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# A. INTRODUCTION

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This schedule of the District Plan is adopted by The RM of LeRoy No. 339 in accordance with sections 29 and 35 of *The Planning and Development Act, 2007*, (the Act) to provide a framework of goals, objectives and policies to guide the management and use of land, along with its future development, within the RM limits. This Plan is designed to assist decision makers in securing the future and current goals of the community while evaluating the future effects of decisions regarding land use planning.

The District Plan includes policy recommendations that promote a collective approach through the efforts of the Mid Saskatchewan Municipal Alliance (MSMA) to achieve goals for both the District and its individual municipalities. As a member of the MSMA, the RM's OCP reflects these District recommendations through its municipal policies. The policies complement and support the District document and at the same time, respond to the needs and aspirations of the residents of the RM of LeRoy.

# B. PRINCIPLES

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The principles that form the Vision, Mission and Values were developed by the municipal members of the Mid Sask Municipal Alliance (MSMA). Though these principles may differ somewhat from one community to the next, they are meant to embrace the collective view of all of the MSMA’s municipalities. The vision, mission and values, apply equally therefore, to the RM of LeRoy and the MSMA as a whole.

## B.1 Vision, Mission, and Values

### B.1.1 The RM of LeRoy Vision

We are a progressive group of small and large communities in a rural setting committed to working together as a regional collective for the long term betterment of the area. Our richness in agriculture, potash and manufacturing creates a strong economy for the region and the province. The area supports a variety and abundance of wildlife and numerous tourist sites and opportunities. Our region contains cooperative and ambitious community spirits that create a unique quality of life for everyone.

### B.1.2 The RM of LeRoy Mission

Our group is working together to sustain, build, and grow the communities in the region. By sharing information and resources, and identifying our strengths and opportunities, we are finding solutions to common problems and improving the quality of life in the region. We believe that progress is important to enhance the communities and strengthen the region. Our co-operative efforts are intended to preserve the past while improving the lifestyle and quality of life for present and future generations

### B.1.3 The RM of LeRoy Values

#### Honesty, Transparency and Integrity

Our group will move forward with transparent agendas and will portray ourselves honestly to residents, ratepayers, and newcomers to the area, to governing bodies and to each other as a group.

#### Dedication and Commitment

Our group is dedicated to working and fulfilling responsibilities to reach common goals. We are committed to promote the interest of our communities.

## Preservation

The group will strive to preserve the quality of life in the region and to keep all the communities healthy, vibrant and thriving. The group will also work to continue the strong partnership between the rural and urban communities in the region.

## Unification

The group is dedicated to working together as a whole towards common goals. The group believes that the pursuit for common interests will create a stronger voice and better opportunities for the area.

## Tolerance and Open-mindedness

The group is committed to be tolerant of one another's ideas and opinions and to be open to change. The group will work to promote acceptance of newcomers and diversity of culture and ethnicity. The group will ensure that everyone is heard around the table and will keep an open mind to all ideas.

## Logical Thinking

The group will work toward realistic and achievable goals

## Co-operative, Sharing and Equitability

The group is dedicated to exhibit true co-operation trusting each other, listening and working together in making equitable decisions.

## B.2 Public Engagement Vision Statements

During the course of the public consultation processes in the spring and summer of 2011 the participants developed a number of vision statements. These statements complement the principles that were established by the MSMA and represent the public's collective perspective of each municipal vision.

### Environmental Vision

The MSMA Region balances the desire and need for a vibrant community with a commitment to protect its natural features, particularly the valuable agriculture land that is an integral part of the region's roots and future

### Social Vision

The MSMA is an area with a long tradition of solid family and rural values. It welcomes new residents of all ages to become part of its diverse and vibrant community. The region offers an enhanced quality of life by providing its residents a safe and affordable place to live with convenient access to health care, education and recreation services.

### Economic Vision

The municipalities of the MSMA Region co-operate to promote, facilitate and support a diverse economy. The Region provides the capacity for new economic growth in industries which enhance or complement the area's traditional pillars of agriculture and mining as well as the establishment of new unrelated industries.

# C. THE RM OF LEROY #339

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## C.1 The Site and Situation of the RM of LeRoy No. 339

The RM of LeRoy is located one hundred and sixty five kilometers south of Saskatoon and one hundred and sixty kilometers miles north of Regina. It has a land area of approximately 840 square kilometers and, in 2011, supported a population of 490. The largest urban community within the RM's corporate boundaries is the Town of LeRoy.

### C.1.1 Resources

The RM's resources lay largely in its excellent agricultural land base. The Canada Land Inventory's land capability for agriculture survey classifies the municipality as having the highest rated capability grouping for agriculture use: classes 1-3. Potash resources are also important to the municipality. The PotashCorp Lanigan mine is located a short distance away in the RM of Osborne. Of greater significance to the RM, is the proposed BHP Billiton Jansen mine. Located in the southern portion of the RM and on the east side of Jansen Lake, the mine is expected to have a major impact on the RM and on the surrounding communities of the MSMA.

### C.1.2 Accessibility

Provincial Highway # 6 forms part of the eastern boundary of the RM of LeRoy and connects to the Town of Watson located north and east of the RM. Secondary highways 761, 667 are also important components of the overall roadway network of the municipality and connect to the internal grid system of local roadways –paved, graveled and bladed - that serve the RM. The CPR track traverses the RM running through the Town of LeRoy, connecting to the Towns of Watson and Lanigan.

### C.1.3 The Economy

The economy of the RM of LeRoy is based largely on agriculture, agriculture-related activity and the resource sector. The 2006 census noted that approximately 47 percent of the labour force was involved in the agriculture and other resource based industry. The next largest employment sector was listed as manufacturing, comprising approximately 19 per cent of the workforce. The range of agricultural activity extends from grain farming, mixed grain/livestock, intensive livestock operations as well as agriculture-related commercial businesses. Intensive livestock operations in the RM have largely been directed to raising hogs.

### C.1.4 Health Services/Education

#### Schools

The Town of LeRoy has K-12 school facilities to meet the student needs of the RM.

## Health Services

Health services are provided in the urban centres of the District. The Town of LeRoy has a health centre and an assisted living facility, as does the adjoining Town of Watson. The Town of Lanigan is in close proximity to the RM and is able to provide hospital facilities. Long term care is also available in Lanigan and Watson, while more specialized medical care needs must typically be met in larger centres outside of the immediate District.

### C.1.5 Population and Housing Accommodation

The population of the RM of LeRoy declined by approximately 9.9% per cent between the Census years 2006 and 2011. The District Plan notes however, that this was not unique to the RM of LeRoy or the other RM's of the MSMA. A similar farm population loss was experienced by the province as a whole, during that census interval. The new Jansen mine development offers work opportunities that may stimulate new population growth in the RM. To accommodate such growth, the RM has considered offering housing accommodation options in the form of acreage development. Such development proposals would require the application of sound planning principles including appropriate design standards, locational criteria and consideration to financial impacts on the RM.

## D. ISSUES, CHALLENGES AND OPPORTUNITIES

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The issues, challenges and opportunities of the RM of LeRoy are addressed in this section of the OCP schedule. These are consistent with *Section D – “Issues, Challenges and Opportunities”* of the District Plan. Additionally, a number of issues that relate specifically to the RM of LeRoy are also itemized in this section.

## D.1 Public Consultation: Issues, Challenges and Opportunities

A public consultation process was carried out in April and June of 2011 with a series of meetings taking place in the various communities of the MSMA. On June 15th, 2011, a meeting was held for the residents of the Town of LeRoy and the RM of LeRoy order to seek comments and suggestions from residents of these municipalities on the issues, challenges and opportunities that each community could face as well as offer. In considering these matters, the participants were asked to take into account the potential impact of the proposed new Jansen mine being developed by BHP Billiton and expected to be operating at full capacity in 2015. A Nine residents from the RM of LeRoy participated in the meeting.

The format for the consultation process entailed dividing the participants into small groups and discussing the following:

- a. Key characteristics of community
- b. What we expect to happen
- c. What we want to happen
- d. What we want to avoid and e) Methods/Strategies.

From these group sessions and discussion of themes, a variety of issues, challenges and opportunities were derived. These reflected the issues, challenges and opportunities of the District as a whole and, as noted, are described fully in *Section D* of the District Plan.

### D.1.1 Issues, Challenges and Opportunities

In addition to those listed in the District Plan, the following issues, challenges and opportunities were identified as specific to the RM of LeRoy:

#### Housing

- Some opportunity should be allowed for acreage development; such developments should be organized and planned properly and attention paid to servicing problems and costs
- The Town of LeRoy should remain as the main residential growth area in the RM

#### Economy

- The RM should increase services when the plant development is fully confirmed
- Some allowance for possible commercial/industrial activity should be considered
- Opportunities exist in the agriculture sector, particularly in the hog industry.
- Agricultural lands are underutilized
- Explore potential to expand regional park

#### Quality of Life

- Smallness of community means knowing many people
- The RM is a safe community with low crime
- Many leisure activities are available to the residents of the RM
- There should be concern about potential social problems associated with booming development communities e.g. Ft. McMurray

#### Infrastructure



- Increased road traffic will impact road network; a potential impact on the entire infrastructure system
- Road improvements should be done in anticipation of mining needs
- RM should anticipate CP rail servicing Jansen site and consider possible impacts on land uses e.g. residential areas, roadways, etc.

### Health/Education

- Day care facilities should be considered
- Equipment needs of the fire department need upgrading
- Co-ordination of ambulance service is necessary
- Concerns about a declining student enrollment; the present capacity for students is far in excess of the number enrolled.

### Environment

- No development should occur on Jansen Lake; it is not a recreation lake and is too shallow

# E. GOALS, OBJECTIVES, POLICIES

Section E of this OCP schedule addresses the goals, objectives and policies for the RM of LeRoy. These are consistent with *Section E. “Goals, Objectives, Policies”* of the District Plan. Objectives and policies that are specifically related to the RM of LeRoy are also noted in this part of the OCP schedule. These objectives and policies are organized on the basis of recurring “themes” derived from the evaluation of issues and challenges identified in *Section D of the District Plan– “Issues, Challenges and Opportunities”*.

The “themes” developed in the District Plan and which are also applicable to the RM of LeRoy are: Infrastructure, Housing, Health Care/Education, Development and the Economy, Population Growth and Quality of Life. The objectives and policies relating to these are addressed later in this chapter.

## E.1 Goals

The Goals of the RM of LeRoy #339 are consistent with *Section E. “Goals, Objectives, Policies”* of the *District Plan*”

## E.2 Objectives and Policies

### E.2.1 Infrastructure

#### E.2.1.1 Infrastructure Overview

The imminent development of BHP Billiton’s Jansen potash mine has the potential to stimulate growth in the rural areas that are in proximity to the project. This has created a need to examine the existing infrastructure capabilities of the RM – water service, sewage disposal, landfill, and roadways.

The RM of LeRoy is served by a grid road system which connects to two secondary highways- #667 and #761. The latter roadway in turn connects with provincial Highway #6. At the public engagement sessions, residents of the RM raised a variety of points related to road infrastructure matters including the need to carry out improvements and to provide a good maintenance program in anticipation of the Jansen mine development. Another important issue raised at the sessions concerned the CPR line that straddles the RM. The mine site, which will be located at the southern boundary of the RM, is anticipated to be served by a spur line from the main track. It will be important therefore to ensure that the development of new spur lines be undertaken with a view to minimizing the impact on land uses and the roadway system.

The District Plan’s Infrastructure Policies (E.2.1.3) includes a policy recommending working in partnership to develop infrastructure implementation strategies (Policy #6). One such recommended partner is CP rail. Where any discussions may arise with respect to rail service to the Jansen mine, the RM of LeRoy should be a participant.

#### E.2.1.2 Infrastructure Objectives

The Infrastructure Objectives of the RM of LeRoy #339 are consistent with **Section “E.2.1.2. Infrastructure Objectives”** of the *District Plan*.

### **E.2.1.3 Infrastructure Policies**

The Infrastructure Policies of the RM of LeRoy #339 are consistent with **Section “E.2.1.3 Infrastructure Policies”** of the *District Plan*. In addition, the following policy applies to the RM of LeRoy:

*As a member of the MSMA, the RM of LeRoy shall participate in any discussions and negotiations respecting the consideration, review, assessment, and development of new rail spur lines to serve the BHP Billiton Jansen mine.*

## **E.2.2 Housing**

### **E.2.2.1 Housing Overview**

Demand for new housing and development forms is likely to occur when the Jansen mine becomes operational. As noted in D.1.1 above (RM of LeRoy, Issues, Challenges and Opportunities) comments from the public consultation process pointed out that there is merit in considering acreage (country residential) style of development in the RM, provided the planning of such projects is “organized and planned properly and attention paid to servicing problems and costs”. The Housing Policies section of the District Plan (E.2.2.3) makes provision for the rural municipalities to consider designating potential country residential locations within their municipal boundaries, provided that certain locational and design-related criteria are met. Such developments should also demonstrate that they do not pose a financial burden on the RM.

### **E.2.2.2 Housing Objectives**

The housing objectives of the RM of LeRoy #339 are consistent with **Section E.2.2.2 “Housing Objectives”** of the *District Plan*.

### **E.2.2.3 Housing Policies**

The housing policies of the RM of LeRoy #339 are consistent with **Section E.2.2.3 “Housing Policies”** of the *District Plan*.

## **E.2.3 Health Care/Education**

### **E.2.3.1 Health Care/Education Overview**

As noted in C.1.4 (Health Services/Education) in this document a number of education-related and health-related issues were raised including the decline in school enrollment, the co-ordination of ambulance service, provision of daycare and the upgrading of firefighting equipment

Objectives and policies respecting supporting the viability of schools, emergency medical (ambulance) service and day care needs, are included in the District Plan (Section E.2.3.3)

These respond to the points that have been identified by the residents of the RM through the public engagement process.

### E.2.3.2 Health Care/Education Objectives

The Health Care/ Education objectives of the RM of LeRoy #339 are consistent with *Section E.2.3.2 “Health Care/Education Objectives”* of the *District Plan*.

### E.2.3.3 Health Care/Education Policies

The Health Care/Education Policies of the RM of LeRoy #339 are consistent with *Section E.2.3.3 “Health Care/Education Policies”* of the *District Plan*. In addition the following policy applies to the RM of LeRoy:

*The RM of LeRoy shall, together with other members of the MSMA, ensure that the firefighting equipment needs of the RM and the MSMA District are evaluated, and that such measures as may be deemed appropriate, are taken to meet those needs.*

## E.2.4 Development and the Economy

### E.2.4.1 Development and the Economy Overview

Agriculture, agriculture-related businesses and resource development dominate the RM of LeRoy’s economy. As noted in section C.1.3 (**The Economy**) a significant proportion of the workforce is involved in agriculture and the resource base industry. An important component of the agriculture industry in the RM of LeRoy is intensive livestock operations. The most recent survey of this agribusiness in the MSMA indicated that operations in the RM were focused almost exclusively on raising hogs. Protecting the land that supports the agricultural economy - using it wisely, and encouraging and supporting farming operations is therefore, a fundamental principle of this RM’s Official Community Plan.

The development of BHP Billiton’s Jansen potash mine is anticipated to have a significant impact on the economy of the RM. The mine area, located at the southern end of the RM and in the adjoining RM of Prairie Rose will not only generate revenues through the Municipal Tax Sharing (Potash) Act, but will create employment and business opportunities in the area. In order to protect the mine from uses or activities that may interfere with its successful operation, the RM should ensure that land and activities in the vicinity are compatible.

Tourism and recreation also have possibilities for contributing to the economic vitality of the RM of LeRoy. As an example, opportunities to expand and enhance the LeRoy LeisureLand Regional Park should be explored. To take advantage of the potential of its recreational possibilities, the RM, in collaboration with its regional neighbours (MSMA) should consider a promotional effort that highlights these attractions.

### E.2.4.2 Development and the Economy Objectives

The Development and the Economy Objectives of the RM of LeRoy #339 are consistent with *Section E.2.4.2 “Development and the Economy Objectives”* of the *District Plan*.

### E.2.4.3 Development and the Economy Policies

The Development and Economy Policies of the RM of LeRoy #339 are consistent with **Section E.2.4.3 “Development and the Economy Policies”** of the *District Plan*. In addition, the following Development and Economy policy applies to the RM of LeRoy:

*The RM of LeRoy will, through its Zoning Bylaw, ensure that the uses and activities in the vicinity of the future Jansen mine are compatible with the general activities associated with the mine’s operations. It is expected that in the collaborative spirit between BHP Billiton and the MSMA, information will be shared respecting the needs of both the mine and the affected municipalities.*

The RM of LeRoy will review opportunities to expand and enhance the LeRoy Leisure Land Regional Park for recreational, tourist and related and compatible uses. Opportunities to work with the private sector and partner municipalities (e.g. Town of LeRoy) will also be explored.

Additionally, The RM will encourage the application of development levies by separate bylaw, where specific engineering studies on servicing requirements and studies on recreational needs by separate bylaw are created. The purpose of which shall be to recover all or part of the municipality’s capital costs in providing, altering, expanding or upgrading services and facilities associated directly or indirectly with a proposed development (*Planning and Development Act, 2007*).

## **E.2.5 Population Growth**

### **E.2.5.1 Population Growth Overview**

Section C.1.5 (Population and Housing Accommodation) of the OCP notes that a population loss occurred between 2001 and 2006 in the RM (637 residents in 2001 vs. 544 in 2006). Population decline has been occurring in many rural areas and small towns across North America and beyond. It has generally been attributable to a lack of employment opportunity, an aging population and the outmigration of younger age groups seeking higher education and work.

The chances and ability to stem loss of population have increased with the employment opportunities that are anticipated with the BHP Jansen mine project and the growth of the potash industry in general. At the same time, while seeking to capture some of the growth emanating from these mines, the RM can also strengthen and diversify additional opportunities through its agricultural base. These opportunities can be enhanced by continuing to partner with the neighbouring municipalities of the MSMA.

The District Plan discussion on employment generation and population (See **F.1.2 Urban and Rural Strategy and Appendix A “Employment Generation and Population Growth MSMA District”**) offers 4 possible scenarios of how the population generated by the Jansen mine development might be distributed among the MSMA’s municipalities. Since the most recent Census of Canada (2011) was not available during the preparation of the OCP, the ‘scenario estimates’ are intended to provide a general forecast of the probable growth impact of the mine when it is fully operational. A more comprehensive population growth estimate for the RM will need to be prepared when the newest census information is released. The estimate should take into account not only the impact of the Jansen mine, but the growth estimates based on the population development that has occurred in the RM between the intervening census period: 2006 and 2011.

### E.2.5.2 Population Growth Objectives

The Population Growth objectives of the RM of LeRoy #339 are consistent with **Section E.2.5.2 “Population Growth Objectives”** of the *District Plan*.

### E.2.5.3 Population Growth Policies

The Population Growth policies of the RM of LeRoy #339 are consistent with **Section E.2.5.3 “Population Growth Policies”** of the *District Plan*.

## E.2.6 Quality of Life

### E.2.6.1 Quality of Life Overview

“Quality of Life” often represents a deep and often emotional, feeling held by people. The participants in the OCP’s public engagement meetings, representing the RM of LeRoy, were clearly proud of the rural lifestyle that is offered in the RM. The importance of “quality of life” was further evidenced by the wording of the mission, values and vision developed by the MSMA and the public engagement participants. Each of these principles had at least one reference to “quality of life”.

It is important that the RM make efforts to ensure that the elements of “quality of life” will endure and remain an integral part of the community. The District Plan has included objectives and policies to achieve this goal.

### E.2.6.2 Quality of Life Objectives

The Quality of Life objectives of the RM of LeRoy #339 are consistent with **Section E.2.6.2 “Quality of Life Objectives”** of the *District Plan*.

### E.2.6.3 Quality of Life Policies

The Quality of Life policies of the RM of LeRoy #339 are consistent with **Section E.2.6.3 “Quality of Life Policies”** of the *District Plan*.

## E.2.7 Sustainability and the Environment

### E.2.7.1 Sustainability and the Environment Overview

Parts of the RM of LeRoy include wildlife habitats, areas that are susceptible to flooding as well as lands that are highly productive from an agricultural point of view. Protection and the wise use of such lands is therefore an important principle when considering the future growth of the RM. Sustainability represents another component of environmental protection. It ensures that the present generation in the RM utilizes the resources and protects the environment in a manner that permits a future generation of residents to use and enjoy them equally. As stewards of these resources, the municipality and its residents can take action to protect habitats, reduce flooding risk and utilize best management practices in agriculture, business and in the future development of the RM.

### E.2.7.2 Sustainability and the Environment Objectives

The Sustainability and Environment objectives of the RM of LeRoy #339 are consistent with *Section E.2.7.2 “Sustainability and the Environment Objectives”* of the *District Plan*.

### **E.2.7.3 Sustainability and Environment Policies**

The Sustainability and Environment policies of the RM of LeRoy #339 are consistent with *Section E.2.7.3 “Sustainability and Environment Policies”* of the *District Plan*. In addition the following Sustainability and Environment policies apply to the RM of LeRoy:

1. Policy #3 of the District Plan Sustainability and Environment policies (E.2.7.3) states that the MSMA will assist in identifying wildlife habitats, heritage sites, areas susceptible to flooding, hazard lands and environmentally sensitive areas. Where such areas and sites have been identified and where any developments are proposed on or near such sites, the RM Council shall require the proponent(s) to:
  - a) demonstrate why such developments should be considered favourably
  - b) outline the steps that will be taken to protect the resource and
  - c) provide such tests, reports and relevant information as may be deemed necessary to ensure that any such development is appropriate and suitable for the area
2. Policy #7 of the District Plan Sustainability and Environment policies (E.2.7.3) direct that the municipal OCPs specify the limitations and standards for development on lands that are susceptible to flooding and/or deemed to be hazard lands. The RM of LeRoy will, therefore, in collaboration with the MSMA, work with the Saskatchewan Watershed Authority and other relevant agencies and/or consultants, to set suitable standards, limitations and setback policies, for developments proposed near lands susceptible to flooding or deemed to be hazard lands. These standards, limitations and setbacks shall form part of the RM’s zoning bylaw.

# F. LAND USE

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## F.1 Introduction

The Land Use Map depicts the pattern of proposed land uses in the RM of LeRoy. The interpretation of the map should be in tandem with the policies that make up this OCP. Specific implementation regulations and guidelines for these land uses are provided in the RM's zoning bylaw.

## F.2 Land Uses

### F.2.1 Agriculture

The RM of LeRoy is a community whose livelihood and economy is presently dominated largely by agriculture. The loss of agriculture land would represent a significant threat to this livelihood. The OCP's policies are therefore intended to ensure that this all important resource is protected and continues to provide economic sustenance to the municipality. An **Agriculture** category together with a range of suggested uses has been identified on the Land Use Map. The **Agriculture** lands fall into the highest ranking of the Canada Land Inventory's classification system for agriculture capability (classes 1 - 3). The RM of LeRoy is the only municipality of the four of the MSMA's RMs that have lands that fall entirely into this one category.

#### Agriculture

This land use provides for a variety of agriculture, agriculture –related and other uses. The zoning bylaws shall determine the appropriateness of designating these as permitted or discretionary. The uses include:

- Farm operations, including farm dwellings, accessory buildings, extensive agriculture (field crops, pasture, livestock/field crop operations), related farm activities (irrigation practices, crop dusting, manure spreading, etc.), community pasture lands.
- Intensive and extensive livestock operations in accord with prescribed operating standards. The RM's zoning bylaw will include standards respecting approval processes, separation distances and operating practices as these relate to Intensive Livestock Operations
- Agritourism and agri-businesses, including home based businesses
- Resource extraction, including oil, gas, potash, gravel, and mineral resources
- Open space, recreation uses, wildlife habitat areas
- Tourist related businesses

### F.2.2 Country Residential



The District Plan has provided estimates for population growth that is expected to occur as a result of development of the Jansen mine (See District Plan, F.1.2 Urban and Rural Strategy, *Table 5 Estimated Population Distribution for 2015 by Municipality*). Based on 4 different scenarios, the RM may see a range of growth possibilities. In order to provide for growth in the municipality several housing options can be considered in the OCP. Country residential is seen as the most practical and desirable lifestyle that the RM can offer and is therefore included in the OCP. The Land Use map suggests one such site for a potential country residential designation - in the vicinity of the Town of LeRoy It should be noted however that the boundaries and location are intended to be conceptual. All of the lands that are in the RM have a high agricultural capability. Consequently the decision for locating a potential country residential site should be considered on the basis of a review of the merits of a proposal and ultimately the discretion of Council. A “merit review” should take into account proximity to services (power, telephone, school bus and emergency services) adequate and appropriate infrastructure, access, design considerations, separation from conflicting and incompatible uses (flooding, hazard lands, ILOs, wildlife habitats, etc.) and financial impact on the municipality. Any development that is considered near the Town of LeRoy should first be discussed and reviewed jointly by the two municipalities.

### **F.2.3 Other Designations**

- Potential Flood Risk – Potential flood areas are defined on the basis of the most recent and reliable information. The Sustainable and Environment policies of the OCP and the District Plan (E.2.7.3) identify the need to map these areas more precisely and apply appropriate development standards.
- Wildlife Habitat Protection - One general area has been identified as wildlife habitat areas in the RM – at the northern end of Jansen Lake. The Sustainable and Environment policies of the OCP and District Plan (E.2.7.3) identify the need to map these areas in more detail.

### **F.2.4 Proposed BHP Billiton Mine**

Significant areas of the RM have been acquired by BHP Billiton for development of the Jansen mine.

- The RM shall ensure that land uses and activities that may be impacted by the mine’s operations are not allowed within a reasonable distance of the mine. Such specific uses and activities that are affected by this policy shall be identified in the Zoning bylaw of the municipality.
- The RMs of LeRoy and Prairie Rose will seek to collaborate with BHP Billiton to ensure that the impacts of the mine’s operations on the RM lands are minimized.

### **F.2.5 LeRoy Leisure Land Regional Park**

Located 6km west of the Town of LeRoy, this 70 acre regional recreation site has the potential to create greater opportunities for enhancing the economy of the RM, the Town of LeRoy and the District

- The RM should examine the possibilities related to tourism, recreation and other compatible uses that exist for this important site.

# **G. PLAN IMPLEMENTATION AND MONITORING**

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The successful implementation of the OCP will depend on several factors: legislative tools, budgeting decisions, public acceptance of the OCP and the partnership efforts that have been recommended in the District Plan. As in the case of the District Plan the OCP will need to be reviewed from time to time to determine if amendments are needed, with a more comprehensive review occurring within five years. Occasionally amendments may also be initiated as a result of development proposals which will result in changes to the Plan. In all such circumstances – amendments and comprehensive reviews – engaging the public for Plan comment and input will be essential.

## **G.1 Implementation Through Planning Legislation**

### **Zoning Bylaws**

The zoning bylaws are the main implementing tools for the OCPs. They divide the community into districts and prescribe the uses of land and the regulations that govern them.

### **Subdivision**

Applications to subdivide land will need to be reviewed in light of the OCP policies.

## **G.2 Implementation Through Budgeting**

Councils use the budget process to review priorities and provide funding accordingly. In a number of circumstances the RM may need to consider its budgeting process collectively with the other members of the MSMA where matters that benefit the MSMA District as a whole are being reviewed.

## **G.3 Monitoring and Measuring Success**

Monitoring and measuring success are important in establishing the relevance of the OCP to the community. This can be achieved by the RM by a) conducting an annual review of the OCP's policies and b) engaging the public allowing opportunity for comment on the policies.

# H. SCHEDULES