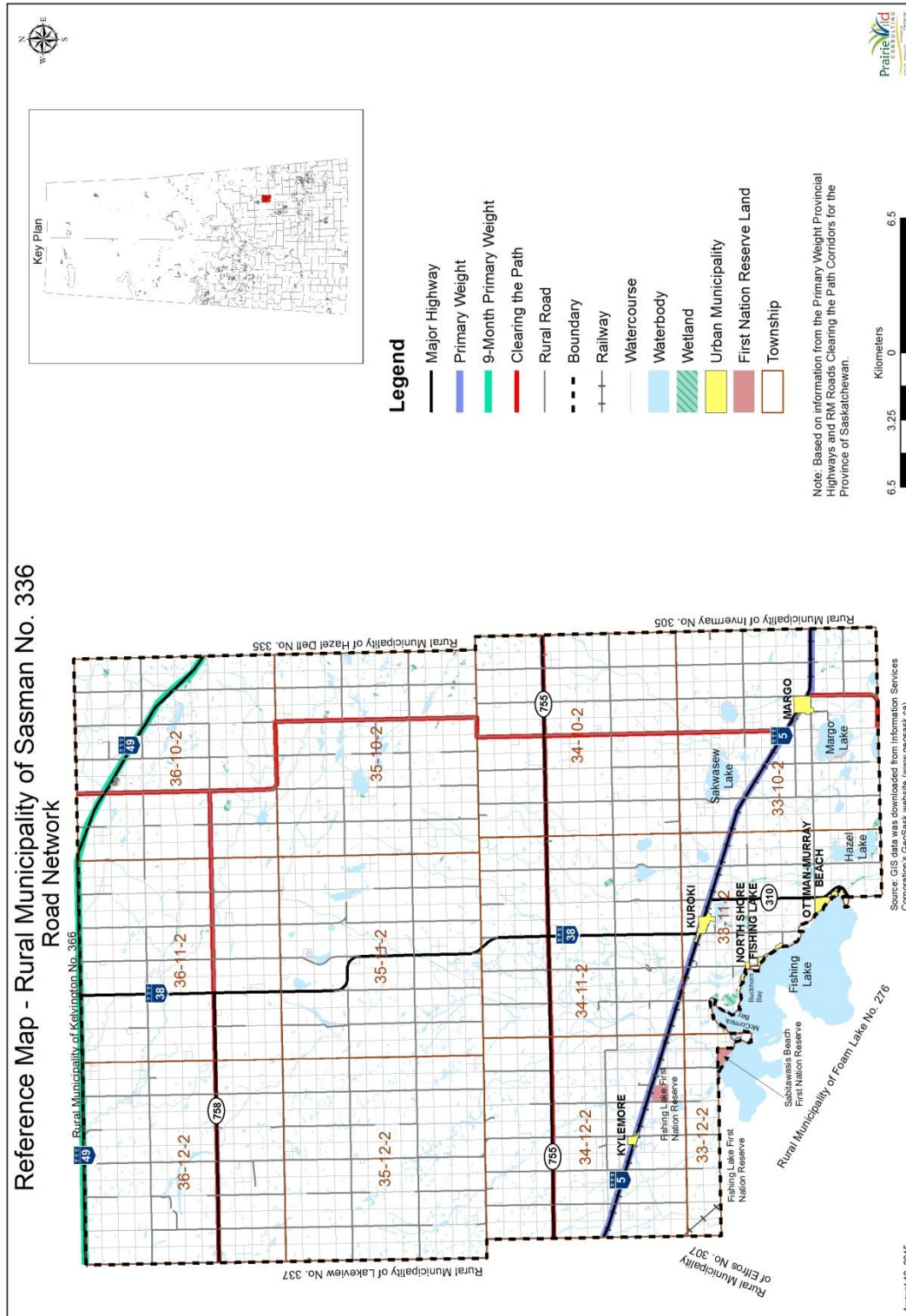
# Appendix “B9” – Community Amenities and Heritage Resources



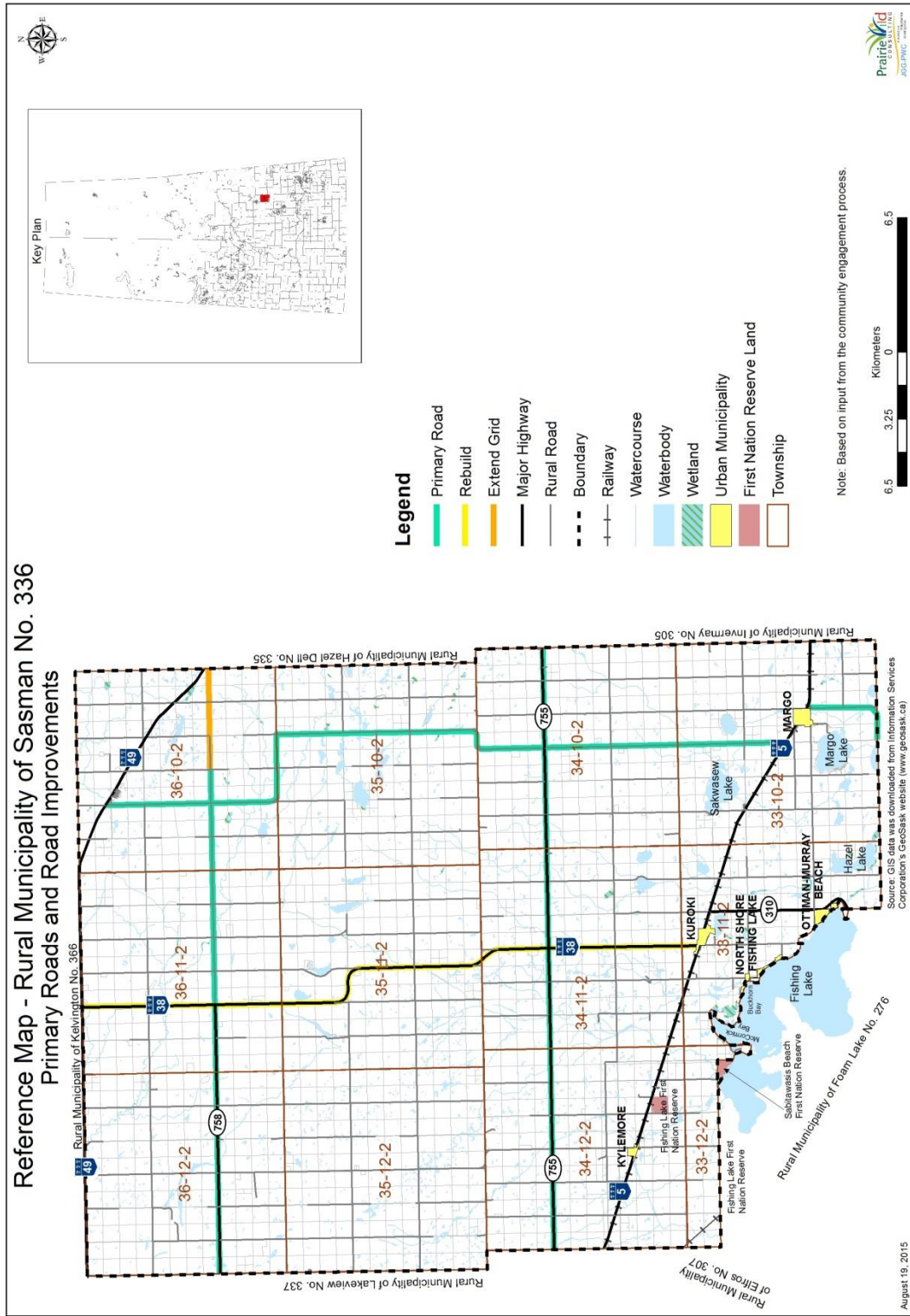
# Appendix “B10” – Active and Abandoned Railways



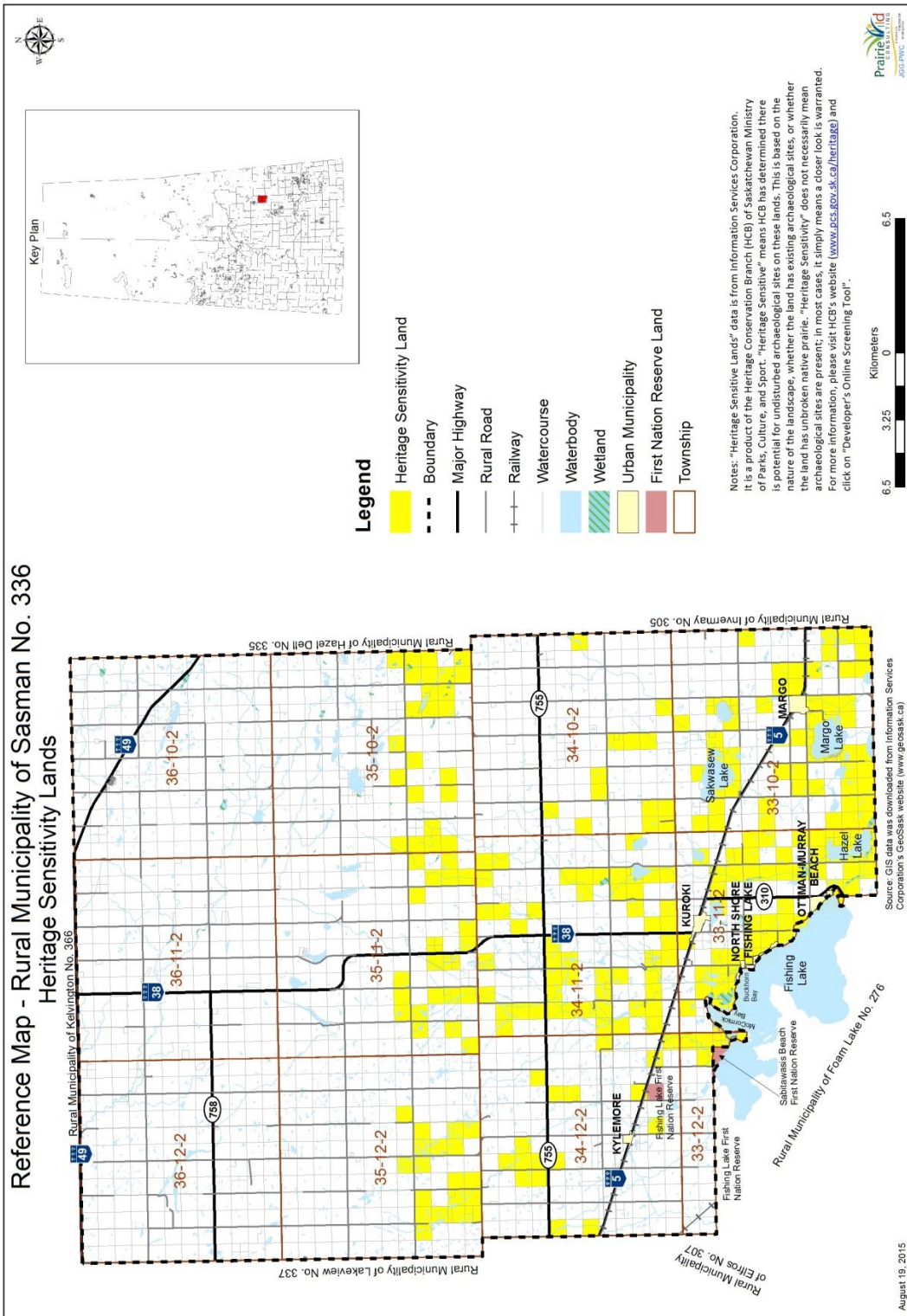
# Appendix "B11" – Road Network



# Appendix “B12” – Primary Roads and Road Improvements



# Appendix “B13” – Heritage Sensitivity Lands



## Appendix “C” – RM of Sasman Community Profile



## Section 1: Introduction to the Community Profile

This community profile provides an overview of the Rural Municipality of Sasman (RM) and contains background information such as history and statistics. The information that is provided in this report is from local knowledge as well as statistical analysis from the National Household Survey (2011) and the Census Community Profiles (2011).

## Section 2: Regional Overview

The RM of Sasman No. 336 is found in east central Saskatchewan approximately 252 kilometers east of Saskatoon. The land mass of the municipality is 1006.5 square kilometers. This community is serviced by the Kelsey Trail Regional Health Authority and Highways 5, 38 and 49.

Figure 2.1 shows the boundaries of the municipality (Statistics Canada, 2011). Five communities lie in the RM's boundaries:

- ❖ Special Service Area of Margo **Bylaw No. 02-2022**
- ❖ The Hamlet of Kuroki
- ❖ The Hamlet of Kylemore
- ❖ The Hamlet of North Shore Fishing Lake
- ❖ The Hamlet of Ottoman-Murray Beach

Three First Nation's Reserves are near the municipality. Fishing Lake shares a border with south west corner. Yellow Quill First Nations is north and Day Start First Nations is just south of Fishing Lake First Nation (AANDC, 2010).

The RM is situated in the Métis Eastern Region II and on Treaty 4 lands (MNS, 2013) (AANDC, 2010).



## Section 3: RM of Sasman History



Figure 3.1 Margo, Saskatchewan 1914  
Source: prairie-towns.com, 2015

The Rural Municipality of Sasman was a Local Improvement District prior to 1913. The municipality would later be incorporated on January 1, 1913 to a Rural Municipality. Five days later the first RM meeting was held and discussions took place in regards to ratepayers work and wage. Taxes for the ratepayer would be paid by council and the rate of \$0.25/hour per man or \$0.50/hour per man and team as starting wages. This would initiate the construction of the road system within the municipality. In order to continue construction, the fourth council meeting would approve the purchase of an Austin Standard Reversible Grader for \$244.00 (saskbiz.ca, 2015).



Figure 3.2 Margo, Saskatchewan 1946  
Source: prairie-towns.com, 2015

Farming was taking off in the RM and wolves were a problem for cattle. A bounty of \$1.00 per wolf was paid out from the budget of the RM. Other budgeting items in 1913 included a wage for the Medical Health Officer, Weed Inspector, and the schools (saskbiz.ca, 2015).

Come the time of the depression in the 1930's the budget changed dramatically to help farming relief efforts. Items purchased at this time included seed grain and twine. During the next decade, the 1940's, an effort to help the war was initiated. Surpluses in the budget went to purchasing War Bonds. In the mid-20<sup>th</sup> Century (during the

1950's to present day) the municipality allocated funding and time to the construction of better roads and eventually pavement. In 1972, an office for the RM was built in the Hamlet of Kuroki. This construction also led to the RM supplying water and sewer to the Hamlets of Kuroki, Nut Mountain (since dissolved), and Kylemore (saskbiz.ca, 2015).

## Section 4: Socio-Economic Profile

The RM has a 2011 population of 818, seen in Figure 4.1. This has fallen 14.8% since 2006 and has fallen 32.1% since 1991 (Statistics Canada, 2011). Although the population has steadily fallen, during the summer months, the population increases with the influx of seasonal residents.

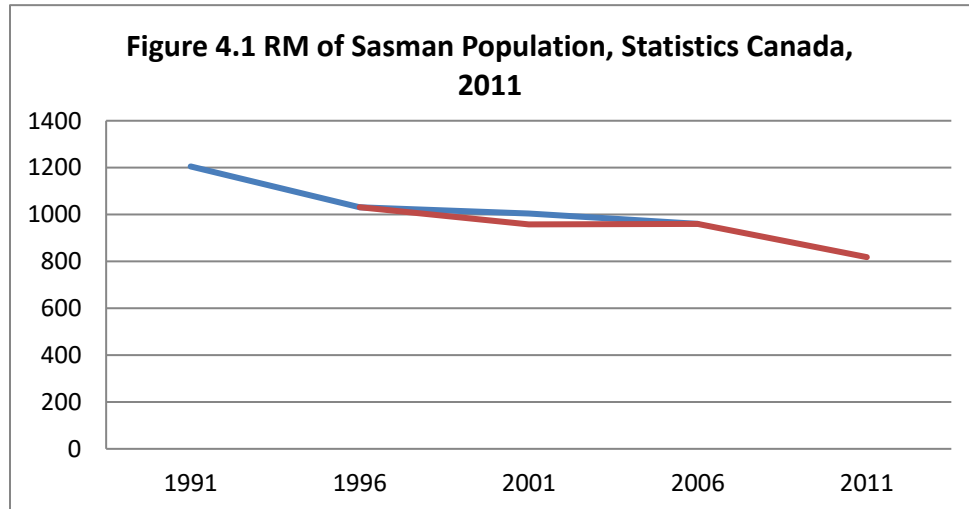
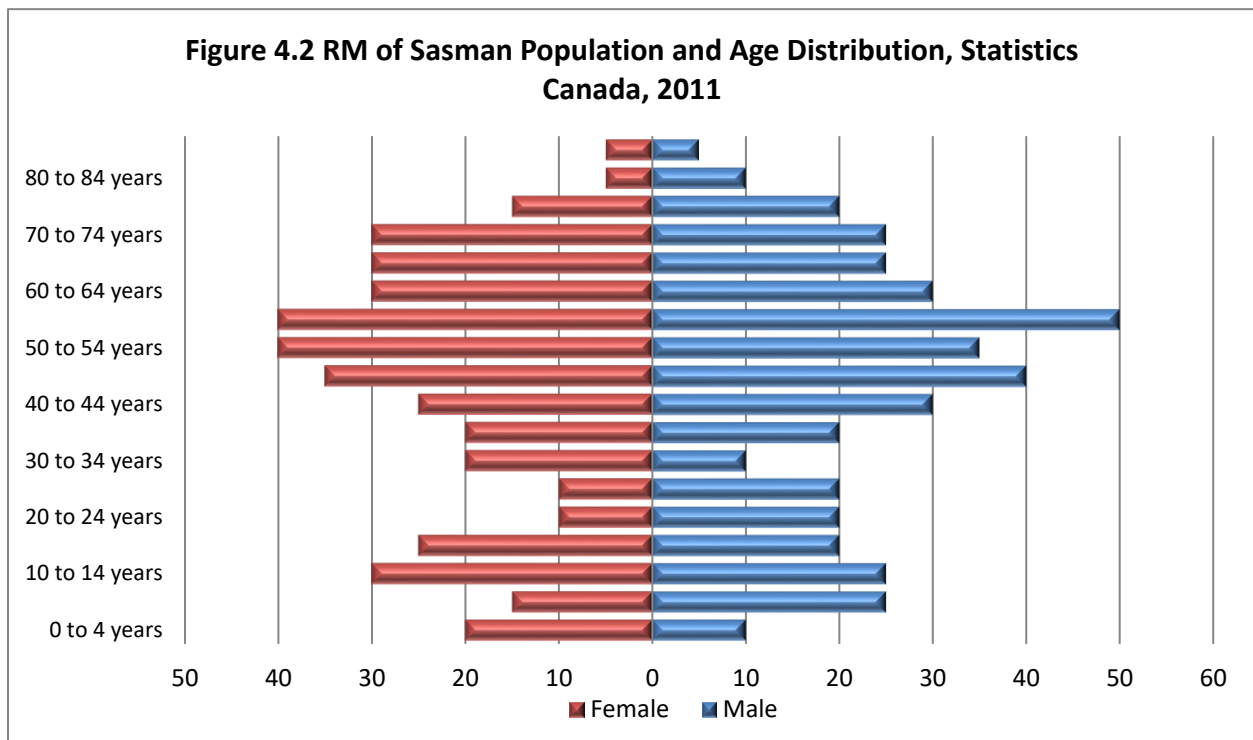





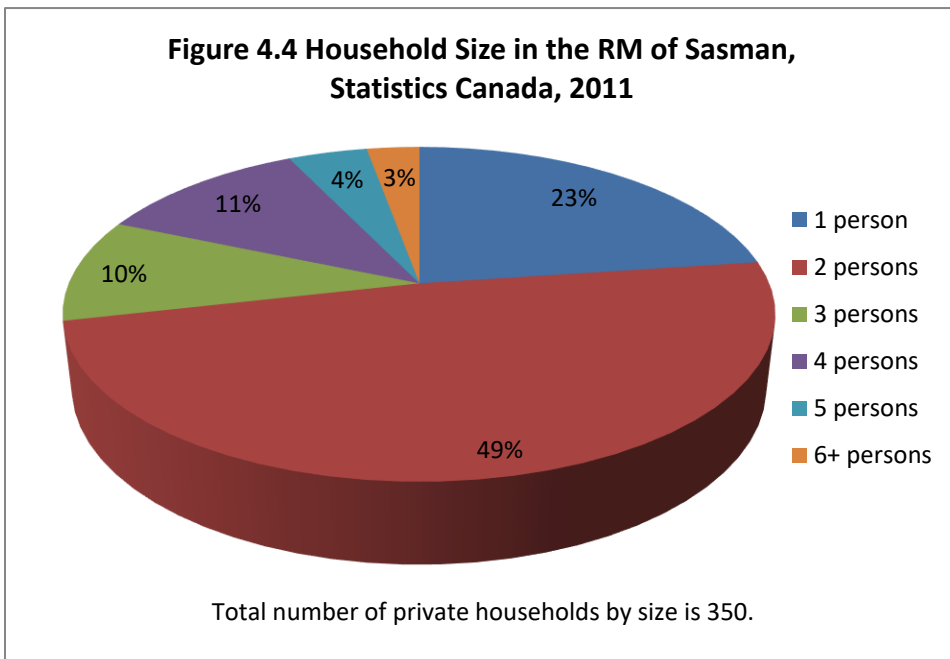
Figure 4.2 shows the population distribution by age and gender (Statistics Canada, 2011).



The average household size is 2.3 people per dwelling and the average value of dwellings is \$173,653. Figure 4.3 shows the breakdown of dwelling types in the municipality, all of which are occupied by home owners. Figure 4.4 shows the breakdown of the number of people per household (Statistics Canada, 2011).

**Figure 4.3 Type of Private Occupied Dwellings in the RM of Sasman, Statistics Canada, 2011**

Total Homes	Single-detached Homes	Mobile Homes
		
350	340	10



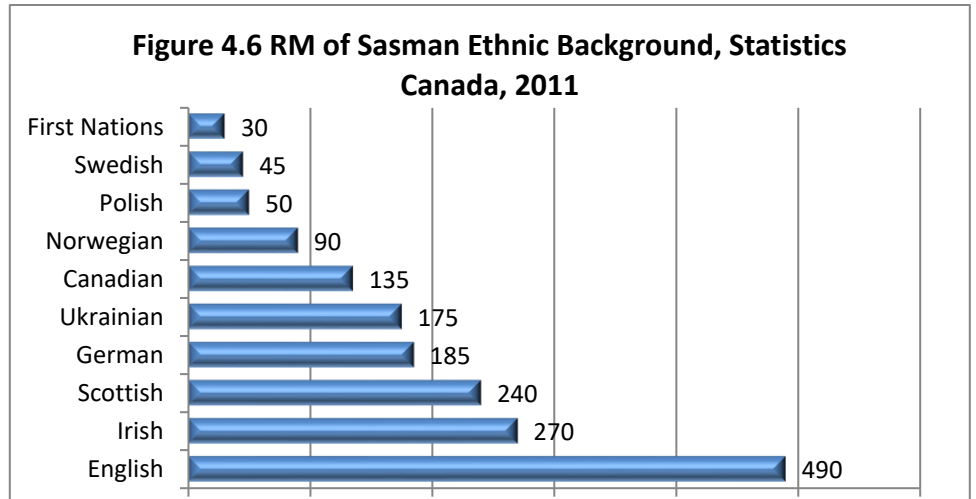
Of the total respondents to the 2011 Census, 93.9% (765 of 815) said their mother tongue was English. Second to English was Ukrainian at 2.5% (20 of 815) and French at 1.2% (10 of 815). Ojibway, German, Russian and Polish all tied for fourth at 0.6% (5 of 815).

Figure 4.5 shows the mobility of residents in the community. For the most part residents have stayed in the same home they did the year to five years before the 2011 Census.

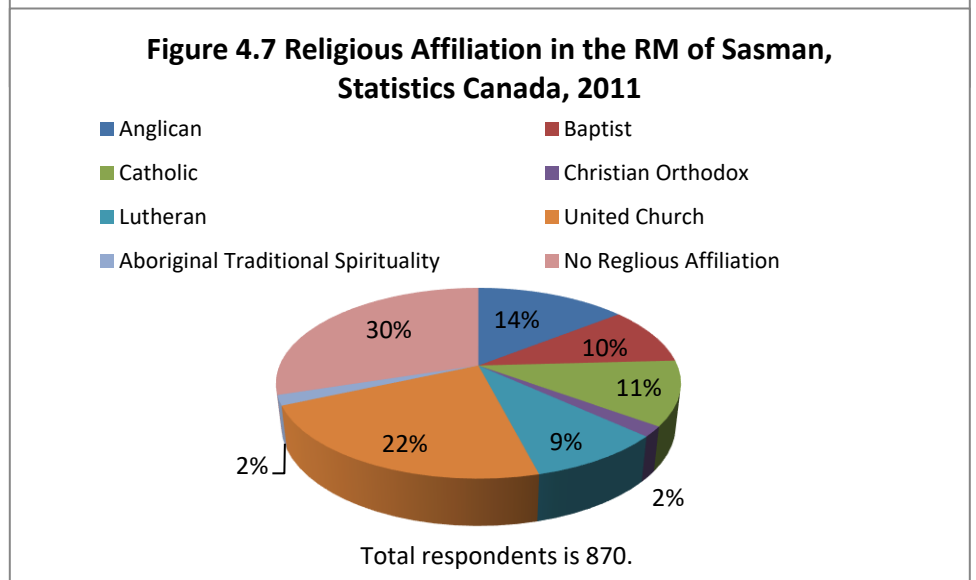
**Figure 4.5 Mobility of the RM of Sasman Residents, Statistics Canada, 2011**

Duration	Total	Lived in the same home	Moved within Saskatchewan	Moved within Canada, but outside Saskatchewan	Moved outside Canada
1 year	870	750	110	0	0
5 years	825	650	155	20	0

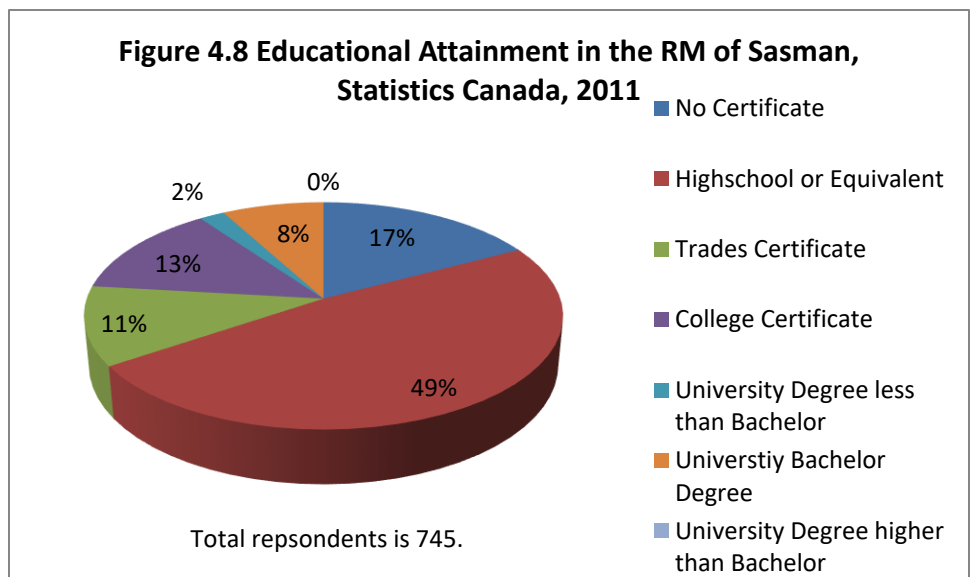
The next figure (4.6) shows the breakdown of ethnic backgrounds in the RM of Sasman. English shows the most ethnic background but because respondents are able to choose more than one ethnic background making the total more than the number of responses (Statistics Canada, 2011).



The Rural Municipality has multiple dynamics of religious affiliations. The most common response to the 2011 Census said they have no affiliation. This is shown in Figure 4.7 (Statistics Canada, 2011).



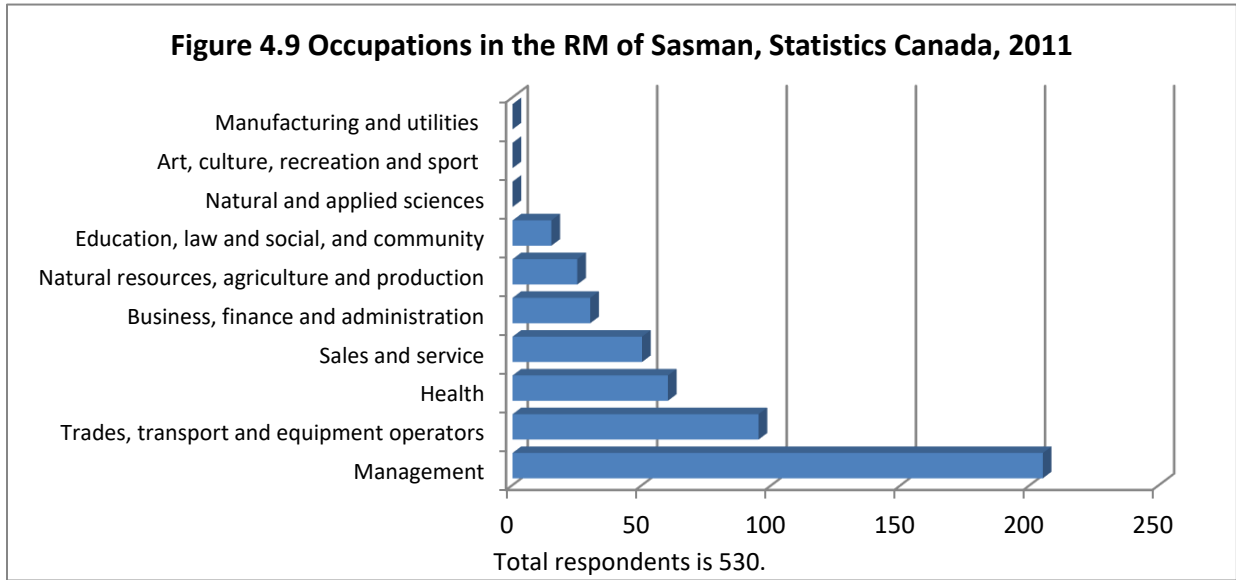
On average, the total-household income for the RM of Sasman is \$52,451, this is relatively low compared to the province's total average household income of \$77,317 (Statistics Canada, 2011).



The educational attainments of the community members is about half with a high school diploma or equivalent and the other half have trades certificates, college or university degrees (Statistics Canada, 2011).

Lastly the occupations of the municipality usually fall

under management. The average commuting time for the municipality is 15.4 minutes meaning that the majority of the population lives and works within the RM’s boundaries. The occupational breakdown is found in Figure 4.9 (Statistics Canada, 2011).



## Section 5: Community Characteristics

The majority of amenities are found in the Hamlets of the RM: Kuroki, Kylemore, North Shore Fishing Lake, and Ottoman-Murray Fishing Lake. The Hamlets are populated with both full time residents as well as seasonal residents. Amenities that are found in these locations include:

- ❖ Insurance Agencies
- ❖ Community Hall
- ❖ Abattoir
- ❖ Churches
- ❖ Playgrounds and Green Space
- ❖ Seniors Centre
- ❖ Convenience stores
- ❖ Gas Stations

Other amenities found in the rest of the RM include:

- ❖ Hotels
- ❖ Bed and Breakfasts
- ❖ RV Parks



Figure 5.1 Fishing Lake, Saskatchewan  
Source: google.ca, 2015

#### ❖ Campgrounds

The RM of Sasman's south border sits on Fishing Lake which adds to the recreational amenities in the community. This is a great spot for swimming, boating, fishing, and camping in the summer. In the winter, a number of snowmobile trails are maintained and enjoyed by many community members as well as visitors (saskbiz.ca, 2015).

Other amenities that residents cannot find in the RM are found in the Town of Kelvington, located just north of the RM, or the Special Service area of Margo, located within the RM.

**Bylaw No. 02-2022**

## Section 6: References

- Aboriginal Affairs and Northern Development Canada. (2010). First Nations Map of Saskatchewan. Accessed June 19, 2015. <https://www.aadnc-aandc.gc.ca/eng/1100100020616/1100100020653>
- google.ca. (2015). Maps, Street Views and Photos. Accessed June 19, 2015. [website]. [www.google.ca](http://www.google.ca)
- Métis Nation of Saskatchewan. (2013). Directory of Presidents Area and Directors and Senators. Accessed June 19, 2015. [website]. [http://www.mn-s.ca/ckfinder/userfiles/files/Directory\\_of\\_Presidents\\_Area\\_Directors\\_and\\_Senators\\_updated.pdf](http://www.mn-s.ca/ckfinder/userfiles/files/Directory_of_Presidents_Area_Directors_and_Senators_updated.pdf)
- prairie-towns.ca. (2015). Photos. Accessed June 18, 2015. [website]. <http://www.prairie-towns.com/margo-images.html>
- saskbiz.ca (2015). RM of Sasman Community Profile. Accessed June 18, 2015. [website]. <http://www.saskbiz.ca/communityprofiles/CommunityProfile.Asp?CommunityID=982>

## Appendix “D” – RM of Sasman Action Plan Table

Action Statement	Performance Goal/Aim	Policy Section	Priority Timeline i.e. immediate, mid-term, 10+years	Current Status	Reporting Period Status Update (Typically annually)
<b>General Development</b>					
<b>Agricultural Pride and Natural Resources</b>					
<b>Environmental Management and Sustainability</b>					
<b>Lakeshore Development</b>					
<b>Ground and Source Water Protection</b>					
<b>Hamlets</b>					
<b>Cultural and Heritage Resources</b>					
<b>Rural Residential Alternatives</b>					

**Community Services and Public Health and Safety**


**Recreation and Tourism**


**Transportation and Infrastructure**


**Heritage and Cultural Resources**


**Inter-Municipal and Governmental Cooperation**


**Other**


**Other**
