

EXHIBIT A

BYLAW NO. 2187

BASIC PLANNING STATEMENT

RURAL MUNICIPALITY OF GARDEN RIVER NO. 490

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PART I - INTRODUCTION:

1.0 Introduction

1.1 General

This document constitutes the Basic Planning Statement for the Rural Municipality of Garden River No. 490. The Basic Planning Statement has been prepared and enacted in accordance with Section 39 of The Planning and Development Act, 1983.

1.2 Short Title

This bylaw shall be known as "The Basic Planning Statement" of the Rural Municipality of Garden River No. 490.

1.3 Authority

Pursuant to Section 39 of The Planning and Development Act, 1983, the Council of the Rural Municipality of Garden River No. 490 hereby adopts the Basic Planning Statement Bylaw.

1.4 Scope

This bylaw shall apply to all the lands within the limits of the Rural Municipality of Garden River No. 490 and no development shall be carried out that is contrary to the Basic Planning Statement.

PART II - PURPOSE OF THE BASIC PLANNING STATEMENT

2.0 Purpose of the Basic Planning Statement

The Basic Planning Statement itself should be viewed as a growth management tool and a collective statement by the municipality as to how land use should proceed and be controlled. The Basic Planning Statement is also intended to guide and direct the efforts of private interest in achieving high quality development.

- a) The primary purpose of the Basic Planning Statement is to establish a framework within which future growth and development in the municipality is to be encouraged and directed. The policies within this plan are intended to guide all growth in a logical and orderly manner in order to benefit all residents of the municipality and to enhance the cultural, visual and ecological qualities of the rural environment.
- b) The Basic Planning Statement is intended to assist the Council in carrying out successive and more detailed steps in the planning process, and to assist private agencies and public authorities concerned with development, by reducing the uncertainty regarding the manner and sequence of rural growth.
- c) The Basic Planning Statement is intended to ensure that adequate services are available for the health, safety and convenience of the residents and to encourage the development of an environment which is pleasant, efficient and economical for all concerned.

PART III - BACKGROUND

3.0 Background

3.1 Development Issues

- a) Land Use Planning
Council requires direction in resolving various land use matters where private, municipal, and provincial development interests exist.
- b) Conversion
Agricultural land is presently being converted to non-agricultural uses and for speculative purposes in an adhoc manner.
- c) Public Utilities
Public Utilities are also being developed in a random fashion and should be better co-ordinated between the developing parties to ensure efficient land use and reduced costs.
- d) Residential Subdivision
Random residential subdivision proposals have occurred within the Rural Municipality. If not properly managed, such proposals may present a conflict to the agricultural base and cause excessive infrastructure costs.
- e) Resource Activity
The Fort A la Corne Provincial Forest is partially located within the Rural Municipality. Forest management and harvesting is controlled by the Forest Division of the Department of Parks and Renewable Resources, however, concerns with respect to road infrastructure usage due to the forest industry are significant.

PART IV - LAND USE DESIGNATIONS AND POLICY

4.1 Introduction

Once the land use issues have been identified and the overall growth concept is determined, it is then necessary to establish guidelines and policies for individual land uses such as agricultural, residential, commercial, industrial, recreational, and open space.

Such land use policies are concerned with ensuring that the needs and requirements of individual land uses are met while minimizing any adverse impacts upon other land uses, road network, and other municipal services and the natural environment.

The main goals of land use planning are to ensure that:

- a) land uses are properly located;
- b) an efficient use of the land results;
- c) the intensity or density of the land use is appropriate to the site and the larger district;
- d) land use conflicts with incompatible uses are avoided.

Basic Planning Statements establish general land use designations or categories which provide the broad basis for land use control decisions and development control documents such as the Zoning Bylaw. Such designations consist of written policies, excluding the definition of the possible and general range of uses to be permitted, and are also applied to Map No. 2, "Land Use". It should be noted that land use designations are not the same as zoning districts in the Zoning Bylaw, which are much more detailed and regulatory.

The Land Use Map No. 2 should be interpreted as a general guide or indication of land use and not as a Zoning Map which establishes exact boundaries and zones.

4.2 Land use is divided into major categories or designations and policies are established for each category. The various parts of the Rural Municipality have been designated for their existing and future land use category on Map No. 2, "Land Use".

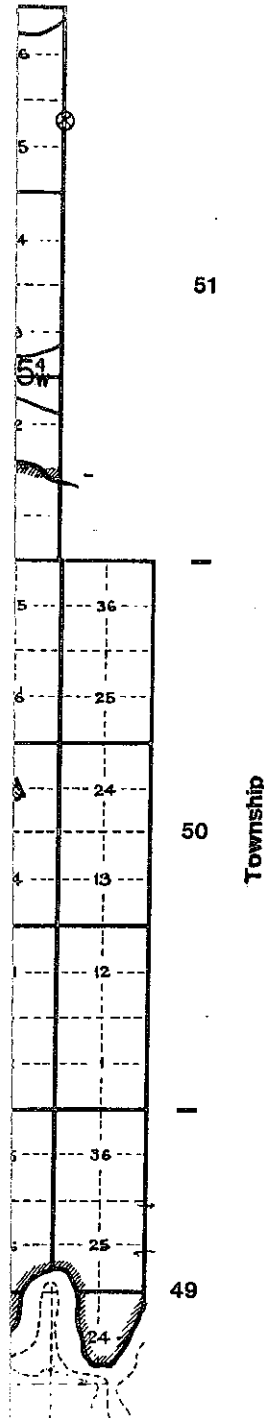
4.3 The major land use categories or designations of the Basic Planning Statement are as follows:

- a) Agricultural-Residential
- b) Forest

Rural Municipality of Garden River No. 490

Basic Planning Statement

SOIL CAPABILITY FOR AGRICULTURE



Legend

- 1 Class 1 - No significant limitations.
- 2 Class 2 - Moderate limitations that restrict the range of crops or require moderate conservation practices.
- 3 Class 3 - Moderately severe limitations that restrict the range of crops or require special conservation practices.
- 4 Class 4 - Severe limitations that restrict the range of crops or require special conservation practices, or both.
- 5 Class 5 - Very severe limitations that restrict their capability to producing perennial forage crops, and improvement practices are feasible.
- 6 Class 6 - Capable only of producing perennial forage crops and improvement practices are not feasible.
- 7 Class 7 - No capability for arable culture or permanent pasture.
- 0 Organic Soils (Not placed in capability classes).

SUBCLASSES

- C Adverse climate
- D Undesirable soil structure
- E Erosion damage
- F Low natural fertility
- I Inundation - Flooding
- M Low moisture holding capacity
- N Salinity
- P Stoniness
- S Soil limitations - Combination of two or more of D, F, M, N.
- T Adverse topography
- W Excess water other than from flooding
- X Minor cumulative limitations

EXAMPLE

- 2W 4X An area of Class 2 land with excess water, and Class 4 land with stoniness limitations in the proportions of 7:3.

SOURCE : Canada Land Inventory



- 4.4 Land use designations establish provisions regarding the use of the land. Examples of permitted uses provided in the land use designations are intended to indicate the possible range of uses to be considered and are not intended to be all encompassing. However, future uses shall be in conformity with the overall intent and principles expressed in the definition and policies of the appropriate land use designation.
- 4.5 Boundaries between land use designations shown on Map 2 are approximate, except where boundaries coincide with major roads, railway lines, or clearly defined physical features.
- 4.6 Land shall be generally zoned in accordance with the land use category shown on Map 2.
- 4.7 The following public services shall be permitted in all land use designations:
 - a) public roads;
 - b) railway lines;
 - c) water supply;
 - d) sewage drainage facilities;
 - e) gas;
 - f) telephone;
 - g) power generation stations;
 - h) sanitary landfill operations;
 - i) cable television and similar transmission infrastructure and other utility services.

PART V - AGRICULTURAL-RESIDENTIAL DISTRICT

5.1 Background

Recent development trends in agricultural areas have taken farmland out of production and resulted in agricultural holdings being subdivided into smaller sites for speculative purposes and legitimate non-farm uses.

This situation has sometimes led to a weakening of the agricultural resource base and higher infrastructures costs, (e.g. public utility and road network). Creation of unproductive remainders and adhoc subdivision development often results in inefficient land use and increases the possibility of land use conflicts.

In order to facilitate an appropriate balance of agricultural, agriculturally-related, resource, and residential development and use, goals and policies should be adopted.

5.2 Goal

To ensure the conservation of the agricultural resource, economy, and the rural way of life.

5.3 Objectives

The objectives are:

- a) To oppose the fragmentation of good agricultural land for non-agricultural purposes;
- b) To promote the retention of agricultural land with a high capability for agricultural purposes;
- c) To ensure that agriculture will remain a valuable component of the Municipality's economic base;
- d) To minimize the impact of non-agricultural land use on agriculture;
- e) To enhance the rural environment;
- f) To promote the efficient use of the agricultural land resource.
- g) To encourage agriculturally-related developments which will improve the agricultural and economic viability of the Rural Municipality.
- h) To provide on a limited basis, separate sites for residential development (farmstead and non-farm residences).

5.4 Policies

5.4.1 Agricultural-Residential District

To designate the entire land area within the Rural Municipality, except those areas specifically zoned otherwise, as Agricultural-Residential District.

The purpose of this district is to perpetuate the development and maintenance of viable farm operations in the Agricultural-Residential District and to maintain a strong farm community in the Municipality. Further, the Agricultural-Residential District shall not be a holding zone to be easily converted to other development through rezoning or Basic Planning Statement amendments.

5.4.2 Primary Use

The primary use of the Agricultural-Residential District shall be agricultural, including the cultivation of crops, grazing of livestock, dairying, tree nurseries, sod farms, apiaries and other similar uses. Intensive livestock operations, such as feedlots, are subject to the conditions set out in subsection 5.4.3 of this Section.

5.4.3 Intensive Livestock Operations

Any new intensive animal or poultry operations shall be separated from other uses in accordance with The Pollution (By Live Stock) Control Act and the following schedule:

SETBACK REQUIREMENTS FOR INTENSIVE LIVESTOCK OPERATIONS

Land Uses	0-50 Animal Units	51-1000 Animal Units	Over 1000 Animal Units
Single family dwelling not owned by the Intensive Agricultural Operator:	300 metres	300 metres	300 metres
Country Residential District:	300 metres	1 kilometre	1 kilometre
Urban Centre:	.8 kilometre	4 kilometres	4 kilometres

N.B. Animal Unit and Intensive Livestock Operation shall mean an "animal unit" or an "intensive livestock operation" as defined under The Pollution (By Live Stock) Control Act. Also, the setback distance shall be computed from the nearest edge of the enclosure where the livestock is confined.

Exceptions to the above schedule are limited to hog marketing assembly yards and stock yards for the sale of livestock.

Any expansion of an existing operation will be judged on its individual merit after being reviewed by the Department of Agriculture and the Council of the Municipality.

5.4.4 Site Size

In keeping with the objectives of supporting the agricultural economy and protecting the rural character and way of life, Council believes that small sites are inappropriate in the Agricultural District. Therefore, the fragmentation of agricultural land into parcels smaller than 64 hectares (158 acres) will be discouraged. Lesser sized sites will be permitted in this District under the conditions outlined in Section 5.4.5 and the implementing bylaw, only if the proposed subdivision contributes to agricultural viability or will not be injurious to other objectives of the Agriculture Policy.

5.4.5 Dwellings

It is important that flexibility in housing accommodation be permitted for agricultural operations. Consequently, besides the initial farm dwelling, two additional dwelling units per farm land holding may be permitted if accessory to a legitimate agricultural operation and if for the purpose of accommodating farm workers. The granting of a Development Permit by Council for such a dwelling shall not be construed in any way, as a consent or approval for future subdivisions.

5.4.6 Farmstead Subdivision

Further to subsection 5.4.5 of this Section, it is important that the land use policies and implementing bylaws recognize the concept of the "family farm" and that housing accommodations be permitted to maintain and continue the production of agriculture. Consequently, the implementing bylaws shall make provisions for a farmstead subdivision to accommodate an existing or proposed farm dwelling for a farmer, retiring farmer, or an immediate relative of the farm operator. The conditions essential for the granting of such farmstead subdivision will be outlined in the implementing bylaws.

.7. Single Parcel Non-Farm Residential Subdivision

Bylaw
218
#9A

A maximum of one non-farm residential subdivision per quarter section will be permitted on Class 1 and 2 land. However, a maximum of four non-farm residential subdivisions per quarter section will be permitted on land rated as Class 3+.

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The density of the non-farm residential sites shall not exceed one per 40 acres.

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Development and subdivision for non-farm residential sites will be subject to all policy herein and criteria and general regulations in the implementing bylaws.

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- c) Country-residential subdivisions will be permitted on poor agricultural lands such as Class 4, 5, and 6, provided that the land is not subject to flooding, a high water table, or where the potential for soil slumping exists.
- d) The density of sites will be specified in the implementing bylaws.

5.4.9 Subdivisions for Consolidation and Estate Settlement Purposes

Land may be subdivided for agricultural purposes where it is intended to be consolidated with adjacent land to create a more viable agricultural unit or where estate settlement or estate planning is proposed, provided that it is not inconsistent with the goals, objectives, and policies of this district, and that no new accessory residential use be permitted on the site.

The implementing bylaws will provide the specific conditions under which such subdivisions will be permitted.

5.4.10 Commercial Uses

Commercial uses may be permitted in the Agricultural District only if their function is directly related to the local agricultural economy.

- a) Grain elevators;
- b) Grain and seed storage, cleaning and drying;
- c) Fertilizer mixing and sales;
- d) Livestock and poultry breeding services;
- e) Abattoirs.

Approval for such commercial developments may be granted only after a review by Council, to ensure that:

- a) Incompatibility with other land uses will be avoided, including consideration of proximity to urban centres and hamlets;
- b) Policies for environmental quality control will not be jeopardized;
- c) Significant areas of good agricultural land will not be permanently removed from production;
- d) The design and development of the use will conform to high standards of safety, visual quality and convenience, and should be located on good quality roads;
- e) Water and waste disposal services will be provided to an adequate non-polluting standard;
- f) Random and linear development along roads and highways will be discouraged.
- g) All relevant approvals are obtained from the requisite government agencies, e.g. Department of Labour and Environment, for use such as Anhydrous Ammonia Fertilizer Facilities.

5.4.11 Public Facilities

Public and private utilities, public and private institutional uses, recreation uses, aggregate extraction operations, sanitary landfill sites, and sewage disposal sites will be permitted within the Agricultural District provided that the goals and objectives of the rural area are not prejudiced and such uses are complimentary to the interest of the rural community.

5.4.12 Non-Conforming Sites

Provision shall be made in the implementing bylaws as per Section 113 and 118 of The Planning and Development Act, 1983, to deal with the development of non-conforming sites in the Agricultural Residential District which existed prior to the adoption of the Basic Planning Statement and Zoning Bylaw.

In keeping with the policy of this district, consolidation of non-conforming parcels will be encouraged. Development of a non-conforming site created after that specific date will be permitted only if the said site was created in conjunction with the issuance of a Certificate of Approval from the approving authority at the time of the subdivision.

5.4.13 Development Priority

- a) Within the Agricultural-Residential District, the following lands shall be given a high priority for strictly farming and agricultural production:
 - lands with a Canada Land Inventory rating of Class 1, 2, and 3, and
 - lands which are in active agricultural production.
- b) A Soil Capability Map (Map No. 1) is found on Page 11, which may serve as a guide to determining development suitability.
- c) Lands within the Agricultural-Residential District may also be developed for non-agricultural purposes where actual site and soil conditions limit agricultural production and where no conflict with agriculture occurs. Such conditions include poor drainage, high salinity, excessive slopes, stoniness, poor farm operation accessibility and so forth.

5.4.14 Mineral Extraction Considerations

Lands which have mineral and petroleum extraction potential shall not be developed so as to preclude or jeopardize the extraction of those resources.

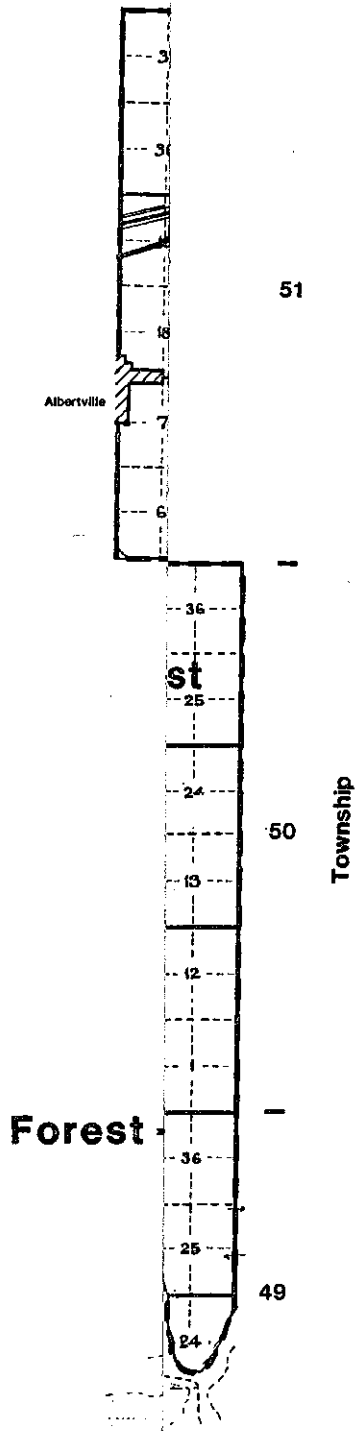
5.4.15 Zoning Implementation

Agricultural-Residential District development requirements and standards shall be further specified in the zoning bylaw. Generally, land within the Agricultural-Residential District shall be zoned Agricultural-Residential Zoning District and specific cluster country-residential developments shall be zoned Country-Residential Zoning District.

Rural Municipality of Garden River No. 490

Basic Planning Statement

GENERAL LAND USE PLAN



Legend

- Land Use Area Limits
- ③ Provincial Highway
- Urban Municipality



PART VI - FOREST DISTRICT

6.1 Background

Within the rural municipality, the following resources exist:

- forest
- sand and gravel deposits

These resources must be managed for the long-term benefit of the province and rural municipality. While the Crown, generally, has jurisdiction over mineral rights and resource development operations, the rural municipality has the responsibility of managing land use, municipal servicing and environmental protection. In this rural municipality, a significant forest reserve exists within the Fort A la Corne Provincial Forest. To achieve its mandate, council must balance competing agriculture, urban and resource development interests, with the need for environmental protection and conservation.

6.2 Objective

To encourage the development and long-term management of resources, particularly forest reserves, sand, and gravel deposits within the rural municipality.

6.3 Policy

- a) To co-operate with senior governments, adjacent municipalities, associations and private developers to develop identified resources for the long-term social, economic, and functional benefit of the rural municipality.
- b) To ensure high quality resource deposits are protected from non-agricultural development that would in any way limit their potential extraction.
- c) To manage the surface aspects of resource development in accordance with federal and provincial requirements.
- d) To ensure that resource development is compatible with adjacent land uses, efficiently serviced and environmentally sound, and that municipal infrastructure concerns be addressed prior to development.
- e) To ensure that following extraction, the land be returned to a state that is compatible with surrounding countryside.

Specific Policy for Individual Resources are Listed Below:

a) Sand and Gravel Deposits

- i) Sand and gravel operations and similar developments may be accommodated, either in the Agricultural-Residential District, or in the Forest District.
- ii) Sand and gravel deposits shall be developed according to the Guidelines for Environmental Protection during the Development and Protection of Sand and Gravel Pits, Saskatchewan Environment, September, 1983, including subsequent revisions approved by council and according to zoning bylaw requirements.

PART VII - IMPLEMENTATION

7.0 Implementation

The Basic Planning Statement goals, objectives, and policies shall be implemented in the following manner:

7.1 Co-operation

Council shall co-operate with senior governments, other municipalities and public and private agencies to implement the plan.

7.2 Programs

Council shall participate in senior government economic development, public utility, resource enhancement, housing, social and environmental protection programs and projects, where such assist in achieving the plan goal and objectives.

7.3 Provincial Land Use Policies

This bylaw shall be administered and implemented in conformity with applicable provincial land use policies, statutes and regulations and in co-operation with provincial agencies.

7.4 Public Consultation

Council shall implement the objectives and policies of this bylaw, in consultation with residents of the Rural Municipality and the requirements of The Planning and Development Act, 1983, particularly Part IX, "Public Participation in Bylaws".

7.5 Zoning Bylaw

- a) Pursuant to Section 45 of The Planning and Development Act, 1983, Council shall prepare and adopt, in conjunction with this bylaw, a zoning bylaw for the Rural Municipality.
- b) The zoning bylaw shall implement the goals, objectives, and policies of this Basic Planning Statement Bylaw, as per The Planning and Development Act, 1983.
- c) The zoning bylaw shall provide for:
 - development zones, permitted and discretionary uses, and general and specific development standards, as Council deems appropriate, to carry-out the intent of this bylaw.
- d) Generally, the zoning of land shall reflect its existing use and the premature zoning of land for development shall not be encouraged.
- e) Council shall consider rezoning land only when specific development proposals, subdivision applications, and servicing agreements, as the case may be, have been presented to and reviewed by Council.

7.6 Municipal Servicing Standards

Council may establish municipal public utility servicing standards and specifications.

7.7 Subdivision

Council shall review subdivision proposals and negotiate servicing agreements as per the goals, objectives, and policies of this bylaw and The Planning and Development Act, 1983.

7.8 Servicing Agreement

An applicant requiring subdivision approval may be required by Council to enter into a servicing agreement with the Rural Municipality, pursuant to Section 143 of The Planning and Development Act, 1983.

7.9 Development Agreements

Pursuant to Section 215 of The Planning and Development Act, 1983, Council may enter into development agreements with landowners and persons for purposes not inconsistent with the Act, this bylaw or the zoning bylaw.

7.10 Caveats

Where Council deems necessary, servicing and development agreements may be caveated on land titles.

7.11 Inter-Municipal Considerations

Council shall co-operate with adjacent municipalities to ensure that urban development and subdivision proposals are co-ordinated with R.M. boundary changes, annexation proposals, and municipal status alterations.

PART VIII - DEVELOPMENT REVIEW CRITERIA

8.1 When considering applications to rezone, subdivide, and develop land, Council shall have regard to the following concerns:

- a) Conformity with the plan goals, objectives, and policies, and the zoning bylaw development standards.
- b) The viability and necessity of the proposed use.
- c) The degree of prematurity (e.g. time, location, servicing, cost, municipal capabilities, etc.).
- d) The availability of alternative sites and buildings to accommodate the proposed development to achieve the intent of this Basic Planning Statement and the zoning bylaw.
- e) The benefits and costs created by the proposed development with respect to municipal finances and expenditures.
- f) The suitability of the proposed development with respect to established and preferred development patterns, phasing and sites in the area.
- g) The ability of the Rural Municipality to provide the required public utilities and to enter into suitable servicing and development agreements.
- h) The compatibility of the proposed use with nearby land uses, existing and preferred public utilities, the character of the area, and the environmental protection goals, objectives, and policies.
- i) The effect of the proposed development on proposed municipal projects identified in this bylaw, including public reserve and recreational policies.
- j) Any additional reports, studies, development issues, resident concerns, provincial comments, and public hearing submissions.

8.2 Subdivision and development proposals shall not be approved where the proposal:

- a) Is detrimental to the health, safety, convenience, or general welfare of the persons residing or working in the area.
- b) Is injurious to, or incompatible with, existing or proposed developments or public utilities in the vicinity.
- c) Involves, in Council's opinion, prohibitively expensive public utility construction or maintenance costs.
- d) Involves the refusal of a developer to enter into a servicing or development agreement.
- e) Is not located, appropriately arranged or serviced on an environmentally protected site or in an environmentally suitable manner.

PART IX - ADMINISTRATION

9.1 Binding

The Basic Planning Statement Bylaw shall be binding on the rural municipality, the Crown, and all other persons, associations, and other organizations, and no development shall be carried out that is contrary to this Basic Planning Statement Bylaw.

9.2 Documents

a) Text and Maps

This bylaw shall consist of this text, and where Council deems appropriate, background reports, maps, tables, and charts.

b) Map Designations

The purpose of the Plan Map and its accompanying symbols, district boundaries and other notations, shall be to spatially indicate the long-term development objectives of the Rural Municipality. All map notations shall indicate general locations, unless otherwise specified. Council shall make the final, specific notation and boundary location interpretations.

9.3 Definitions

The zoning bylaw definitions shall apply to this bylaw.

9.4 Amendment of Bylaw

Council may amend this bylaw, at any time, upon its own initiative, or upon request, in order to improve the basic planning statement's goal, objectives, and policies.

9.5 Bylaw Review

Council may review and consolidate this bylaw:

- a) when the Council considers it necessary; or
- b) five years from the effective date of this bylaw, or from the last bylaw consolidation, as the case may be.

9.6 Severability

If any section of this bylaw is deemed, by an appropriate authority, to be invalid, the remainder of the bylaw shall continue in effect.

9.7 Offences and Penalties

A prosecution for a contravention of, non-compliance with, or a failure to meet the provisions of this bylaw, shall be in accordance with The Planning and Development Act, 1983.

PART X - EFFECTIVE DATE OF BYLAW

10.1 Ministerial Approval

This bylaw shall come into force on the date of final approval of the Minister of Rural Development.

10.2 Council Readings and Adoption

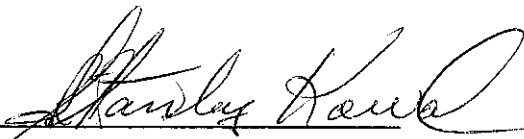
Introduced this 16 day of MARCH, 1987

Read a first time this 16 day of MARCH, 1987

Read a second time this 16 day of MARCH, 1987

Read a third time this 8 day of MAY, 1987

Adoption of bylaw this 8 day of MAY, 1987


Reeve

S E A L


Rural Municipal Administrator

10.3 Ministerial Approval Date

APPROVED
REGINA, SASK.
MAY 27 1987

Deputy Minister of
Saskatchewan Rural Development

S E A L