

# **RM OF SILVERWOOD NO. 123**

**SASKATCHEWAN**



**Official Community Plan**

**Bylaw No. 01-20**

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**Official Community Plan**

1. Pursuant to Section 45 of *The Planning and Development Act, 2007*, the Council of the RM of Silverwood No. 123 hereby adopts Schedule A, known as the Official Community Plan, which is attached to and forms part of this Bylaw.
2. This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time this 9<sup>th</sup> day of July, 2020.

Read a second time this 8<sup>th</sup> day of October, 2020.

Read a third time this 8<sup>th</sup> day of October, 2020.

CERTIFIED a true copy of Bylaw No. 01-20  
adopted by Resolution of Council on the  
8<sup>th</sup> day of October, 2020.

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REEVE

SEAL

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ADMINISTRATOR

**Schedule A**

RM of Silverwood No. 123

Official Community Plan 2020

Bylaw No. 01-20

# Table of Contents

<b>1</b>	<b>Introduction .....</b>	<b>1</b>
1.1	Authority.....	1
1.2	Purpose.....	1
1.3	Applicable Lands.....	1
1.4	Contents of the Plan/Legislative Requirements .....	1
<b>2</b>	<b>Municipal Vision and Goals .....</b>	<b>3</b>
2.1	Vision .....	3
2.2	Community values.....	3
2.3	Overarching Goals .....	4
<b>3</b>	<b>Municipal Services and Community Facilities .....</b>	<b>5</b>
3.1	Objectives .....	5
3.2	Policies.....	5
<b>4</b>	<b>Environmental Protection .....</b>	<b>8</b>
4.1	Objectives .....	8
4.2	Policies.....	8
<b>5</b>	<b>Agricultural Development.....</b>	<b>12</b>
5.1	Objectives .....	12
5.2	Policies.....	12
<b>6</b>	<b>Residential Development.....</b>	<b>14</b>
6.1	Objectives .....	14
6.2	Policies.....	14
<b>7</b>	<b>Economic Development.....</b>	<b>16</b>
7.1	Objectives .....	16
7.2	Policies.....	16
<b>8</b>	<b>Tourism, Heritage, and Recreational Development.....</b>	<b>19</b>
8.1	Objectives .....	19

8.2	Policies.....	19
9	Inter-jurisdictional Co-operation.....	21
9.1	Objectives .....	21
9.2	Policies.....	21
10	Implementation.....	23
10.1	Zoning Bylaw .....	23
10.2	Amendments.....	23
10.3	Other Implementation Tools.....	23
11	Appendix A – Future Land Use Map.....	24
12	Appendix B – Community Profile.....	26
13	Purpose.....	28
14	Location and Physical Setting.....	29
14.1	Location.....	29
14.2	History.....	30
14.3	Environment .....	30
15	Population .....	32
15.1	Population Composition and Density .....	32
15.2	Population Projections.....	35
15.3	Household Characteristics .....	35
16	Economy.....	39
17	Infrastructure and Community Services .....	41
17.1	Infrastructure .....	41
17.2	Community Services.....	41

# 1 INTRODUCTION

## 1.1 AUTHORITY

Sections 29, 31 and 32 of *The Planning and Development Act* (the PDA or Act) authorizes a municipal council to prepare, in consultation with a Registered Professional Planner, an Official Community Plan. The Rural Municipality of Silverwood No. 123 (the RM) has prepared this document for adoption as the Official Community Plan (the Plan). The Plan will provide Council with goals, objectives, and policies relating to the future growth and development within the RM.

## 1.2 PURPOSE

The purpose of this Plan is to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the RM.

## 1.3 APPLICABLE LANDS

This Plan shall apply to all the lands within the limits of the RM. Development shall not be carried out unless it is in conformance with this Plan.

## 1.4 CONTENTS OF THE PLAN/LEGISLATIVE REQUIREMENTS

- a) As per Section 32 the PDA, an official community plan shall incorporate, insofar as practical, any applicable provincial land use policies and statements of provincial interest.
- b) An official community plan shall contain statements of policy with respect to:
  - i. Sustainable current and future land use and development in the municipality;
  - ii. Current and future economic development;
  - iii. The general provision of public works;
  - iv. The management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
  - v. The management of environmentally sensitive lands;
  - vi. Source water protection;
  - vii. The means of implementing the Plan;
  - viii. The co-ordination of land use, future growth patterns and public works with adjacent municipalities;
  - ix. If the Municipality has entered into an intermunicipal development agreement pursuant to section 32.1, the implementation of the intermunicipal development agreement;
  - x. The provision of municipal reserve for school purposes, including policies that:
    - a. Ensure the creation of municipal reserve sites suitable in size to be used for school purposes;

- b. Designate the location of municipal reserve sites to be used for school purposes; and
    - c. Provide for the dedication of land or money in lieu of land through the subdivision process that supports equity for all subdivision applicants and municipalities within the region; and
  - xi. The management of lands that are in proximity to existing or proposed railway operations.
- c) An official community plan may
- i. Address the co-ordination of municipal programs relating to development;
  - ii. Contain statement of policy regarding the use of dedicated lands;
  - iii. Contain concept plans pursuant to section 44 of the PDA;
  - iv. Contain a map, or series of maps, that denote current or future land use or policy areas;
  - v. If a council has been declared an approving authority pursuant to subsection 13(1) of the PDA, contain policies respecting site plan control for specific commercial or industrial development pursuant to section 10 of the PDA; and
  - vi. Contain any other statements of policy relating to the physical, environmental, economic, social or cultural development of the municipality that the council considers advisable.

## 2 MUNICIPAL VISION AND GOALS

### 2.1 VISION

The RM of Silverwood No. 123 is a safe, liveable farming community dedicated to the continuation of the agricultural industry and the rural way life.

### 2.2 COMMUNITY VALUES

#### 2.2.1 PROMOTING AGRICULTURAL DEVELOPMENT

Ensure agriculture, and the rural way of life, will remain prominent in the RM.

#### 2.2.2 HIGH QUALITY OF LIFE

Planning decisions should enhance the safety and quality of life for all RM residents.

#### 2.2.3 ECONOMIC DIVERSITY

Accommodate commercial and industrial developments that are beneficial and well-suited to the RM, while minimizing the potential for conflicts with agricultural and residential uses.

#### 2.2.4 HIGH QUALITY ROADS

Maintain high quality roads and transportation routes in order to support the agricultural and commercial industries and accommodate future development.

#### 2.2.5 ENVIRONMENTAL STEWARDSHIP

Encourage environmentally responsible development practices, which minimize environmental disruption and pollution. Preserve and protect significant environmental features and areas of critical habitat.

#### 2.2.6 LONG-TERM SUSTAINABLE GROWTH

Make responsible development decisions within the parameters of fiscal responsibility, which will provide long-term benefits to the municipality.

#### 2.2.7 PUBLIC PARTICIPATION

Include residents in development decisions by informing the public and providing a forum for constructive feedback, in accordance with provincial legislation. Council will strive to ensure decisions are supported by facts and rationale and are made with the community's best interests in mind.

### 2.2.8 INTERJURISDICTIONAL CO-OPERATION

Encourage a healthy and diverse municipality by sharing resources, and working cooperatively with adjacent municipalities, government agencies, First Nations and Métis Communities and stakeholders.

## 2.3 OVERARCHING GOALS

- a) Provide for a mix and range of development including agriculture, commercial, residential, and recreation in order to promote economic diversity.
- b) Protect prime agricultural land from fragmentation and incompatible land uses.
- c) Maintain a strong local economy by supporting commercial and industrial land uses that are appropriate and beneficial to the RM and its residents.
- d) Minimize the potential for land use conflicts by separating incompatible land uses using careful separation and appropriate mitigation measures.
- e) Accommodate the expansion of municipal services and public utilities in a responsible and cost-effective manner.
- f) Work collaboratively with neighbouring municipalities, First Nations and Métis communities, and other levels of government to enhance the services and amenities within the region.
- g) Protect the natural environment and areas of critical habitat. Development that may result in significant pollution, contamination, or the destruction of significant landscapes and habitat will be avoided.
- h) Large-scale, multi-parcel, and phased development shall be guided by concept plans as described in the Zoning Bylaw.
- i) Applicants shall provide the Municipality with all the information needed to assess the following applications:
  - i. Amendments to the Official Community Plan;
  - ii. Amendments to the Zoning Bylaw;
  - iii. Subdivision applications; and
  - iv. Development permit applications.

### 3 MUNICIPAL SERVICES AND COMMUNITY FACILITIES

#### 3.1 OBJECTIVES

- a) Encourage growth in locations where the long-term maintenance of infrastructure would be sustainable and economical.
- b) Improve the capacity and cost-efficiency of services and facilities by coordinating or partnering with neighbouring urban and rural municipalities.
- c) Provide and maintain an appropriate standard of roads, utilities, parks, and other services and ensure new development supports the cost of new services.
- d) Provide recreational opportunities for municipal and regional residents.

#### 3.2 POLICIES

##### 3.2.1 ROADS AND TRANSPORTATION

- a) All new development requires direct access from a developed registered road.
- b) New development will be directed to areas of existing roads and services to avoid the need for new infrastructure. Where appropriate, Council may work with provincial agents, developers, and other stakeholders to identify potential utility corridors.
- c) The RM will ensure the future acquisition of land for highway widening is protected by supporting the dedication of land during the subdivision process.
- d) Service roads and internal subdivision roads may be required in order to reduce the number of approaches from highways and primary grid roads. These access roads should be designed with consideration for emergency service, school bus, and maintenance equipment access.
- e) Development proposals adjacent to provincial highways will be referred to the Ministry of Highways and Infrastructure for review and comment.
- f) Prior to issuing a decision, the RM will consult with the railway company regarding development proposals in proximity to a railway. Future development in proximity to a railway shall take into consideration the Guidelines for New Development in Proximity to Railway Operations document.

##### 3.2.2 PUBLIC WORKS AND UTILITIES

- a) Where pipelines, utility lines, or other distribution facilities cross municipal roads, the Municipality may require specific construction standards to ensure public safety and protect the integrity of the road.

- b) Cooperation will be encouraged with SaskPower, SaskEnergy, TransGas, SaskTel, and other utility companies to ensure the provision of services is economical and efficient. Utility companies are encouraged to consult with the Municipality prior to the installation of major utility systems.
- c) The RM will require all residential development to have adequate water supply and sewage disposal systems. Water supply and wastewater disposal systems must meet the requirements of the Saskatchewan Health Authority and/or the Water Security Agency. Written evidence that the method of water supply and wastewater disposal has been approved may be required as a condition of permit approval.
- d) Development shall not adversely affect source water or the water supply of neighbouring developments.
- e) Contaminated or hazardous waste must be disposed of in compliance with all provincial and municipal requirements.
- f) The Municipality will maintain an updated asset management plan or inventory of services to help ensure servicing capacity meets the needs of the community and can support future growth.

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### 3.2.3 AGREEMENTS

- a) Where the subdivision of land will require the installation or improvement of municipal services, the developer may be required to enter into a servicing agreement with the Municipality pursuant to the PDA to cover the installation or improvements.
- b) Council is authorized to adopt a development levy bylaw, pursuant to the PDA. The development levy bylaw shall be based on a professional study and would establish development levies to recover the capital costs of services and facilities.
- c) Where a development permit will require the installation or improvement of municipal services, the developer may be required to enter into a development levy agreement with the Municipality pursuant to the PDA to cover the installation or improvements.
- d) Where a new subdivision or development requires the installation of new services such as roads, sewer lines, or water lines, Council may require such services to be installed prior to issuing building permits.

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### 3.2.4 DEDICATED LANDS

- a) Money in lieu of municipal reserve land will be preferred unless the dedication of land for municipal reserve is needed for the development of community recreational facilities or school purposes.
- b) Environmental reserve dedication will be recommended during a subdivision that involves environmentally sensitive land or land that presents environmental constraints.

- c) The dedicated lands account funds may be used for the development of municipal reserve, environmental reserve, or public reserve, either within the municipality or in urban areas where the development will serve the residents of the RM.
- d) School Sites:
  - i. The RM recognizes the importance of providing sites for schools and educational purposes. At the time this Bylaw was adopted, the need for a future school site within the municipal boundaries was not identified.
  - ii. If, in the future, the need for a new school site is identified, the Municipality will work with the Ministry of Education and the relevant school division to ensure the creation of a suitable site, and amend the Bylaws accordingly.
  - iii. If the need for a school site, is identified in a neighbouring municipality and that school site will accommodate students from the RM, Council will contribute funds from the dedicated lands account for the acquisition of that site.
  - iv. If the need for a new school site is identified for the municipality or region, and dedicated lands will be used for school purposes, the Municipality will consult with the Ministry of Education and the school division early in the process to identify a suitable location for the school site

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### 3.2.5 PUBLIC SAFETY

- a) Public health and safety shall guide all new development in the RM. Development proposals that may pose detriment or harm to the health, safety, or general well-being of the community will be denied.
- b) Council will develop and maintain updated emergency response plans, which will reflect changes in land use patterns and activities. Emergency response plan(s) should be coordinated with provincial and/or federal policies.
- c) Separation distances from existing or planned public works facilities, pipelines, and other distribution lines shall conform to provincial and industry standards.
- d) The expansion of operations or developments shall minimize the encroachment onto land used for solid and liquid waste management facilities, airstrips, transportation corridors and industrial activities.
- e) To the extent possible, the RM will partner with surrounding jurisdictions to best provide emergency response coverage in the region. The objective of these partnerships will be working towards a regional emergency response plan that will be mutually supportive and minimize the duplication of services.

## 4 ENVIRONMENTAL PROTECTION

### 4.1 OBJECTIVES

- a) Development proposals that could result in significant pollution, nuisance, damage to the environment, or depletion of natural resources, either because of the nature of the land use or the location, may be refused.
- b) Identify areas that are potentially hazardous, or where special land considerations exist, and restrict development in these areas. Such conditions may include, but are not limited to, slope instability, erosion, flooding, slumping, or other environmental hazards.
- c) Protect ground and surface water resources, areas of critical habitat, and environmentally sensitive land.
- d) Cooperate with municipal, provincial, and federal governments, First Nations and Metis groups and environmental organizations to promote the safe, and environmentally responsible use of land.
- e) Extend the responsibility for sound environmental management to property owners and developers.
- f) Ensure all relevant environmental information is provided as part of development applications.

### 4.2 POLICIES

#### 4.2.1 CONSERVATION, WILDLIFE HABITAT, AND THE ENVIRONMENT

- a) Council will support farming practices, developments, and land uses that maintain soil quality, conserve moisture, and protect water supplies. Council will deny a permit for development that could significantly deteriorate environmental resources or deplete or pollute water resources.
- b) Council will work with the provincial government to protect any environmentally sensitive lands, significant natural features, critical wildlife habitat, conservation easements and wildlife corridors, grazing co-ops, and rare or endangered species. Where significant potential for adverse impacts has been identified, Council may withhold a development permit until comments have been obtained from the relevant provincial or federal agencies.
- c) During the subdivision process, and in consultation with the appropriate federal or provincial agents, Council may recommend areas of critical habitat or sensitive environments as environmental reserve.
- d) New roads and utility corridors will be directed to areas of existing development and previously disturbed lands.

- e) Development proposals which include, or could impact environmentally sensitive land, critical habitat, or other significant environmental features, shall integrate natural open space and habitat corridors.

#### 4.2.2 FLOODING, SLUMPING AND SLOPE INSTABILITY/HAZARD LAND

- a) Hazard land includes areas known, or with the potential, to be prone to:
  - i. flooding;
  - ii. poor drainage;
  - iii. slope instability
  - iv. erosion; or
  - v. land with similar constraints.
- b) Areas that are potentially hazardous are identified as environmentally sensitive or potentially hazardous on the Opportunities and Constraints Map or shown on the Zoning Map to be in proximity to a water body or watercourse. Council may also consider local knowledge and historical records when identifying the potential for natural hazards.
- c) Where development is proposed on land identified as potentially hazardous, a professional report about the impacts of the potential hazards on the proposed development will be required, at the developer's expense. The report shall determine if the development is located in the flood way or flood fringe, assess the geotechnical suitability of the site, or other environmental hazard(s), identify suitable building sites and determine any mitigation measures. These measures may be attached as a condition of development permit approval.
- d) The RM will prohibit the development of new buildings and additions to buildings in the flood way of the 1:500-year flood elevation of any watercourse or water body.
- e) The RM will require flood-proofing of new buildings and additions to buildings to an elevation of 0.5 metres above the 1:500-year flood elevation of any watercourse or water in the flood fringe.
- f) The Water Security Agency, or other appropriate consultants, may be used as a source of technical advice regarding flood levels and flood proofing techniques. Development proposals may be referred to the Water Security Agency for review prior to approval.
- g) New development shall not be permitted on any potentially unstable slope area without the required professional report and mitigation measures for the site. Development and activities shall be avoided where the risk of erosion or slope failure exist or where there is a potential for erosion or slope instability on the site.
- h) Existing trees and vegetative cover shall be preserved where appropriate to reduce the potential for erosion and maintain bank stability. Activities which alter slopes and may accelerate or promote erosion or bank instability shall be prohibited unless appropriate mitigation measures are taken to minimize the potential for such erosion or bank instability.

#### 4.2.3 SOURCE AND GROUNDWATER PROTECTION

- a) The RM will consider the potential and cumulative impacts of a proposed development on water bodies, waterways, and shore lands. Where appropriate, applications will be referred to the applicable agencies and departments for review and comment.
- b) To ensure surface and groundwater resources are protected from depletion or contamination, the RM may require reports or assessments from qualified professionals. Such reports should assess the potential impacts of the proposed development on aquifers and surface water (water supply, contamination, adjacent water users, etc.) and should include recommended mitigation measures or development standards.
- c) Council will work with the appropriate provincial and federal agencies to maintain or improve the quality and quantity of water resources.

#### 4.2.4 DRAINAGE

- a) To avoid flooding, erosion, and pollution, adequate surface water drainage will be required on all sites. This may require the construction and use of onsite water retention ponds. Council may require a professional drainage and grading plan for new development proposals.
- b) Unauthorized drainage of surface water from any land in the RM shall be prohibited. Watercourses shall not be altered without the prior approval of the Water Security Agency and/or any other applicable provincial or federal agencies. Agricultural drainage works require approval from the Water Security Agency prior to construction.
- c) Developments shall not obstruct, increase, or otherwise adversely alter water quality, volume of flow, or velocity of flow.
- d) Water courses shall be managed as follows:
  - i. Natural vegetation shall be preserved to prevent bank erosion;
  - ii. Where applicable, dredging or filling of watercourses shall be prohibited without approval from the Water Security Agency, or other appropriate regulatory body;
  - iii. Periodic clearing of man-made drains shall be encouraged;
  - iv. Channel improvements shall be carefully designed and constructed, engineered designs or reports may be required; and
  - v. Water control structures shall be designed to the standard as approved by Council and/or the Water Security Agency.

#### 4.2.5 VEGETATION AND SOIL DISRUPTION

- a) To the extent possible, existing trees, vegetation, and unique flora shall be retained or replanted during development.

- b) The planting of new vegetation and the implementation of protective vegetation measures, shall be encouraged in conjunction with new developments. Where appropriate, Council may require protective measures to be included as part of a development proposal application.

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#### 4.2.6 WILDFIRE

- a) Where necessary, development proposals shall include measures to mitigate the risk to human life and damage to property as a result of wildfires. The RM may apply the following fire protection policies as part of a development review:
  - i. Development permit applications may be referred to the local fire marshal for comment prior to a decision being issued;
  - ii. Green space, or separation distances, may be used to separate buildings from trees and vegetation when necessary;
  - iii. Municipal roads shall be appropriately designed in order to provide adequate emergency vehicle access and egress.

## 5 AGRICULTURAL DEVELOPMENT

### 5.1 OBJECTIVES

- a) Protect and prioritize agricultural activities and the agricultural industry in the municipality. Support agricultural uses and agri-business in a manner that will not create conflicts with neighbouring uses, jeopardize development in future growth areas, or create significant environmental concerns.
- b) Provide for intensive forms of agriculture, including intensive livestock. Recognize and accommodate the differing forms of development patterns that may be required by intensive agriculture.
- c) Protect prime agricultural land from higher intensity development.
- d) Provide, on a limited basis, separate sites for the development of residences while avoiding disordered and fragmented land use patterns.

### 5.2 POLICIES

#### 5.2.1 GENERAL

- a) Agricultural activities, such as field crops, pasture and non-intensive livestock operations, will not be restricted on lands of a quarter section or more.
- b) In addition to field crops, Council will encourage a range of agricultural and ag-related uses to maintain a strong and diverse agricultural industry.
- c) Intensification and expansion of agricultural activities shall be planned and sited in a manner that requires minimal improvements to municipal servicing.
- d) The number of non-agricultural subdivisions per quarter section will be limited to prevent unnecessary fragmentation of prime agricultural land. Subject to land use compatibility, non-agricultural developments may be encouraged to be developed in clusters.
- e) Crop spraying, pasturing of livestock, intensive agricultural production, and manure spreading are considered acceptable and necessary agricultural activities. Such activities will only be limited for reasons of environmental protection, preservation of habitat, and public health and safety.
- f) Smaller agricultural sites may be considered to accommodate the development of small-scale or specialized farming practices.
- g) Rural and agricultural tourism will be supported at appropriate locations and where the required services are accessible.

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#### 5.2.2 INTENSIVE LIVESTOCK OPERATIONS (ILOS)

- a) Council will support the development of ILOs, unless specific land use (planned or existing neighbouring uses), environmental, or locational conflicts would be created.
- b) Changes to an ILO, to provide for a greater number of animal units, change the species of animal, alter the active area of the operation, or any change that requires a new license from the Ministry of Agriculture, shall require a new permit approval from the Municipality.
- c) The RM may require screening and separation, or encourage the use of innovative technologies, to mitigate odour and other nuisances.
- d) ILOs shall locate where there is an adequate area of land to support the number of animal units, manure management, and meet required separation distances, while considering future expansions.
- e) In consultation with the Ministry of Agriculture, ILOs should include measures to reduce the production of odour and the potential for pollution to soil and water.
- f) The application, operation, and monitoring of ILOs will be carried out in consultation with the Ministry of Agriculture, the Water Security Agency, and any other applicable provincial agencies.
- g) Proponents of an application for an ILO will be encouraged to host a public meeting or consultation session, separate from the municipal public hearing, early in the application process. Consultation should include a representative of the ILO and shall be at the developer's own cost.
- h) The separation distances required in the Zoning Bylaw may be contingent upon the number and density of animal units and the neighbouring residential use.

## 6 RESIDENTIAL DEVELOPMENT

### 6.1 OBJECTIVES

- a) Accommodate farm and non-farm residential development in suitable areas and at densities that will complement or enhance the agricultural character and function of the municipality.
- b) Optimize the use and long-term maintenance of services and infrastructure.
- c) Minimize the potential for conflicts between country residential development and non-residential uses.
- d) Ensure residential sites have adequate access and suitable services.
- e) Encourage medium density residential subdivisions around the unorganized hamlet of Langbank.

### 6.2 POLICIES

#### 6.2.1 GENERAL

- a) Residential subdivisions shall be serviced to meet municipal standards. If a proposed development is not in proximity to existing services, new services may be installed to accommodate the application, at the cost of the developer. Any new, upgraded or extended services will be addressed in a servicing agreement or development agreement.
- b) The water supply and method of sewage disposal for residential sites must meet all requirements of the Water Security Agency, the Saskatchewan Health Authority, and the Municipality. The cost of installing such services will be responsibility of the developer.
- c) The maintenance and operation of private onsite water and wastewater systems shall be the responsibility of the landowner.
- d) In order to maximize the use of infrastructure and prevent fragmentation, the RM will support clustered forms of residential development by encouraging multi-parcel subdivisions to locate in areas of existing development. Separation distances and other mitigation measures will be required to minimize land use conflicts between residences and an ILO, a solid or liquid waste disposal facility, oil, gas, or aggregate operation or other incompatible use.
- e) A drainage and grading plan may be required for future development to ensure adequate drainage of the development site. Drainage and grading plans shall also protect neighbouring sites and infrastructure from potential adverse effects.

#### 6.2.2 COUNTRY RESIDENTIAL

- a) Council will consider applications for low to medium density residential development if there is suitable access and the appropriate water supply and wastewater disposal systems can be provided.

- b) New multi-parcel residential development will only be allowed if they front on an all-weather, paved, or gravel municipal road. New or upgraded roads and services shall be constructed at the cost of the developer and addressed in a servicing agreement.
- c) Multi-parcel country residential subdivisions shall be directed to the area(s) designated on the Future Land Use Map.
- d) Where applicable, the development of multi-parcel country residential subdivisions shall:
  - i. Maintain and protect existing watercourses, wetlands, and integrate storm water management systems with natural water courses;
  - ii. Include habitat corridors, where appropriate;
  - iii. Preserve existing trees and other natural features;
  - iv. Avoid the need for fill or excavation; and
  - v. Avoid including areas of natural or human-induced hazards.

#### 6.2.3 UNORGANIZED HAMLETS: LANGBANK, ST. HUBERTS, AND BURROWS

- a) The Unorganized Hamlet of Langbank functions as a residential area and provides some services for the surrounding community.
- b) Provided there is adequate servicing capacity, Council will encourage infill development o vacant lots in the Unorganized Hamlet of Langbank.
- c) Proposals for higher density residential development will be directed to the Hamlet Districts, provided infrastructure services can support additional development.
- d) Vacant or declining hamlets, which are currently used for agriculture, may continue to be used for low-intensity agricultural purposes.

## 7 ECONOMIC DEVELOPMENT

### 7.1 OBJECTIVES

- a) Diversify the economic base by providing for a range of economic development opportunities including commercial, industrial, and natural resource-related development.
- b) Ensure businesses are developed to minimize negative impacts on the natural environment and surrounding land uses.
- c) Ensure all business developments are adequately serviced to meet the needs of the operation and municipal standards. New businesses shall be located to minimize the cost of installing and maintaining infrastructure services.
- d) Increase the establishment of new highway commercial operations, which cater to the traveling public and the local population, as well as light or small-scale manufacturing operations.
- e) Provide for farm and home-based businesses to accommodate a range of employment options.
- f) Encourage mineral and aggregate resource development, and protect land with the potential for natural resource development from incompatible land uses.
- g) Ensure the exploration for, and development of, mineral and aggregate resources are conducted in a manner that minimizes impacts to the environment, cultural and heritage resources, and disturbances to the community.

### 7.2 POLICIES

#### 7.2.1 GENERAL

- a) All business developments shall have adequate services, including all-weather roads, safe access, and utilities that meet municipal standards. Council will encourage new proposals to locate in areas of existing infrastructure. Businesses with high volumes of expected traffic, or which require the use of heavy vehicles, may be required to locate in proximity to highways or heavy-haul routes.
- b) Large-scale commercial, industrial, and resource-based uses may be accommodated, provided their function is related to the agricultural or natural resource industries, and provided they do not conflict with surrounding land uses.
- c) The RM may require screening, landscaping, or buffering to separate commercial and industrial businesses from adjacent residential land uses.
- d) The functional integrity of the highways will be maintained through the use of service roads, internal subdivision roads, or controlled highway access points, subject to approval from the Ministry of Highways and Infrastructure.

- e) Development proposals for commercial, industrial, and natural resource development shall include fire prevention and suppression plans.
- f) Uses with the potential to be unsightly, due to the nature of the operation or exterior storage should generally be discouraged from locating along the highway approaches and entrances to urban areas. If such uses are proposed in these areas, vegetation, fencing, or other mitigative measures should be used to as a screening device.
- g) Separation distances, buffers, screening, and landscaping may be used to prevent the potential for land use conflicts.

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#### 7.2.2 HOME OFFICES AND HOME-BASED BUSINESSES

- a) Home offices and home-based businesses may be accommodated provided they are clearly secondary to the principal residential or agricultural use of the site and are compatible with, and do not change the character, of the surrounding area.

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#### 7.2.3 MINERAL RESOURCE AND AGGREGATE DEVELOPMENT

- a) Mineral resource development shall include the exploration, extraction, and primary processing of oil, gas, potash, and other mineral resources, but shall exclude sand and gravel.
- b) Aggregate resource development shall include the exploration, extraction, and light processing of sand and gravel.
- c) The exploration, development, production, and cessation of all mineral and aggregate resource developments shall be implemented in a manner, which is environmentally sound and minimizes nuisance to adjacent development. The application and implementation of industry standards and best practices shall be required.
- d) Proposals for exploration or development in proximity to cultural and heritage resources, surface or groundwater resources, areas of critical habitat, or in other environmentally sensitive areas will be subject to prior review by the Saskatchewan Ministry of Environment, the Water Security Agency, the Heritage Conservation Branch, or other qualified professionals. Subject to provincial requirements, any proposal that meets the criteria of a development as defined under *The Environmental Assessment Act* shall be subject to ministerial approval.
- e) Plans for decommission, reclamation, and post development will be required as part of any proposal for mineral or aggregate resource development. Prior to approving a proposal for an oil, gas, potash, or aggregate development, Council shall consider the timeliness and effectiveness of the reclamation plan.
- f) The approval of mineral and aggregate resource development will be based on the regulations in the Zoning Bylaw, the compatibility with existing and planned land uses, the potential for disturbance to the environment and water resources, the impact on municipal services and infrastructure, and the reclamation plan.

- g) Land with the potential for mineral and aggregate resource development may remain under agricultural production until a proposal for resource development is approved, higher forms of development will be restricted. Areas with a high potential for resource development, or the expansion of existing operations, will be limited to non-intensive agriculture or temporary land uses that would not prohibit the development of resources in the future.
- h) Council may require a performance bond for mineral or aggregate resource exploration, development and extraction to ensure remediation of the site.

## 8 TOURISM, HERITAGE, AND RECREATIONAL DEVELOPMENT

### 8.1 OBJECTIVES

- a) Protect buildings, structures, and sites with heritage value and cultural significance.
- b) Provide recreational, cultural, and tourism opportunities for municipal and regional residents and for visitors.
- c) Support the development of new recreational areas while minimizing the cost of municipal servicing.

### 8.2 POLICIES

#### 8.2.1 HERITAGE AND CULTURALLY SENSITIVE LAND

- a) The RM will work with agencies of the provincial government to protect significant heritage resources. Where the potential to impact such resources has been identified, development will not be approved until such time as the requirements of the relevant provincial agencies have been obtained by Council.
- b) The RM may consider working with appropriate agencies, organizations, and residents to develop an inventory of the RM's cultural and heritage resources.
- c) Sites and structures with heritage or cultural significance will be considered an asset to the community. Heritage and cultural assets will be operated and maintained appropriately so as to avoid becoming derelict and deteriorated.
- d) Where development is proposed on heritage sensitive land, the Exempt Activities Checklist for Private Landowners and the Developers' Online Screening Tool, both administered by the Heritage Conservation Branch of the Ministry of Parks, Culture and Sport, may be used to assess the need for further analysis. Applications may also be referred to the Heritage Conservation Branch to assess the potential for heritage sensitivity.
- e) Council may consult with the federal or provincial governments or other interest groups before finalizing a decision regarding a development permit or a recommendation for a subdivision application.

#### 8.2.2 RECREATION AND TOURISM

- a) Proposals for new recreational facilities will be assessed based on physical access, available services, separation from incompatible land uses, existing and future resource development, and other factors that may render the development unsuitable for the site.
- b) The development of public open space, recreational facilities, and tourism will be promoted in areas with higher densities of residential development and where heritage and cultural resources and natural environmental features provide opportunities for recreation and tourism.

- c) Tourist accommodations, such as bed-and-breakfasts and vacation farms, which are ancillary to a residential or agricultural use, are considered acceptable secondary uses.
- d) Passive recreational activities may locate in environmentally sensitive areas, hazard land, and heritage sensitive areas only to the extent that public safety will not be jeopardized and sensitive areas will not be negatively impacted. Consultation with the appropriate provincial or regulatory agencies may be required prior to approval from Council.
- e) Council may coordinate with neighbouring jurisdictions and private developers to encourage a diverse range of recreational, cultural, and tourism opportunities and facilities within the region.

## 9 INTER-JURISDICTIONAL CO-OPERATION

### 9.1 OBJECTIVES

- a) Ensure land uses are consistent and compatible across municipal boundaries.
- b) Optimize the use and cost-efficiency of infrastructure and community facilities within the region.
- c) Develop, strengthen, and maintain effective relationships with neighbouring communities for the benefit of residents in the region.

### 9.2 POLICIES

#### 9.2.1 INTER-MUNICIPAL CO-OPERATION

- a) Where applicable, and in the municipality's best interest, the RM will work with neighbouring municipalities to provide efficient and cost-effective infrastructure and community services. The RM may also explore opportunities to develop joint service programs where such arrangements would benefit the municipality and the community.
- b) The RM will cooperate with the adjacent RMs to ensure development is compatible and complementary across municipal boundaries. Where development is proposed in proximity to municipal boundaries, the RM will implement a coordinated approach with the council of the neighbouring municipality.
- c) Pursuant to Section 32.1(1) of the PDA, Council may enter into an inter-municipal development agreement with another municipality to address inter-jurisdictional issues.
- d) The RM will engage adjacent municipalities and neighbouring First Nations communities to ensure the regional community grows and advances in the most progressive way possible.

#### 9.2.2 FIRST NATIONS AND MÉTIS ENGAGEMENT

- a) When a development proposal or planning decision may impact the activities of a nearby First Nations or Metis community, Council will ensure adequate consultation prior to finalizing a decision.
- b) Development proposals on or in proximity to unoccupied Crown land, or land with Reserve status, shall require consultation with the relevant Band(s) or community(ies) to prevent adverse impacts on their activities.
- c) Where there is a potential for a proposed development to negatively impact First Nations and Metis communities, further investigation will be required in order to reduce or eliminate potential impacts. If sufficient mitigation is not achievable, the proposal will be refused. Consultation shall involve information letters, phone calls, meetings, or any other forms of engagement deemed appropriate by the affected parties. The level of consultation will depend on the potential for impact.

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### 9.2.3 PROVINCIAL LAND USE POLICIES

- a) This Plan shall be administered and implemented in conformity the with applicable provincial land use policies, statutes and regulations, such as the PDA, *The Subdivision Regulations, 2014*, *The Statements of Provincial Interest Regulations, 2012*, and *The Dedicated Lands Regulations, 2009* and in cooperation with provincial agencies.
- b) Council will ensure this Plan, and the accompanying Zoning Bylaw, remain consistent with provincial land use policies.
- c) Where applicable, Council shall cooperate with the provincial authorities to enforce fire safety, flood protection, environmental protection, and shore land pollution control regulations within the RM.

---

### 9.2.4 BOUNDARY ALTERATION

- a) The periodic need for urban expansion may be addressed through the boundary alteration process. The process shall be logical, timely, and consistent with the policies of the Plan.
- b) When urban expansion is necessary, the design and development of the boundary alteration should be well-integrated with the existing community structure and shall be directed away from prime agricultural land and ILOs.

## 10 IMPLEMENTATION

### 10.1 ZONING BYLAW

The Zoning Bylaw will be the principal method of implementing the goals, objectives, and policies included in this Plan. The Zoning Bylaw will include the following zoning districts:

AR – Agricultural Resource District

CR – Country Residential District

CI – Commercial-Industrial District

H – Hamlet District

### 10.2 AMENDMENTS

The RM may consider adding new zoning districts to the Zoning Bylaw. However, all amendments to the Zoning Bylaw must align with the policies and objections of this Plan. If there is a need to amend the Plan, Council must pass a bylaw to accept the amendment. Amendments may provide for changes to objectives, an increase in density, or other changes as accepted by Council.

### 10.3 OTHER IMPLEMENTATION TOOLS

#### 10.3.1 ADMINISTRATION

- a) This Plan is binding upon Council and all development within the RM.
- b) If any part of this Plan is declared to be invalid for any reason, by an authority of competent jurisdiction, that decision shall not affect the validity of the Plan as a whole, or any other part, section or provision of this Plan.

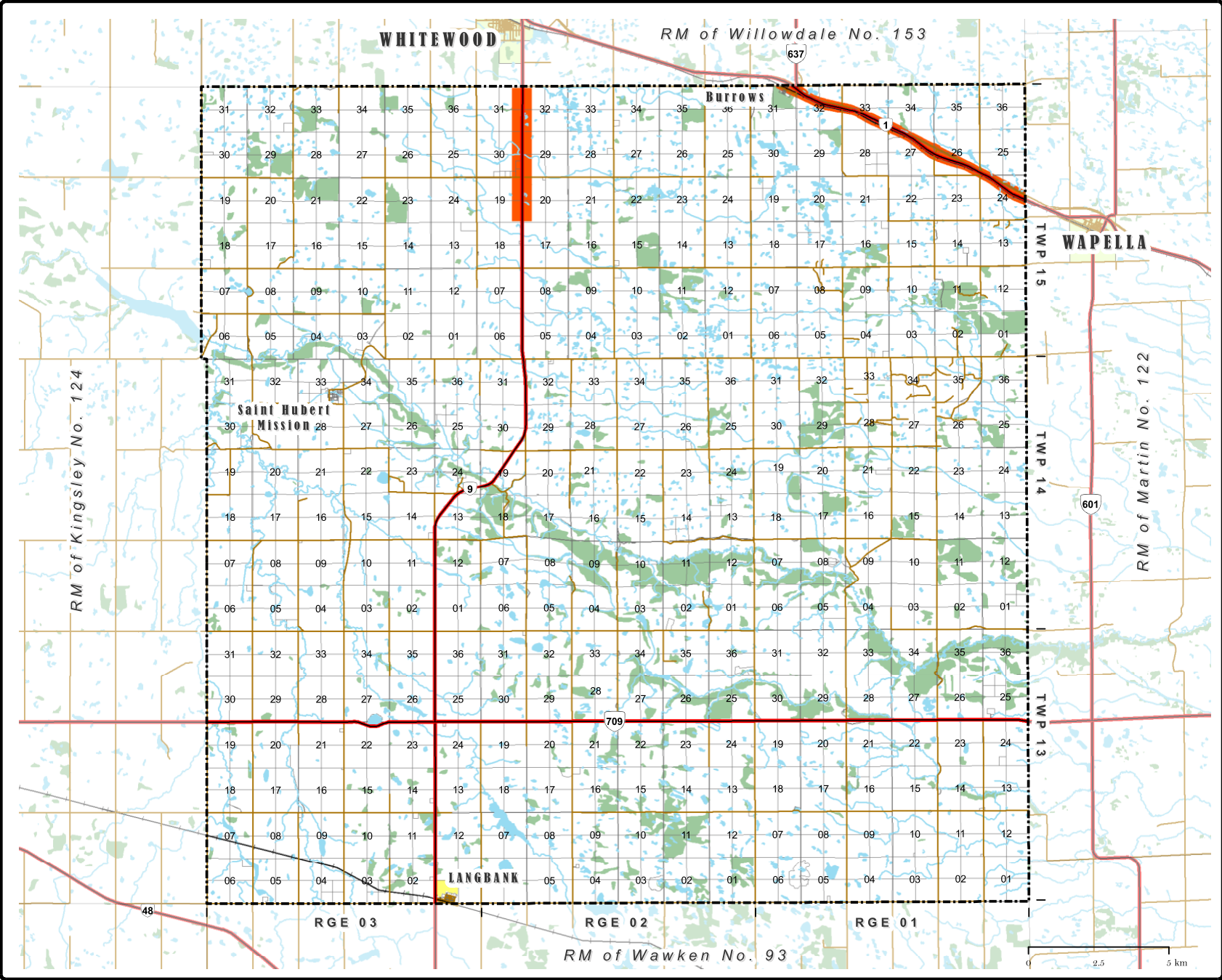
#### 10.3.2 DEFINITIONS

The definitions contained in the Zoning Bylaw shall apply to the Plan.

#### 10.3.3 FUTURE LAND USE MAP

The Future Land Use Map illustrates the existing pattern of land use and developer and designates the location of future land uses. The designation of land uses reflects potential future development in the RM and provides guidance for decision-making.

11 APPENDIX A – FUTURE LAND USE MAP



# RURAL MUNICIPALITY OF SILVERWOOD NO. 123

## FUTURE LAND USE MAP

### LEGEND

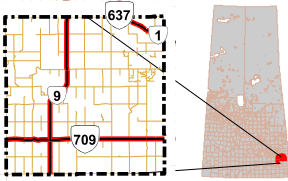
#### Future Land Use

- Potential Highway Commercial/Industrial
- Potential Residential

- Highway
- Railway
- Watercourse
- Waterbody
- Wooded Area
- RM Boundary

NAD 1983 CSRS98 UTM Extended Zone 18N  
Canadian Spatial Reference System (CSRS) 98

### LOCATION



Address:  
721 LaLonde St  
Whitewood SK S0G5C0



**12 APPENDIX B – COMMUNITY PROFILE****Table of Contents**

<b>1</b>	<b>Introduction .....</b>	<b>1</b>
1.1	Authority .....	1
1.2	Purpose .....	1
1.3	Applicable Lands .....	1
1.4	Contents of the Plan/Legislative Requirements .....	1
<b>2</b>	<b>Municipal Vision and Goals .....</b>	<b>3</b>
2.1	Vision .....	3
2.2	Community values .....	3
2.3	Overarching Goals .....	4
<b>3</b>	<b>Municipal Services and Community Facilities .....</b>	<b>5</b>
3.1	Objectives .....	5
3.2	Policies .....	5
<b>4</b>	<b>Environmental Protection .....</b>	<b>8</b>
4.1	Objectives .....	8
4.2	Policies .....	8
<b>5</b>	<b>Agricultural Development .....</b>	<b>12</b>
5.1	Objectives .....	12
5.2	Policies .....	12
<b>6</b>	<b>Residential Development .....</b>	<b>14</b>
6.1	Objectives .....	14
6.2	Policies .....	14
<b>7</b>	<b>Economic Development .....</b>	<b>16</b>
7.1	Objectives .....	16
7.2	Policies .....	16
<b>8</b>	<b>Tourism, Heritage, and Recreational Development .....</b>	<b>19</b>

8.1	Objectives .....	19
8.2	Policies .....	19
9	Inter-jurisdictional Co-operation.....	21
9.1	Objectives .....	21
9.2	Policies .....	21
10	Implementation .....	23
10.1	Zoning Bylaw .....	23
10.2	Amendments .....	23
10.3	Other Implementation Tools .....	23
11	Appendix A – Future Land Use Map.....	24
12	Appendix B – Community Profile.....	26
13	Purpose.....	28
14	Location and Physical Setting.....	29
14.1	Location .....	29
14.2	History .....	30
14.3	Environment .....	30
15	Population .....	32
15.1	Population Composition and Density .....	32
15.2	Population Projections.....	35
15.3	Household Characteristics .....	35
16	Economy.....	39
17	Infrastructure and Community Services .....	41
17.1	Infrastructure .....	41
17.2	Community Services.....	41

## 13 PURPOSE

It is important for a municipality to understand community and regional characteristics in order to provide for the needs of current and future residents. Projected trends can also help municipal leaders anticipate and plan for future developments and growth in the community. Recognizing and analyzing these factors can help municipal councils develop policies and regulations that appropriately and effectively plan for the future. This appendix provides a brief description of municipal characteristics such as demographics, economic activity, heritage, and environment.



## 14 LOCATION AND PHYSICAL SETTING

### 14.1 LOCATION

The RM of Silverwood No. 123 (the RM) covers an area of approximately 845 sq. km. in southeastern Saskatchewan. Situated approximately 175 km east of the City of Regina and 120 km northeast of the City of Weyburn, the RM is ideally located for convenient access to employment opportunities, health and medical care, higher-level community and business services, and a number of indoor and outdoor recreational facilities. The municipality is bordered at the north, east, south and west by the RM's of Willowdale No. 153, Martin No. 122, Wawken No. 93 and Kingsley No. 124, respectively.

There are no cities or towns within the municipal boundaries. However, the unorganized hamlets of Langbank, St. Hubert, and Burrows are within the RM's jurisdiction. Although a number of lots have been subdivided in St. Hubert, they are undeveloped and used for grazing cattle and other low intensity agriculture. The Towns of Wapella, Whitewood, Moosomin, Kipling, Rocanville, and Broadview are all in proximity to the municipality. These small urban centres provide many necessary services to RM residents such as grocery stores, health and medical centres, community and commercial recreational facilities, and educational institutions.

The RM is on Treaty Four territory. There are no Reserves within the RM boundaries but the RM surrounds TLE (Treaty Land Entitlement) land for Ochapowace, George Gordon, and Cowessess First Nations.

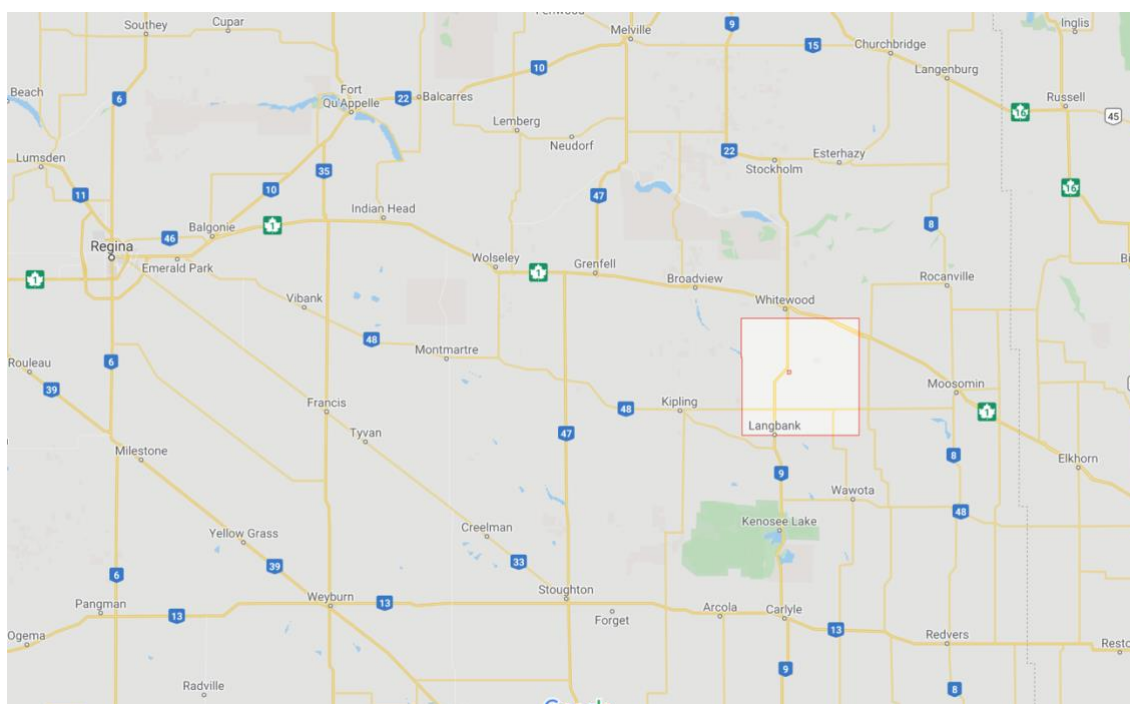


Figure 14-1

## 14.2 HISTORY

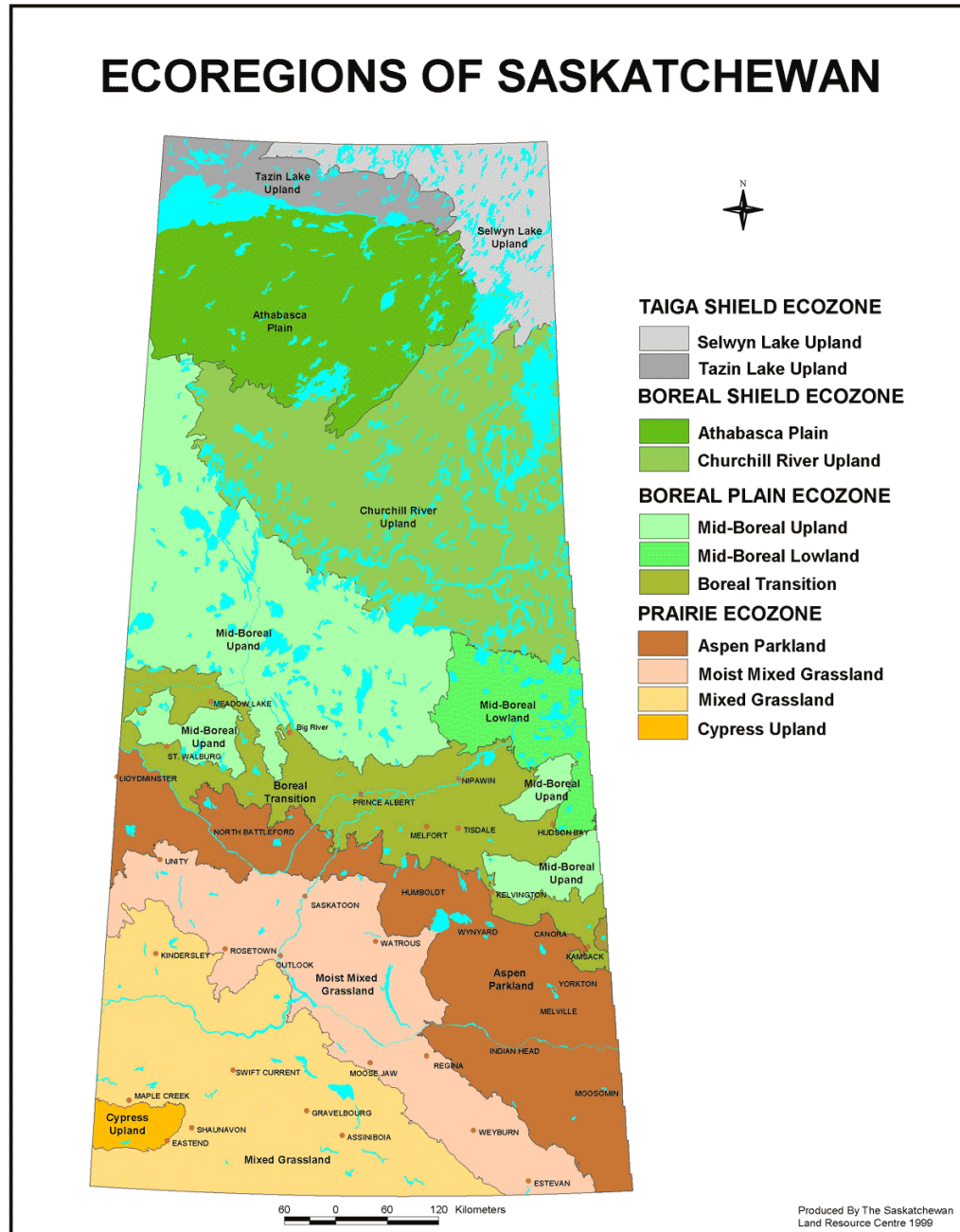
Archaeological sites in the municipality and the neighbouring RMs indicate that Indigenous people were using the area for hundreds, and even thousands, of years. The Pipestone Creek valley would have been a favoured area, making it the most archaeologically sensitive part of the RM.

St. Hubert was settled following WW1, in the late 1800s or early 1900s, by a group of French and Belgian aristocrats. The area is related to a unique episode in Saskatchewan's settlement history where a group of French and Belgian aristocrats brought francophone settlers to the area and undertook ambitious agricultural and industrial ventures.

## 14.3 ENVIRONMENT

The RM is located in the Aspen Parkland Ecoregion of the Prairie Ecozone. This ecoregion represents the transition between the prairies and the boreal forest. The landscape is characterised by grasslands at the south, and woodlands further north. Aspen groves are common around sloughs, in moist valleys, and in sandhill areas. The steep slopes, wetlands, rivers, and small lakes of the area are representative of glacial till landscapes. The vegetation combined with warm summers and cold winters provide an ideal habitat and climate for white-tailed deer, moose, skunk, porcupine, raccoons, and bear.





**Figure 14-2**

Source: Saskatchewan Conservation Data Centre, <http://www.biodiversity.sk.ca/eco.htm>, August 2019.

## 15 POPULATION

Population characteristics are an important consideration in the planning, design, and siting of new and expanded infrastructure. The demand for treated water supply and wastewater disposal are often the most important considerations, as expansions to either system can be very costly. Further, the lack of capacity in water or wastewater treatment systems can limit the growth of a community. Demographics are also an important factor in determining the need for housing. Age characteristics may impact the total number of dwelling units needed and the type of housing that is appropriate. The following subsections are based on data collected from the Statistics Canada 2016 Census.

### 15.1 POPULATION COMPOSITION AND DENSITY

The RM has a total population of 410. This represents a 12% decrease from the 2011 census. The decrease in population is consistent with many other rural municipalities and agricultural communities in the province. Some of this decline may be attributed to a shift in farming operations, as small, family farms grow or amalgamate into larger agricultural entities.

The largest population age cohort in the RM is between the ages of 55 and 64. As the residents in this age group mature, there may be a greater need for specialized medical, homecare, and other geriatric services in the region. The population of residents between the ages of 25 and 34 is relatively low. This could indicate that young people are moving out of the RM, potentially in the pursuit of education, employment and social opportunities. The RM is considering ways to increase the provision of these amenities in order to retain youth and young adults. Figures 15-1 and 15-2 provide an overview of the RM's population.



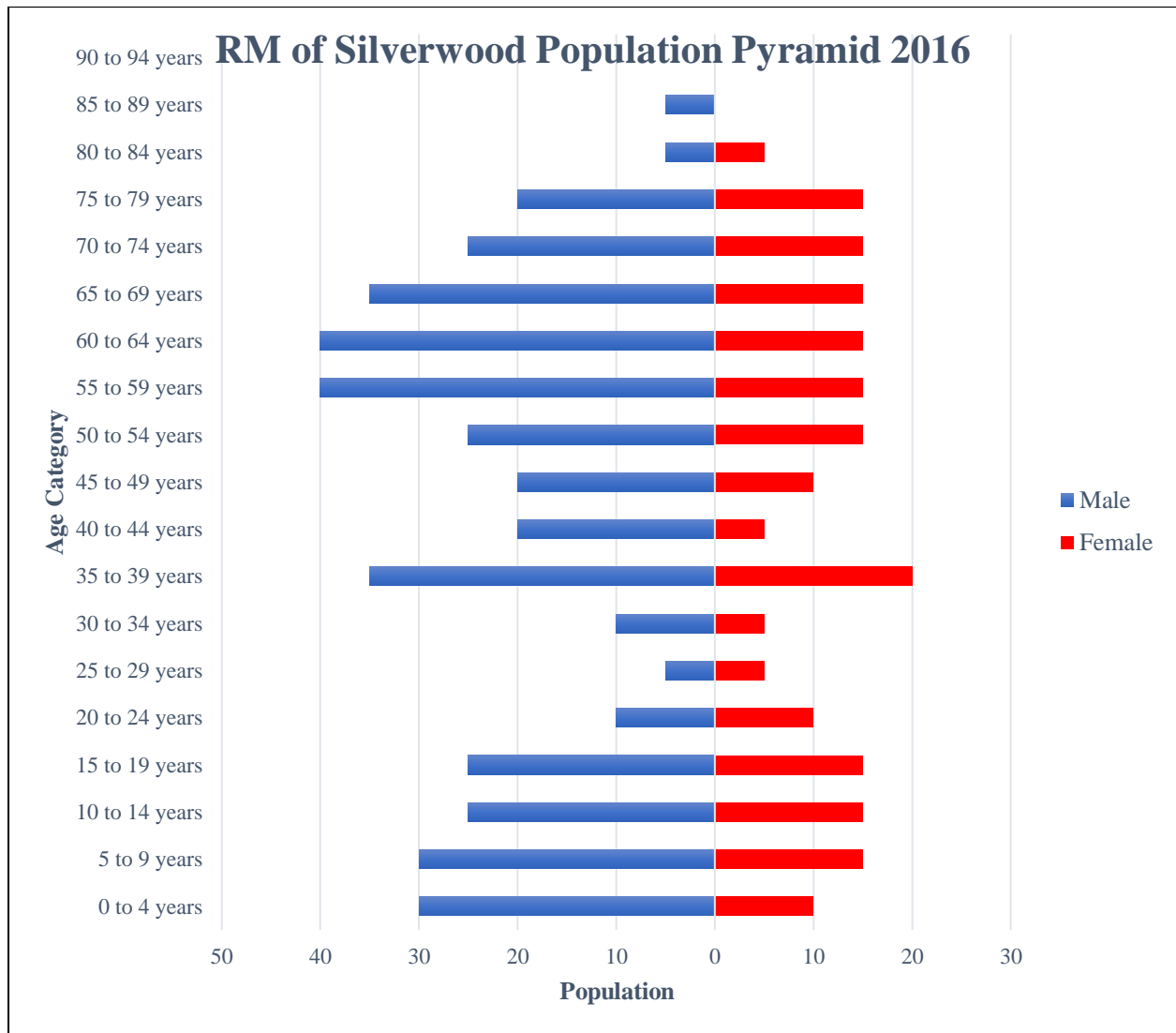
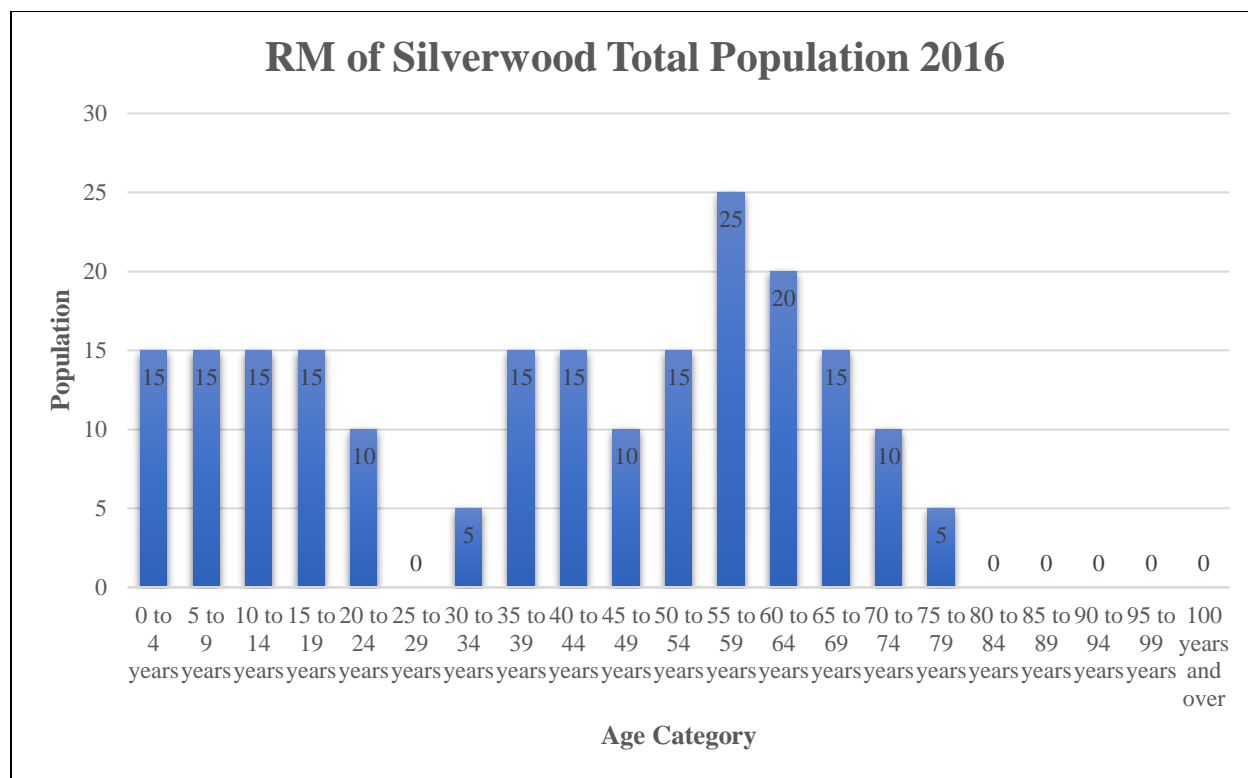


Figure 15-1



**Figure 15-2**

**Table 15-1**

<b>Population 2016</b>	410
<b>Population 2011</b>	466
<b>Average Age</b>	42.3
<b>Median Age</b>	46.8

The total land area of the RM is approximately 845 square kilometres, which provides a population density of less than one person (0.5) per square kilometre. Population density is important when considering bylaw enforcement, emergency response measures, transportation corridors, and the provision of other municipal services. Because of the low population density in the region, the RM may pursue opportunities to share and coordinate services with neighbouring jurisdictions. This would allow the municipalities in the region to provide the needed level of servicing without overburdening the tax base.

## 15.2 POPULATION PROJECTIONS

Population projections involve using current and historical population data to forecast the future population of a community. The data used for the population projections was obtained from Statistics Canada. It should be noted that for relatively small populations, external variables and errors in population counts can have a significant impact on the data and results. The projections calculated for this study may be further implicated by inconsistencies in data collection and unique migration patterns. Table 15-2 provides the current growth rate and population projections for the next ten, twenty and thirty years.

**Table 15-2**

<b>Annual Growth Rate</b>	-2.40%
<b>10-year Projection</b>	323
<b>20-year Projection</b>	254
<b>30-year Projection</b>	200

## 15.3 HOUSEHOLD CHARACTERISTICS

Understanding household characteristics provides information about a community's need for employment, programming, and community services. Using this information, councils can develop policies and regulations that will meet the needs of the residents.

There is a total of 160 private dwellings in the RM, most of which are single-detached houses on farm sites and rural acreages. Most homes are two-person households, the average household size is 2.6 people. Few homes are single-person households. The majority of adults in the RM are married or living in common-law relationships; very few families have experienced divorce or separation.

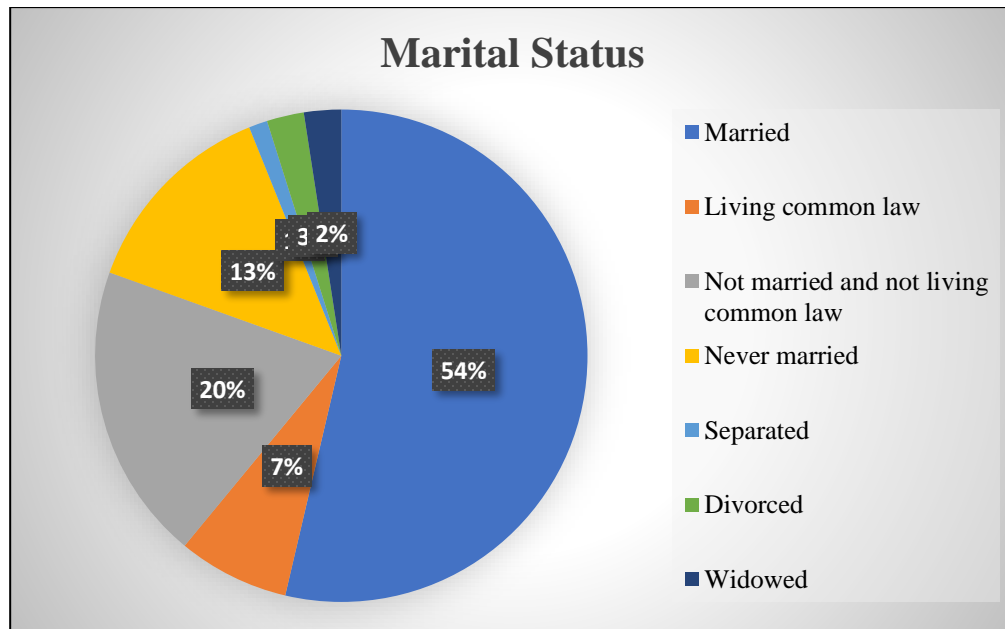


Figure 15-3

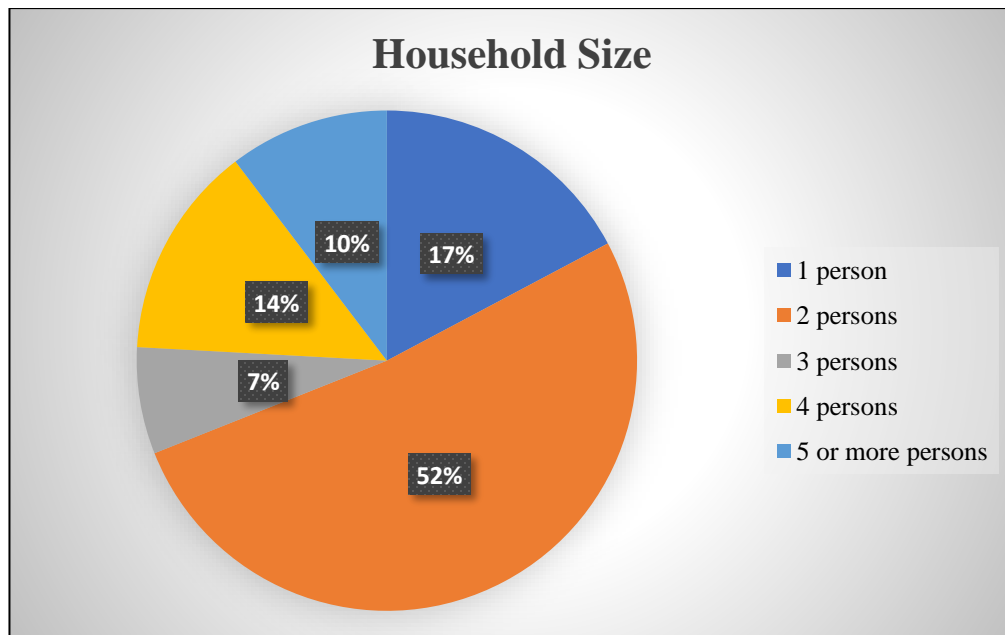


Figure 15-4

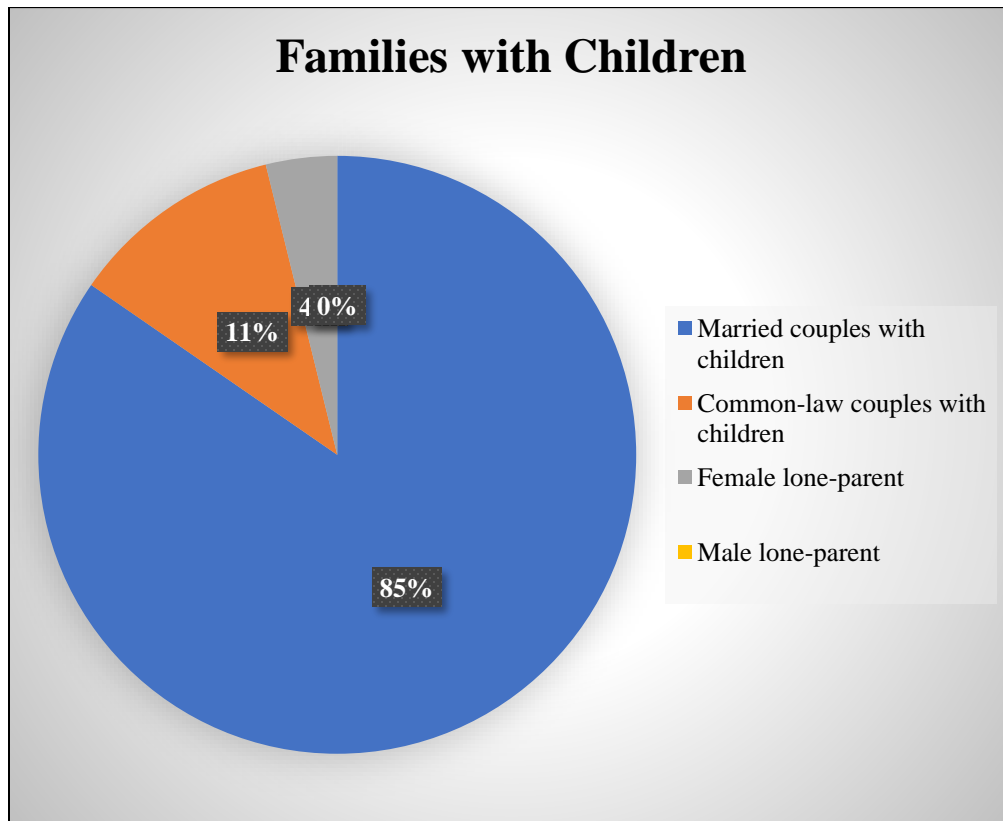


Figure 15-5

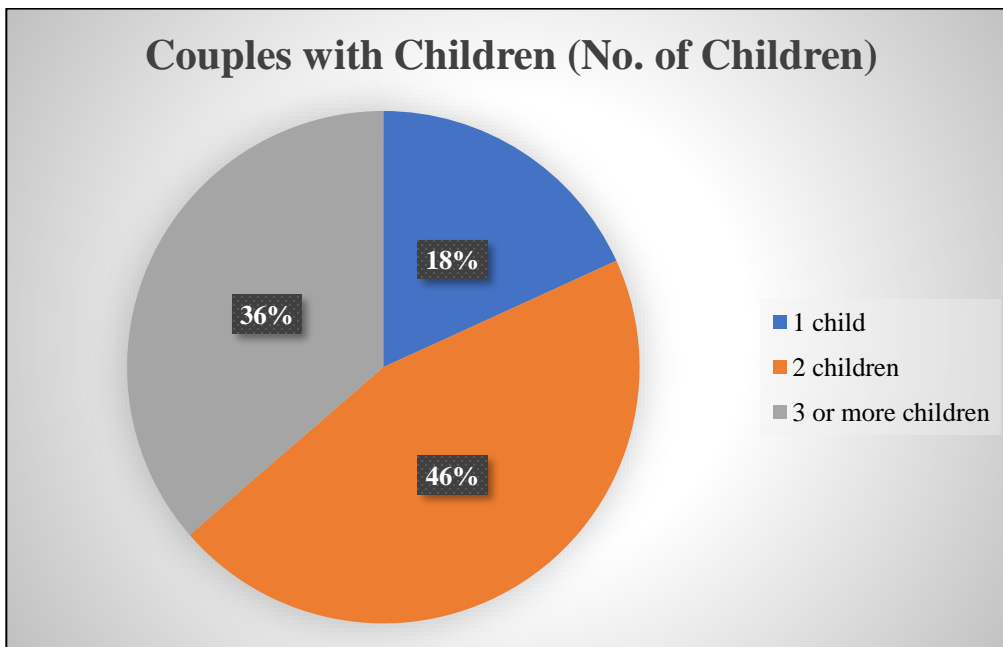
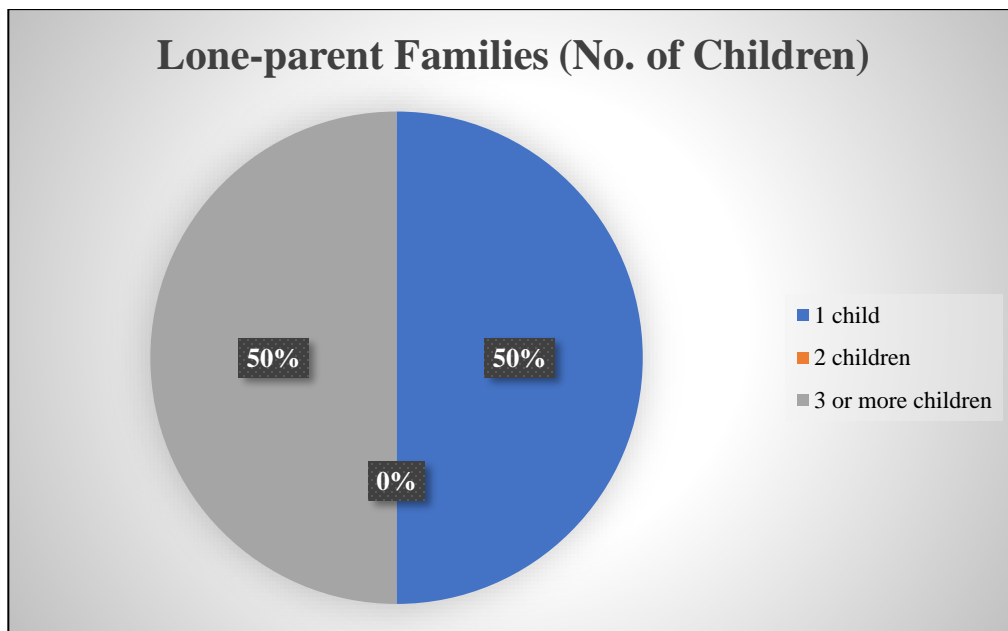


Figure 15-6



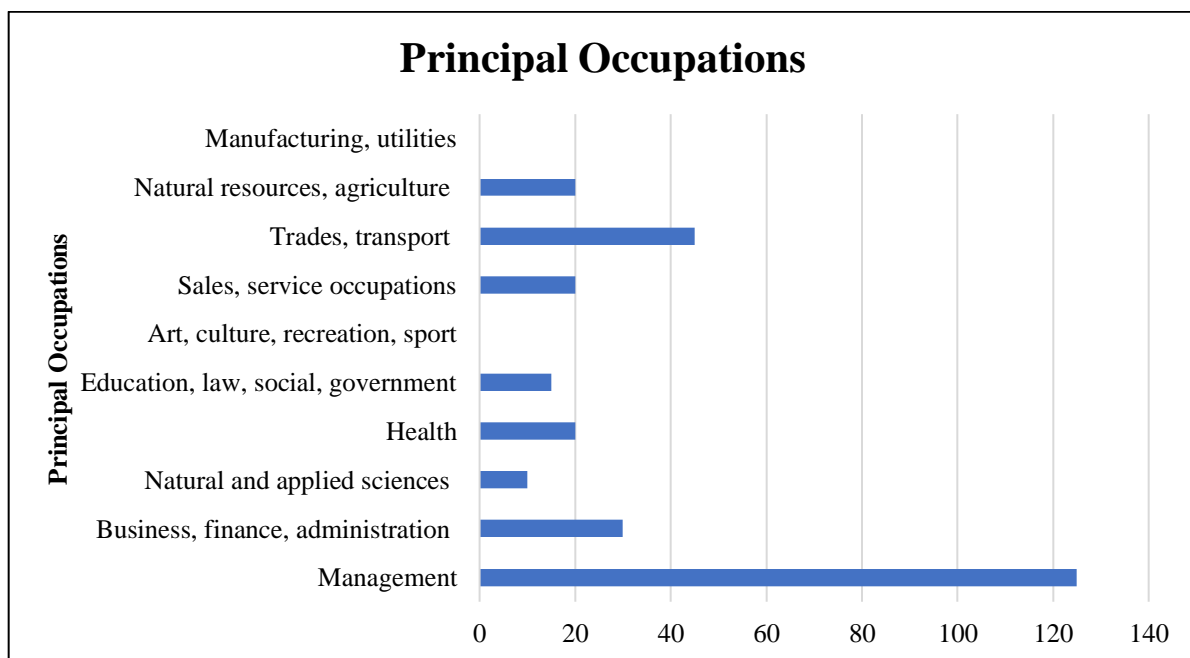
**Figure 15-7**

## 16 ECONOMY

The economy in the RM is based primarily on the agricultural and natural resource sectors. Some of the agricultural land in the RM is assessed at a very high value and supports productive field crops, pasture land, and livestock rearing. Maintaining the agricultural and rural environment of the RM is important to the community. The RM will therefore continue to encourage a range of farming activities.

Management, trades, and the health sector contribute to the diversification of the economic base and provide the services needed to support the farming industry. Figure 16-1 shows the number of people employed in the principal fields of occupation.

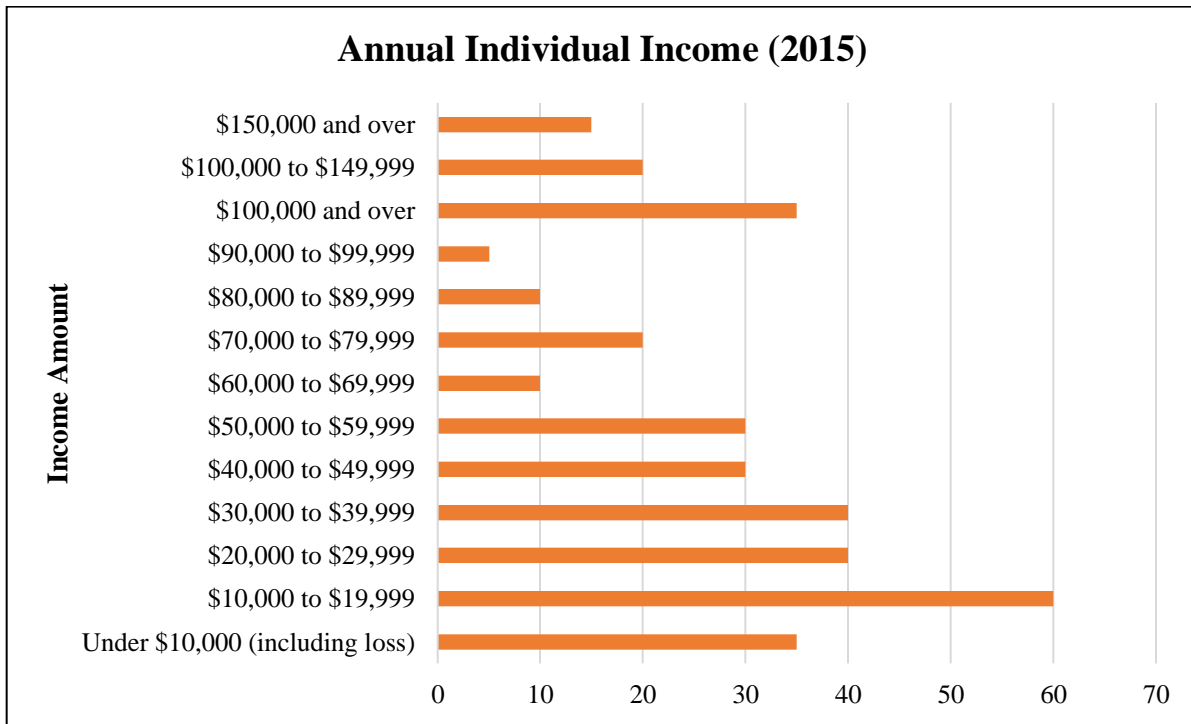
There is a small number of oil wells located in Division 4 of the RM and three petroleum pipelines running through the municipality. The pipelines are owned and operated by Enbridge Inc., TransGas, and Plains Midstream Canada. There are limited mineral and aggregate resources in the RM. Small pockets of aggregate resources, mostly gravel, also exist in the RM. Gravel resources are mainly located on private land. The gravel may be purchased from landowners for small projects but is not available in volumes suitable to support large extraction operations. One manufacturing facility, Vaderstad, has established in the southwest corner of the RM. The facility is a manufacturing plant for farm machinery and employs hundreds of residents in the area.



**Figure 16-1**

Based on data from the 2016 Census, the average individual annual employment income was \$44,554 in 2015. The distribution of annual individual income (before taxes and deductions) in 2015 is shown in Table 16-2. According to the 2016 Census, the employment rate in the RM is 84.6, the unemployment rate is 0.

Table 16-1



## 17 INFRASTRUCTURE AND COMMUNITY SERVICES

### 17.1 INFRASTRUCTURE

#### 17.1.1 ROADS AND TRANSPORTATION

Maintaining the condition of municipal roads is the RM's main concern with respect to infrastructure. The RM recognizes that transportation routes are crucial to supporting the agricultural industry. Council therefore, makes a significant effort to maintain high-quality municipal roads. A recent condition score report that was conducted by an engineering firm indicates the roads are in very good condition.

In addition to the municipal roads, two highways provide access to the RM. Approximately 8 km of the Trans-Canada Highway runs through the northeastern corner of the RM and Provincial Highway No. 9, which is a single-lane secondary highway, runs north-south through the length of municipality. Both highways provide opportunities for potential future commercial and agricultural development.

#### 17.1.2 WATER AND WASTEWATER

The majority of the homes and businesses in the RM are connected to private onsite water supply and wastewater disposal systems. Municipal water and wastewater treatment facilities are therefore not necessary for rural residents.

The residents of Langbank are supplied with non-potable (hygienic status) water from a well located in the hamlet. Drinking water is available at the store for purchase by landowners. The homes in Langbank are connected to a municipal sewage disposal system for the liquids, solids are disposed into individual onsite septic tanks.

### 17.2 COMMUNITY SERVICES

#### 17.2.1 EDUCATION

The RM is within the Prairie Valley and South East Cornerstone School Divisions. Broadview, Kipling, Moosomin, Rocanville, Whitewood, and Wapella provide kindergarten to grade twelve education. During the development of this profile and the associated bylaws, it was noted by the Ministry of Education and school division offices that the capacity of the existing school sites meet the educational needs to the community.

#### 17.2.2 HEALTH

The neighbouring urban centres provide health and medical services to RM residents. There is a hospital and dental clinic in Kipling, a dental clinic, health clinic, and a new hospital with ultrasound, laboratory services and a long-term care wing in Moosomin, a hospital in Broadview, and a nursing home and laboratory services in Whitewood.

### 17.2.3 HERITAGE AND RECREATION

The landscape and location of the municipality provides access to a wide variety of activities. Recreation within the RM includes hiking, cycling, hunting, fishing, cross country skiing, snow mobile trails, and snow machining. A community hall and small campground are also located in Langbank. Moose Mountain Provincial Park, which includes Kenosee Lake, is located just south of the RM. The provincial park offers serviced and un-serviced camping, a range of boating and water sports, downhill and cross-country skiing, fishing, golfing, wildlife, and many other activities. Organized sports, visual arts, music lessons, and indoor swimming are just a few of the activities provided by the neighbouring urban centres.

The neighbouring urban municipalities maintain communiplexes, hockey and curling rinks, museums, golf and mini golf courses, and other commercial and municipal recreational facilities for the use of surrounding residents.

The RM has designated three municipal heritage properties, two of which are related to St. Hubert. St. Hubert's Church and Cemetery is located in St. Hubert. It is maintained by a local community group and is still used for burials. Another designated property, St. Hubert's Cemetery is located on the north side of the Pipestone Creek valley. The third designated property is the Fairmede United Church.

