

RM OF BUCHANAN NO. 304

SASKATCHEWAN



Official Community Plan

Bylaw No. 2025-01

2025

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Official Community Plan

1. Pursuant to Section 29 of *The Planning and Development Act, 2007*, the Council of the RM of Buchanan No. 304 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 14th day of February, 2025.

Read a second time this 11th day of April, 2025.

Read a third time and passed this 11th day of April, 2025.

CERTIFIED a true copy of Bylaw No. 2025-01

Adopted by Resolution of Council on the

11th day of April, 2025.

REEVE

SEAL

ADMINISTRATOR

Schedule A

Rural Municipality of Buchanan No. 304

Official Community Plan

Bylaw No. 2025-01

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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 Buchanan No. 304 (RM) has prepared and adopted this Official Community Plan (Plan or OCP) to provide long-term strategic direction for managing growth and development within the municipality.

1.2 PURPOSE

The purpose of the OCP is to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the municipality or any part of the municipality. The OCP establishes the municipality's goals, objectives and priorities with respect to land use and development and identifies policies aimed at achieving these goals.

1.3 APPLICABLE LANDS

This OCP 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 LEGISLATIVE REQUIREMENTS

- a) As per 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 GOALS AND VALUES

2.1 SIGNIFICANT CONCERNS RELATED TO PLANNING

- a) Declining permanent population of the rural, special service, and hamlet areas.
- b) Due to the ever-increasing size and weight of equipment, maintaining the network of roadways while continuing to support and accommodate the transportation of agricultural products out of the RM has become a challenge.
- c) Continuing to support local agricultural operators and maintaining a thriving agricultural sector in a changing industry: farming operations are increasing in size, resulting in fewer farms and a declining permanent population.
- d) Balancing agricultural and non-agricultural land uses. The majority of the RM is under agricultural production. However, considering the interests and meeting the needs of the differing land uses is a priority. In particular, the RM is concerned with minimizing the potential for intensive livestock operations (ILOs) to impact surrounding residents and landowners.

2.2 COMMUNITY GOALS

2.2.1 CONTINUED AGRICULTURAL DEVELOPMENT

Ensure agriculture, and the rural way of life, remain prominent in the RM while allowing the establishment and expansion of additional types of development, in order to diversify and strengthen the economy.

2.2.2 QUALITY OF LIFE

Decisions related to planning and development within municipal boundaries should contribute to, and enhance the quality of life for residents of all walks of life.

2.2.3 ECONOMIC DIVERSITY

Accommodate commercial and industrial businesses that are beneficial and well-suited to the RM, while minimizing conflicts with other land uses.

2.2.4 SERVICING CAPACITY

Coordinate with government agencies and adjacent municipalities when planning transportation and public utilities in order to increase long-term efficiency and connectivity. Explore opportunities to maintain and improve the transportation network, utilize sustainable practices, and focus on providing efficient services to residents.

2.2.5 CULTURE AND HERITAGE

Promote and preserve the history, heritage, and culture of the region for the use, enjoyment, and education of future generations.

2.2.6 ENVIRONMENTAL STEWARDSHIP

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

2.2.7 LONG-TERM SUSTAINABLE GROWTH

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

2.2.8 PUBLIC PARTICIPATION

Include citizens in development decisions by informing the public and providing a forum for 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.

2.2.9 INTER-JURISDICTIONAL COOPERATION

Encourage a healthy and diverse municipality by sharing resources, and working cooperatively with adjacent municipalities, government agencies, Indigenous communities, and stakeholders.

3 POLICIES FOR LAND USE AND DEVELOPMENT

3.1 GENERAL DEVELOPMENT POLICIES

- a) New development shall be directed to areas of existing services or where the construction of new services would be convenient and cost-effective.
- b) The RM will provide for a mix and range of land uses including agriculture, commercial, residential, and recreation in order to promote economic diversity. Rural areas will be differentiated from urban areas by lower density development and larger land parcels, which can support agricultural and resource development activities.
- c) Development proposals will be evaluated based on the need for the development, servicing capacity, compatibility with neighbouring land uses, and site suitability.
- d) Approval-in-principle for any application should not be common practice. Council will make informed decisions by requiring all relevant supporting information to be submitted and reviewed prior to finalizing a decision.
- e) Where required by provincial and federal building codes and legislation, new buildings shall be designed to meet the standards for universal building design.
- f) Applicants shall provide to the Municipality, all the information needed to assess the following applications:
 - i. Amendments to this OCP;
 - ii. Amendments to the Zoning Bylaw;
 - iii. Subdivision applications; and
 - iv. Development permit applications.

3.2 MUNICIPAL SERVICES AND COMMUNITY FACILITIES

3.2.1 OBJECTIVES

- a) Encourage growth in locations where the installation and 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) Ensure new and existing development is serviced to a sufficient standard for the land use and density without excessive cost or environmental disturbance.
- d) Ensure municipal interests are addressed in the planning of transportation routes, utilities, and community facilities.

3.2.2 POLICIES

3.2.2.1 ROADS AND TRANSPORTATION

- a) All new development shall have direct access to a developed public road. Where new roads, or road improvements, are required to support development, the standard of design and construction shall be based on the land use.
- b) Development will be encouraged in 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) Development proposals adjacent to provincial highways will be referred to the Ministry of Highways for review and comment. The RM will ensure that the future acquisition of land for highway right-of-ways is protected by supporting the dedication of land during the subdivision process.
- d) New transportation routes shall be designed to accommodate emergency response vehicles and excavation.
- e) New transportation routes and access roads shall be designed to accommodate emergency service, school bus, and maintenance equipment access.
- f) Development in Proximity to Highways:
 - i. Development proposals adjacent to provincial highways will be referred to the Ministry of Highways and Infrastructure for review and comment.
 - ii. The RM will ensure the future acquisition of land for highway rights-of-way is protected by supporting the dedication of land during the subdivision process.
 - iii. 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 the consideration for emergency service, school bus and maintenance equipment access.
- g) Development in Proximity to Railway Operations;
 - i. A railway and the associated uses, are considered transportation facilities and are permitted within the RM.
 - ii. Prior to issuing a decision, the RM will consult with the railway company regarding development proposals in proximity to a railway.
 - iii. Future development in proximity to a railway shall take into consideration the Guidelines for New Development in Proximity to Railway Operations document.

3.2.2.2 PUBLIC WORKS AND UTILITIES

- a) pipelines, utility lines or other distribution facilities cross municipal roads, the Municipality may apply 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. Prior to the installation of major utility systems, utility companies are encouraged to consult with the Municipality.
- c) All residential development shall have adequate water supply and sewage disposal systems. Water supply and sewage disposal systems must meet the requirements of the Saskatchewan Health Authority and/or the Water Security Agency. Written evidence that the method of sewage 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 properties.
- 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 plan or inventory of services to help ensure servicing capacity meets the needs of the community and will support future growth.
- g) New infrastructure shall be located to minimize adverse impacts from natural hazards.

3.2.2.3 AGREEMENTS

- a) Where a new subdivision 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 subdivision or development requires the installation of new services such as roads, sewer, and/or waterlines, etc. Council may require those services to be installed prior to issuing building permits.
- e) Where offsite development fees apply, the RM will endeavour to identify potential development costs early in the review process.

3.2.2.4 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) Where a proposed subdivision involves land that is environmentally sensitive or potentially hazardous, Council will recommend this land to be dedicated as environmental reserve.
- c) Funds in the dedicated lands account 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 approved, 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 regional School Division to ensure the creation of a site suitable for that purpose, 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/region, and dedicated lands will be used for school purposes, the Municipality will consult with the Ministry of Education and the regional School Division early in the process to identify a suitable location.

3.2.2.5 PUBLIC HEALTH AND SAFETY

- a) Public health, safety, and accessibility shall guide all new development in the RM. Proposals which 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 for safety and should be supportive of neighbouring municipalities.
- 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 landfills, waste management facilities, airstrips, transportation corridors, and industrial activities.
- e) Where possible, the RM will partner with surrounding jurisdictions to best provide emergency response coverage in the region. The objective of these partnerships will be to work towards a regional emergency response plan that will be mutually supportive and minimize the duplication of services.

3.3 ENVIRONMENTAL PROTECTION

3.3.1 OBJECTIVES

- a) Identify or acknowledge 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.
- b) Protect ground and surface water resources, areas of critical habitat, and environmentally sensitive land.
- c) Cooperate with municipal, provincial and federal governments, First Nations and Metis locals, environmental organizations, and property owners to promote the safe, and environmentally responsible use of land.
- d) Extend the responsibility for sound environmental management to property owners and developers.
- e) Ensure all relevant environmental information is provided as part of development applications.

3.3.2 POLICIES

3.3.2.1 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 a 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) Service and utility maintenance that is not environmentally sustainable, such as applying used oil to municipal roads, will not be an acceptable practice.
- d) 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.

3.3.2.2 FLOODING, SLUMPING, AND SLOPE INSTABILITY

- 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.

Areas that are potentially hazardous are identified as Environmentally Sensitive/Potentially Hazardous on the Opportunities and Constraints Map or the Zoning District Map and land in proximity to a water body or watercourse. Council may also consider local knowledge and historical records when identifying the potential for natural hazards.

- b) 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.
- c) 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.
- d) 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.
- e) 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.
- f) 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 exists or where there is a potential for erosion or slope instability on the site.
- g) 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.

3.3.2.3 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 the quality and quantity of water resources.

3.3.2.4 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. A professional drainage and grading report may be required where an area has, or exhibits, the potential for poor drainage.
- 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.
- c) Developments shall not obstruct, increase, divert, or otherwise adversely alter water quality, volume of flow or velocity of flow.
- d) To the extent possible, and where applicable, new developments shall:
 - i. Maintain existing water courses and wetlands;
 - ii. Integrate storm water management systems with natural water courses;
 - iii. Integrate natural, open space and recreational areas as habitat corridors; and
 - iv. Preserve existing trees and other natural features.

3.3.2.5 VEGETATION AND SOIL DISRUPTION

- a) Development shall not needlessly destroy existing trees, vegetation or unique flora.
- 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.
- c) Development practices shall minimize soil erosion and topsoil disruption in order to avoid pollution, slope instability, silting, water contamination, and the alteration of surface drainage and ground water.

3.3.2.6 PROTECTION AGAINST WILDFIRES

- 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.

3.4 AGRICULTURAL DEVELOPMENT

3.4.1 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 planned or existing neighbouring uses, jeopardize development in future growth areas, or create significant environmental concerns.
- b) Provide opportunities for the development of intensive forms of agriculture, including intensive livestock. Recognize and accommodate the differing forms of development patterns that may be required by intensive agriculture.
- c) Identify and 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.
- e) Provide for limited non-farm residential development.

3.4.2 POLICIES

3.4.2.1 GENERAL

- a) Agricultural activities on lands of a quarter section or more for field crops, pasture, and non-intensive livestock operations will not be restricted.
- b) In addition to agricultural production, Council will encourage a range of agricultural and ag-related uses to encourage a strong and diverse agricultural industry.
- c) Innovative agricultural practices, which maximize sustainability and reduce long-term adverse impacts to the environment, will be supported.
- d) Intensification and expansion of agricultural activities shall be planned and sited in manner that requires minimal improvements to municipal servicing.
- e) Prevent unnecessary fragmentation of prime agricultural land by limiting the number and area of non-agricultural subdivisions per quarter section. Subject to land use compatibility, non-agricultural developments may be encouraged to cluster.
- f) Crop spraying, pasturing of livestock, intensive agricultural production and manure spreading are considered necessary agricultural activities. Such activities should only be limited for reasons of environmental protection, preservation of habitat and public health and safety.
- g) Smaller agricultural sites may be considered to accommodate the development of small-scale or specialized farming practices.

- h) Rural and agricultural tourism will be supported at appropriate locations and where the required services are accessible.
- i) Non-farm residential parcels will be considered provided all the requirements of the Agricultural Resource District are met.

3.4.2.2 INTENSIVE LIVESTOCK OPERATIONS (ILO)

- a) Council will support the development of ILOs, unless the proposal would conflict with planned or existing land uses, or specific environmental or locational conflicts would be created.
- b) Council will avoid duplicating provincial processes in its development permit application process.
- c) Council will work with the Ministry of Agriculture in its review and evaluation of proposals for ILOs.
- d) 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.
- e) The RM may require screening and separation, or encourage the use of innovative technologies, to mitigate odour and other nuisances.
- f) 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.
- g) 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.
- h) 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.
- i) The separation distances required in the Zoning Bylaw may be contingent upon the number and density of animal units and the neighbouring residential use.

3.5 RESIDENTIAL DEVELOPMENT

3.5.1 OBJECTIVES

- a) Accommodate farm, farm-related, 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 conflict between country residential development and non-residential uses.
- d) Ensure residential sites have adequate road access and suitable services.

3.5.2 POLICIES

3.5.2.1 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 residential development by encouraging multi-parcel subdivisions to locate adjacent to one another or adjacent to areas of existing development. Medium to high density residential development will be encouraged to locate in, or adjacent to, the organized hamlets.
- e) The Zoning Bylaw will identify the separation distances required between residences and an ILO, a solid or liquid waste disposal facility, oil, gas, or aggregate operation, or other incompatible use.
- f) Drainage and grading plans may be required for future development to ensure adequate drainage of the development site, particularly for higher density development. Drainage and grading plans shall also protect neighbouring sites and municipal infrastructure from potential adverse effects of runoff.

3.5.2.2 COUNTRY RESIDENTIAL

- a) Council will consider applications for low to medium density residential development if there is suitable access and if the appropriate water supply and wastewater disposal systems can be provided.
- b) New clusters of residential development will only be allowed if there is access from an all-weather registered 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, development of multi-parcel country residential subdivisions shall:

- i. Maintain and protect existing watercourses, wetlands and activities that integrate storm water management systems with natural water courses;
- ii. Dedicate and/or integrate open space, left in a natural or near-natural state, to protect existing habitat corridors;
- iii. Avoid the need for fill or excavation; and
- iv. Avoid including areas of natural or human-induced hazards.

3.5.2.3 ORGANIZED HAMLETS

- a) The Organized Hamlets of Amsterdam and Tadmore are included in the RM's jurisdiction and function as residential areas and service centres for the surrounding community.
- b) Council will encourage infill development of the vacant lots in the hamlets, subject to servicing capacity.
- c) Proposals for higher density residential development will be directed to the hamlets, provided infrastructure services can support additional development.
- d) The development of services and amenities that serve the local population will be supported in the hamlets, provided there is adequate infrastructure capacity.

3.6 ECONOMIC DEVELOPMENT

3.6.1 OBJECTIVES

- a) Encourage the development of a variety of business opportunities including commercial, industrial, and natural resource-related development.
- b) Ensure businesses are developed and operated in a manner that minimizes negative impacts on the environment and surrounding land uses.
- c) Ensure all business developments are adequately serviced to meet the needs of the operation and municipal standards. Locate businesses appropriately with respect to infrastructure, accessibility and demand.
- d) Increase the establishment of highway commercial operations, which cater to the traveling public and the local population, as well as light or small-scale manufacturing.
- e) Provide for farm and home-based businesses to accommodate a range of employment options.
- f) Encourage mineral and aggregate resource development in suitable locations and protect land with the potential for natural resource development from incompatible land uses.
- g) Ensure the exploration and development of mineral and aggregate resources are conducted in a manner that minimizes adverse impacts to the environment, cultural and heritage resources, and disturbance to the community.

3.6.2 POLICIES

3.6.2.1 GENERAL

- a) All business development 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 existing highways or areas with transportation routes suitable to support the development.
- b) Large-scale commercial, industrial, and natural resource development may be accommodated, provided they do not conflict with surrounding residential development.
- c) The RM may require screening, landscaping or buffering to separate commercial and industrial businesses from adjacent 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.
- e) Provincial Highways No. 5 and 9 will function as the primary commercial and industrial areas. Smaller services and amenities may be directed to hamlet and service areas.
- f) Proposals for new commercial, industrial, or natural resource developments will be evaluated based on:
 - i. The compatibility of the proposed business use with existing or planned neighbouring uses. Council shall consider the potential for noise, traffic, dust, odour, smoke, environmental contamination, and unsightliness. Use(s) that would likely impact the health, safety, and enjoyment of neighbouring uses will be directed to more suitable locations within the municipality.
 - ii. The availability and capacity of the infrastructure services needed to support the proposed development. The installation of any new or expanded services shall be addressed in a servicing agreement.
 - iii. Council may require any site or building design, construction or development standards deemed necessary to enhance the development and reduce adverse impacts to the environment and community.
 - iv. Suitable site grading and drainage, including the provision of onsite storm water management and retention.
- g) Large-scale or multi-parcel development may require the phasing of development. Where phasing is required, the proponent shall provide a concept plan, as described in this Plan and the Zoning Bylaw.

3.6.2.2 HOME-BASED BUSINESSES

- a) Farm and home-based businesses may be accommodated provided they are clearly secondary to the principal residential use of the dwelling unit, are compatible with, and do not change the character of the surrounding area.

3.6.2.3 MINERAL RESOURCE AND AGGREGATE DEVELOPMENT

- a) Mineral resource development shall include exploration, extraction, and the primary processing of oil, gas, potash, and other mineral resources, excluding sand and gravel. Aggregate resource development shall include the exploration, extraction, and light processing of sand and gravel.
- b) The exploration, development, production, and cessation of all mineral and aggregate resource development shall be implemented in a manner, which is environmentally sound, minimizes nuisance to adjacent development, and reduces the impacts to cultural and heritage resources.
- c) Proposals for exploration or development in proximity to surface or groundwater supplies, in areas of critical habitat, on heritage sensitive land, or in other environmentally sensitive areas will be subject to prior review by the Saskatchewan Ministry of Environment, the Water Security Agency, and/or the Heritage Conservation Branch to ensure the development meets the respective provincial legislation.
- d) Qualified professionals may also be consulted to ensure the site is suitable for the proposed development.
- e) The approval of mineral and aggregate resource development will be based on the regulations in the Zoning Bylaw, the compatibility of existing and planned land uses, the potential for disturbance to the environment and aquifers, the impact on municipal services and infrastructure, and the reclamation plan.
- f) 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 on land with natural resources. 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 or hinder the development or expansion of a natural resource operation.
- g) Industrial development and natural resource operations will be directed away from residential sites. Separation distances, buffers, screening, and landscaping may be used to prevent disturbance to the community or adjacent land uses.
- h) Council may require applications for aggregate and mineral exploration to be accompanied by a reclamation plan. Council may require a performance bond for aggregate and mineral exploration development, and extraction to ensure adequate remediation of the site.

3.7 CULTURE, HERITAGE, AND TOURISM

3.7.1 OBJECTIVES

- a) Protect and promote the culture and heritage of the region by preserving sites with heritage value and cultural significance.
- b) Provide opportunities for recreation and tourism for municipal and regional residents and for visitors.
- c) Encourage the sustainable development of new tourism and recreational areas while minimizing the costs to the municipality.

3.7.2 POLICIES

3.7.2.1 HERITAGE AND CULTURALLY SENSITIVE AREAS

- a) The RM will work with agencies of the provincial government to protect significant cultural and 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) Sites and structures with heritage and 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.
- c) Where considered appropriate, significant archaeological and cultural sites and structures, of all cultures, shall be preserved or designated as municipal heritage property.
- d) Where development is proposed on land that has been identified as having heritage sensitivity potential, the Developers' Online Screening Tool for heritage sensitivity and the Exempt Activities for Private Landowners, 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 be referred to the Heritage Conservation Branch to assess the potential for heritage sensitivity.
- e) Federal, provincial, or other stewardship groups may be consulted before Council finalizes a decision regarding a development permit or a recommendation for a subdivision application.
- f) As practicable, the RM will work with neighbouring municipalities, appropriate interest groups, and residents to identify and compile and inventory of cultural and heritage resources.

3.7.2.2 TOURISM AND RECREATION

- 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 area.

- b) The development of public open space, recreational facilities, and tourist sites will be promoted in areas with higher densities of residential development or where cultural, heritage or natural environmental features provide recreational opportunities.
- 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, on hazard land, and in 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 will cooperate with other jurisdictions and private developers to encourage a diverse range of cultural, recreational, and tourism facilities within the region.

4 INDIGENOUS ENGAGEMENT AND INTER-MUNICIPAL COOPERATION

4.1 OBJECTIVES

- a) Ensure consistent and compatible land uses 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.

4.2 POLICIES

4.2.1 INDIGENOUS ENGAGEMENT

- a) When a development proposal, or planning decision, may impact the activities of a nearby First Nations or Métis community, Council will ensure adequate consultation prior to finalizing a decision.
- b) Consultation shall involve information letters, phone calls, meetings, or other forms of engagement. The level of consultation will depend on the potential for impact.
- c) Development proposals on or adjacent to unoccupied Crown land may require additional consultation to prevent adverse impact on the activities of First Nations and Metis groups.
- d) Where there is potential for a proposed development to negatively impact the rights o activities of First Nations and Métis, further investigation and discussion will be required in order to reduce or eliminate potential impacts. Where appropriate, and mutually beneficial, Council will endeavour to resolve land use issues to achieve the shared goals of the RM and First Nation Band.

4.2.2 INTER-JURISDICTIONAL COOPERATION

- a) The RM is a member of the East Central Municipal Alliance, a formal partnership between neighbouring municipalities, who work together to achieve shared goals and partner on joint ventures.
- b) The RM will continue to work with neighbouring communities to provide efficient and cost-effective infrastructure and service directory. The RM will also explore opportunities to develop joint service programs where such arrangements will be of benefit to the municipality and community.
- c) The RM will continue to cooperate with neighbouring communities to ensure development is complementary across municipal boundaries. The RM will implement a coordinated approach for reviewing development proposals in proximity to the RM boundaries.
- d) 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.

- c) To coordinate planning and growth with other jurisdictions, the RM will consult with provincial and federal government agencies and other communities and organizations.
- f) The RM will engage adjacent municipalities and neighbouring First Nations and Métis locals, communities to ensure the regional community grows and advances in the most progressive way possible.
- g) Council shall cooperate with the provincial authorities to enforce fire safety, flood protection, environmental protection and shore land pollution control regulations within the RM.

4.2.3 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.

5 IMPLEMENTATION

5.1 ZONING BYLAW

The Zoning Bylaw will be the principal method of implementing the goals, objectives, and policies included in this OCP. The Zoning Bylaw will divide a municipality into zoning districts, identify permitted and discretionary uses, and regulates the development and use of land in each district. The zoning bylaw will also establish criteria and development standards for the use and subdivision of land, and help manage and facilitate access to municipal services and resources.

5.2 AMENDMENTS TO THE BYLAWS

- a) Amendments to the Plan and/or Zoning Bylaw to accommodate proposed development will only be considered once an application for subdivision has been submitted to the Community Planning Branch, or a development permit application has been submitted to the RM, as the case may be.
- b) 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 adopt the amendment. Amendments may provide for changes to objectives, an increase in density, changes to zoning designations, or other changes as accepted by Council.
- c) Prior to rezoning land, Council will consider the potential impacts of the proposed development and change in land use on the existing and planned neighbouring lands and the cost and availability of services.

5.3 CONCEPT PLANS

- a) Council may require the applicant of a multi-parcel subdivision, a development that involves multiple land uses, or other large-scale developments to provide a concept plan as described in the Zoning Bylaw.
- b) Council may, by bylaw, adopt a concept plan as an amendment to this OCP.
- c) Any concept plan adopted as part of this OCP shall align with the objectives and policies herein.

5.4 OTHER IMPLEMENTATION TOOLS

5.4.1 PROVINCIAL LAND USE POLICIES

- a) This Plan shall be administered and implemented in conformity with applicable provincial land use policies, statutes, and regulations.
- b) Council will review this Plan and the accompanying Zoning Bylaw for consistency with provincial land use policies.
- c) Where appropriate, feasible, and in the municipal interest, Council will avoid duplication of regulation of activity and development governed by provincial agencies or legislation.

5.4.2 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.

5.4.3 DEFINITIONS

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

5.4.4 BYLAW MAPS

5.4.4.1 FUTURE LAND USE MAP

The Future Land Use Map illustrates the existing pattern of land use and development 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.

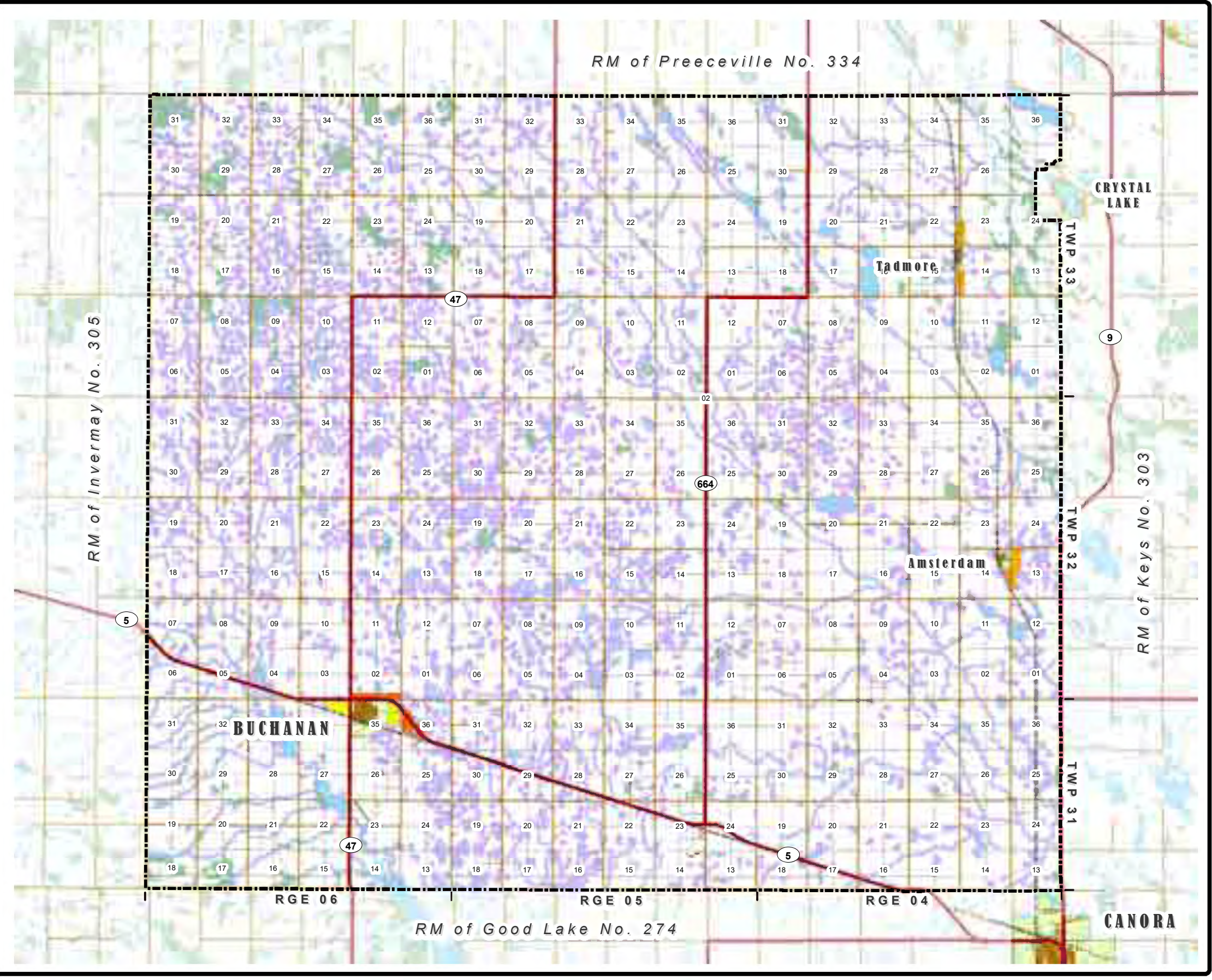
5.4.4.2 ZONING DISTRICT MAP

The Zoning District Map, attached to and forming part of the Zoning Bylaw, identifies the locations and boundaries of the various zoning districts within the RM.

5.4.4.3 OPPORTUNITIES AND CONSTRAINTS MAP

The Opportunities and Constraints Map, attached to and forming part of the Zoning Bylaw, identifies the general locations of heritage sensitive, environmentally sensitive, or hazardous lands. This map shows the general areas of sensitivity based on data available at the time of adopting the bylaws and is to be used as a guide only. For developments proposed on land that may be sensitive or hazardous, and when required by Council, developers shall be responsible for obtaining and submitting to the Municipality site-specific information, such as professional studies or site assessments, to determine or demonstrate site suitability.

APPENDIX A – FUTURE LAND USE MAP



RURAL MUNICIPALITY OF BUCHANAN NO. 304

FUTURE LAND USE MAP

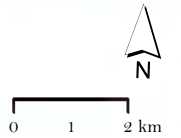
LEGEND

- Highways
 - Railways
 - Watercourse
 - Waterbody
 - Wooded Area
 - Urban Municipality
 - RM Boundary
- Future Land Use**
- Future Residential
 - Future Country Residential
 - Future Commercial/Industrial
 - Potentially Environmentally Sensitive/Potentially Hazardous

NAD 1983 CSRS98 UTM Extended Zone 13N
Canadian Spatial Reference System (CSRS) 98



Address:
200
Buchanan, SK S0A 0J0



APPENDIX B – MUNICIPAL PROFILE

RM OF BUCHANAN NO. 304

SASKATCHEWAN



Municipal Profile

2025

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B.1 PURPOSE

It is important for municipalities to understand community and regional characteristics in order to provide for the needs of current and future residents. Characteristics of the current population, projected population trends, and the provision of municipal services and infrastructure can help municipal leaders anticipate and plan for growth and future development in the community. Recognizing and analyzing these factors can help Council develop policies and regulations that appropriately and effectively plan for the future. This appendix provides a brief description of the physical and community characteristics of the RM of Buchanan No. 304 (RM) including demographics, economic activity, culture and heritage, and environment.

B.2 PHYSICAL SETTING

B.2.1 LOCATION

The RM comprises a land area of 708.27 square kilometres (70,827 hectares) in the Parkland region of southeastern Saskatchewan, near the intersection of Provincial Highways No. 5 and No. 9.

The location of the municipality provides 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 City of Yorkton and Good Spirit Provincial Park are approximately 45 kilometres (28 miles) and 5 kilometres (3.1 miles) south of the southern boundary of the RM, respectively. The northern boundary of the RM is approximately 6 kilometres (3.7 miles) from the Town of Sturgis and 8 kilometres from the Town of Preeceville. The Towns of Canora and Kamsack are southeast of the RM and Duck Mountain Provincial Park, which includes Madge Lake and Madge Lake Golf Course is approximately 47 km east of the east boundary.

The Village of Buchanan, and the Hamlets of Amsterdam and Tadmore are all within the boundaries of the RM.

The RM is located on Treaty Four Territory, the traditional lands of the Nêhiyawak (Cree), Nahkawé (Saulteaux), Nakota, Dakota, and Lakota, and traditional homeland of the Métis. The RM is in proximity to the Key, Keeseekoose, Cote, Fishing Lake, and Sabitawasis Beach Nations.



Figure 1



Figure 2

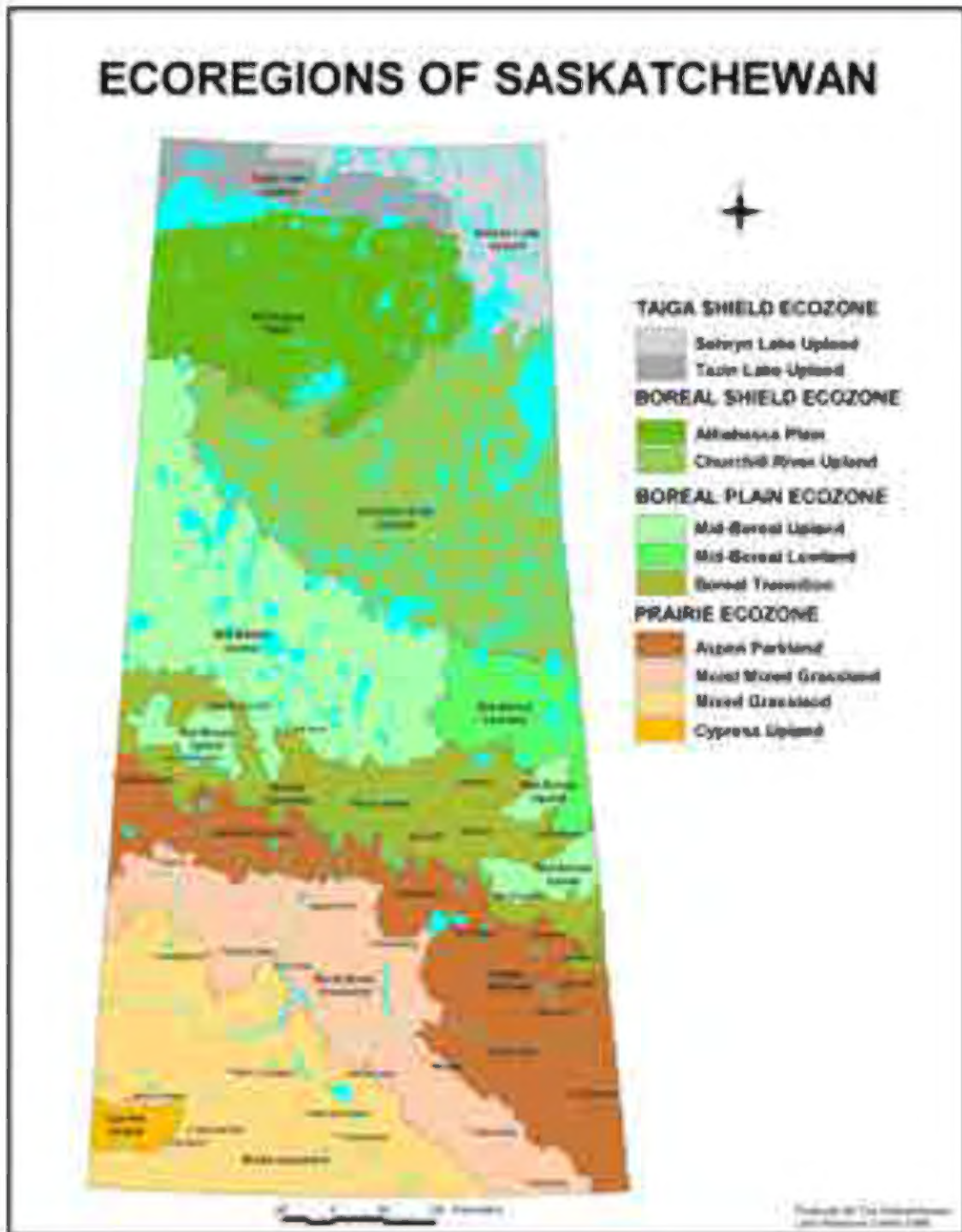


Figure 3

B.2.2 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, skunks, porcupines, raccoons and bears.

B.3 POPULATION

Population characteristics are an important consideration in the planning, design, and siting of new and expanded infrastructure. 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 obtained from the Statistics Canada 2021 Census of Population (Census).

B.3.1 POPULATION COMPOSITION AND DENSITY

The total population of the RM at the time of the 2021 Census was 330, an 18.72% decrease from the 2011 Census. The decline in population is consistent with many other rural municipalities and agricultural communities in the province. Some of this decline may be attributed to residents relocating to other municipalities, provinces, or countries, as well as a shift in farming practices, as small, family farms grow and amalgamate into larger agricultural operations.

Of the 330 residents, the RM has a large population between the ages of 55-59 and 65-74 and a relatively low population of young adults. This may indicate that young people are moving out of the RM, potentially in the pursuit of education, employment, and social opportunities or that young families are no longer choosing to stay. The RM is considering ways to increase the provision of these services in order to retain youth and young adults. As the older population matures, there may be a greater need for services seniors, not only in the region but in the province as whole. Figures 4 and 5 provide an overview of the RM's population.

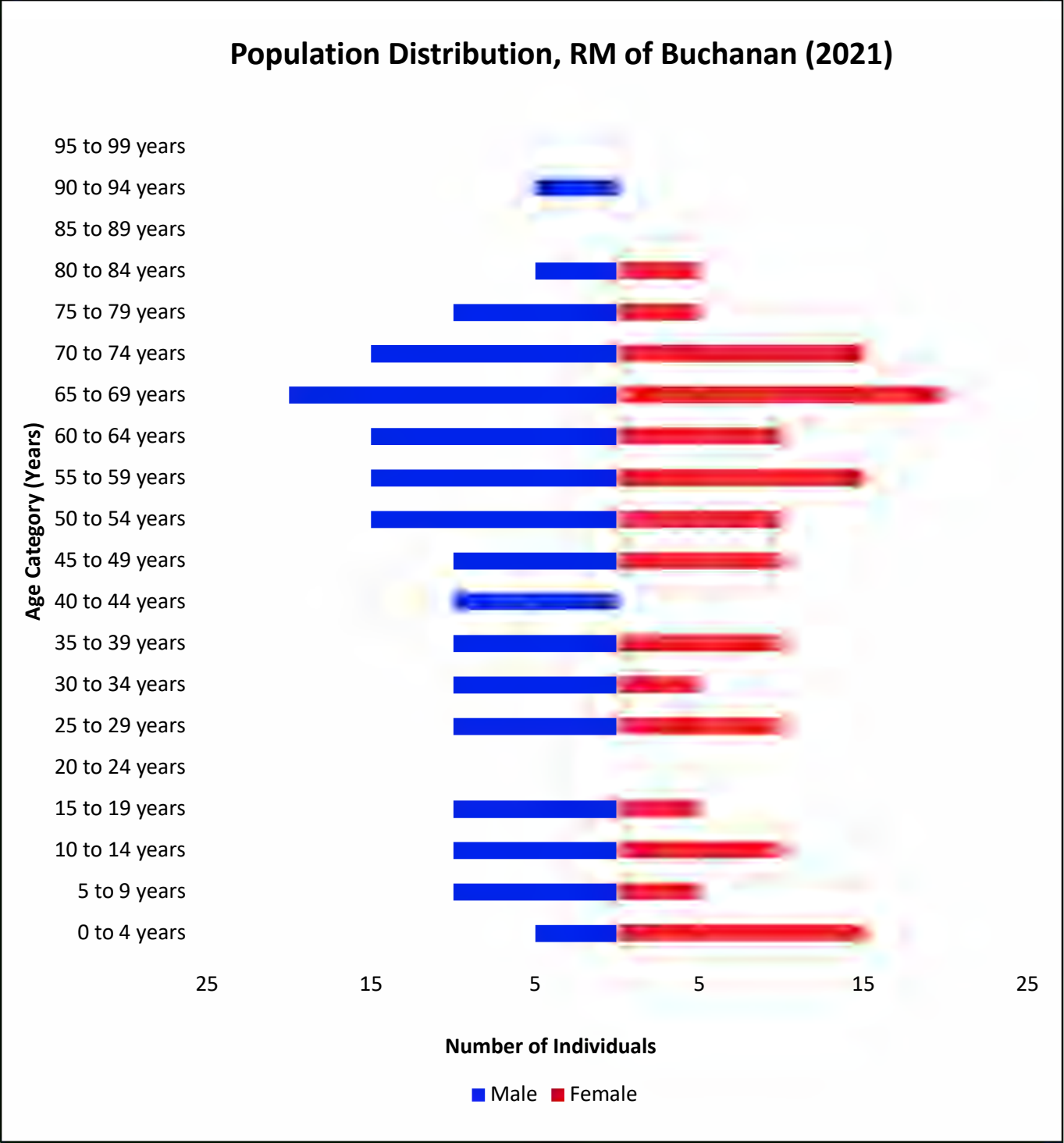


Figure 4

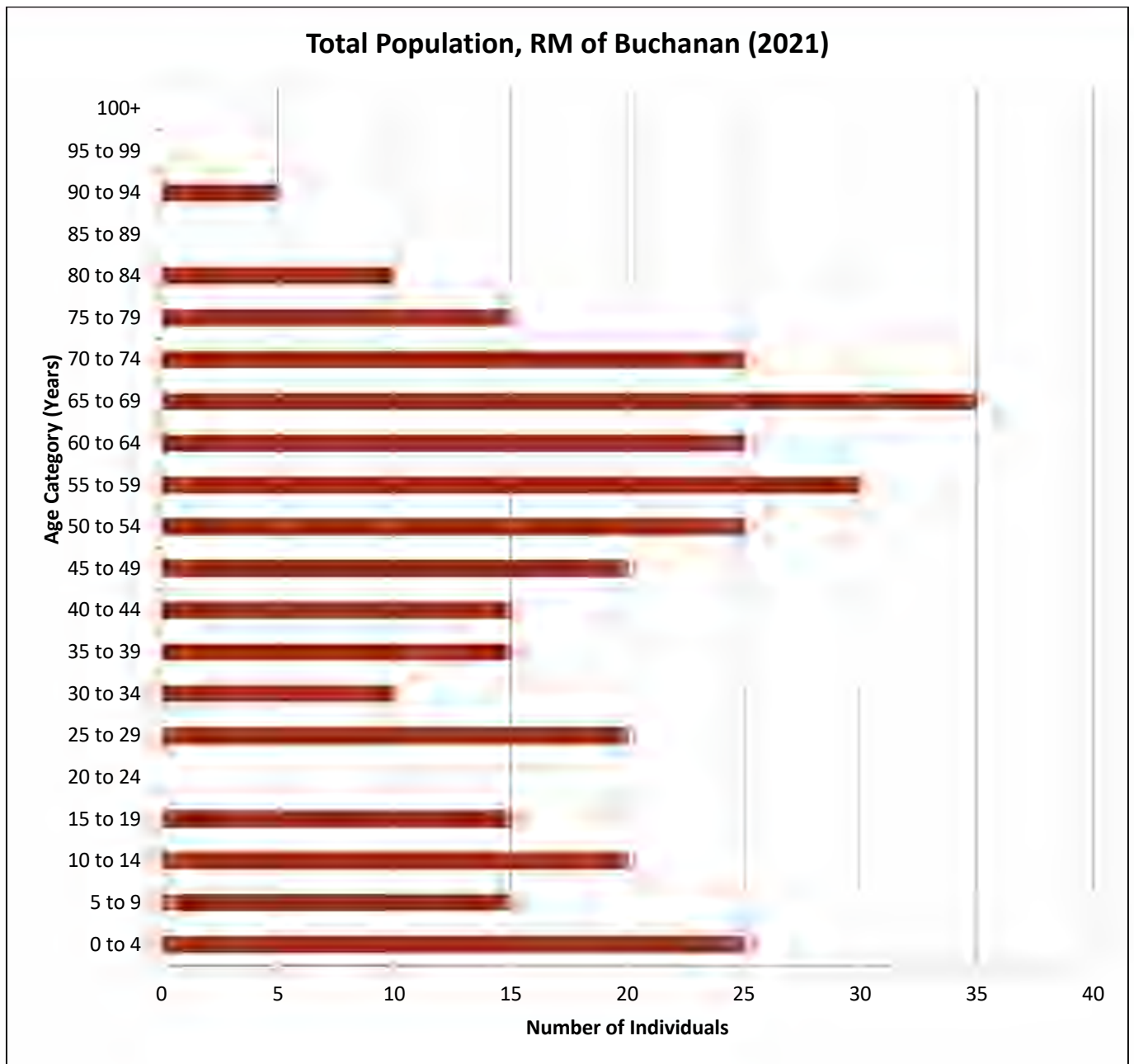


Figure 5

The total land area of the RM is approximately 708.27 square kilometres (70,827 hectares), which provides a population density of less than one person (0.5) per square kilometre. This is important when considering bylaw enforcement, emergency response measures, transportation corridors, and the provision of other municipal services. Because of the low population density of the region, the RM shares and coordinates servicing with many of its neighbours, primarily the other municipalities holding membership in the East Central Municipal Alliance. This enables municipalities in the region to provide an appropriate level of servicing without overburdening the tax base.

B.4 POPULATION PROJECTIONS

Population projections involve using current and historical population data to forecast the future population of a community. 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 1 provides the annual growth rate and the ten and twenty-year population projections for the RM.

Table 1

| Population growth rate and projections | |
|--|--------|
| Average annual population growth rate | -1.87% |
| 10-year Projection | 274 |
| 20-year Projection | 227 |

B.5 HOUSEHOLD CHARACTERISTICS

Understanding household characteristics provides information about a community's need for employment, infrastructure and family services. This information is important during the development of policies and regulations that will meet the needs of the residents.

There is a total of 192 private dwellings in the RM, most of which are farmsteads or acreages. Of the 192 dwellings, 150 are occupied, 140 of the occupied homes are single detached dwellings, the remaining ten are movable dwellings. Just over half of the adults in the RM are married (60%). Most homes are two-person households, the average household size is 2.2 people. The charts below provide a brief description of household characteristics.

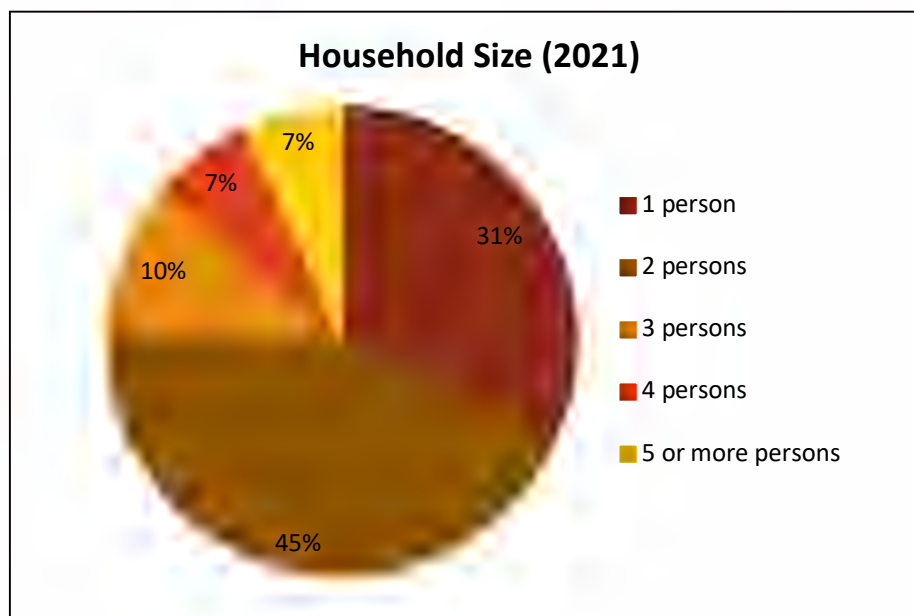


Figure 6

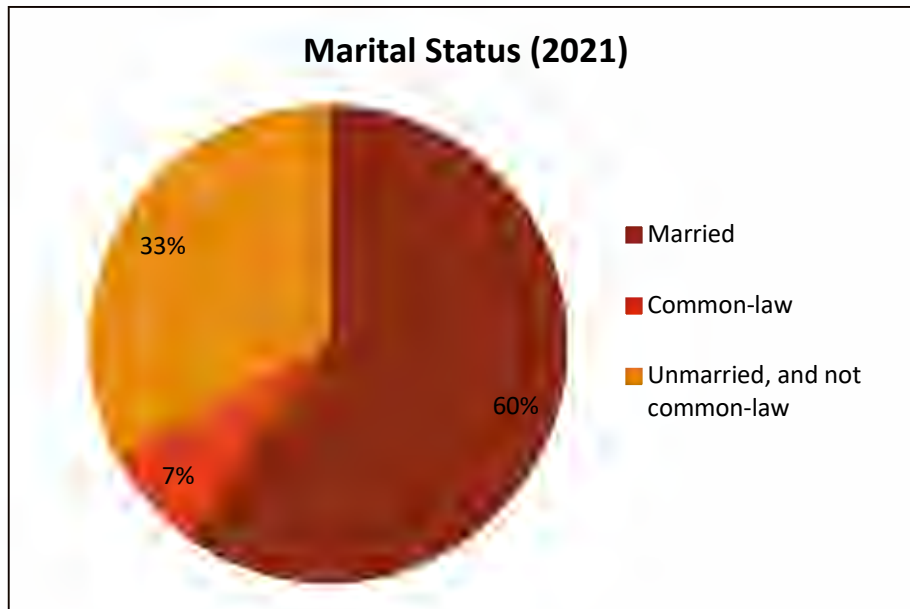


Figure 7

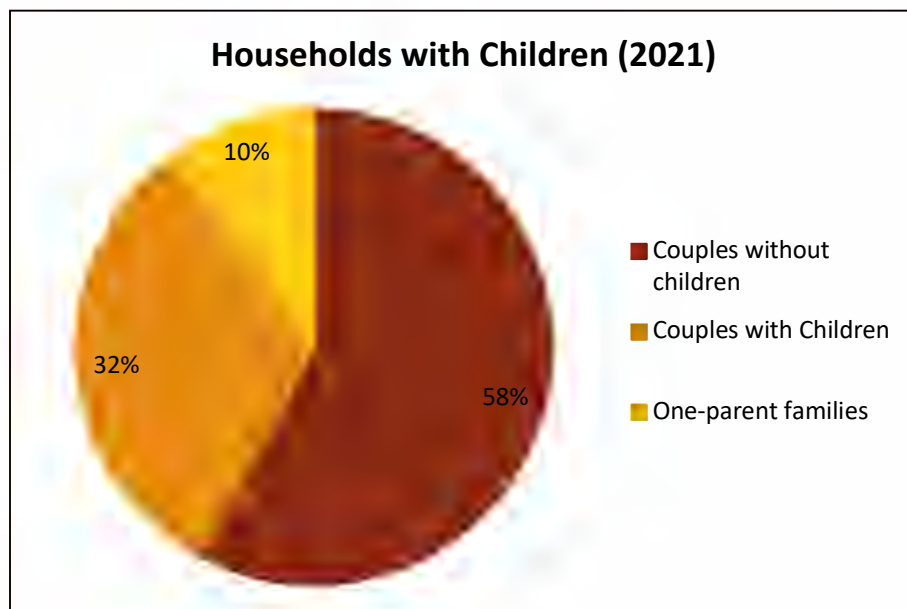


Figure 8

B.6 ECONOMY

The economy in the RM is based on the agricultural and natural resource sectors. The farming of field crops, including cereals, oilseeds, and specialty crops, is the primary agricultural activity. Although there are no intensive livestock operations (ILOs) at the time of writing this profile, non-intensive livestock farms and pasture are common activities and land uses. Maintaining the agricultural and rural environment of the community is important to the RM Council and residents. The RM will therefore continue to encourage farming activities and make a significant effort to provide the infrastructure needed to support the industry.

Sales, trades, and the health sector contribute to the diversification of the economic base. These industries also provide the amenities needed support to those employed in the agricultural sector. Figure 9 and 10 show the number of people employed in the principal fields of occupation and the distribution of annual individual employment income before taxes.

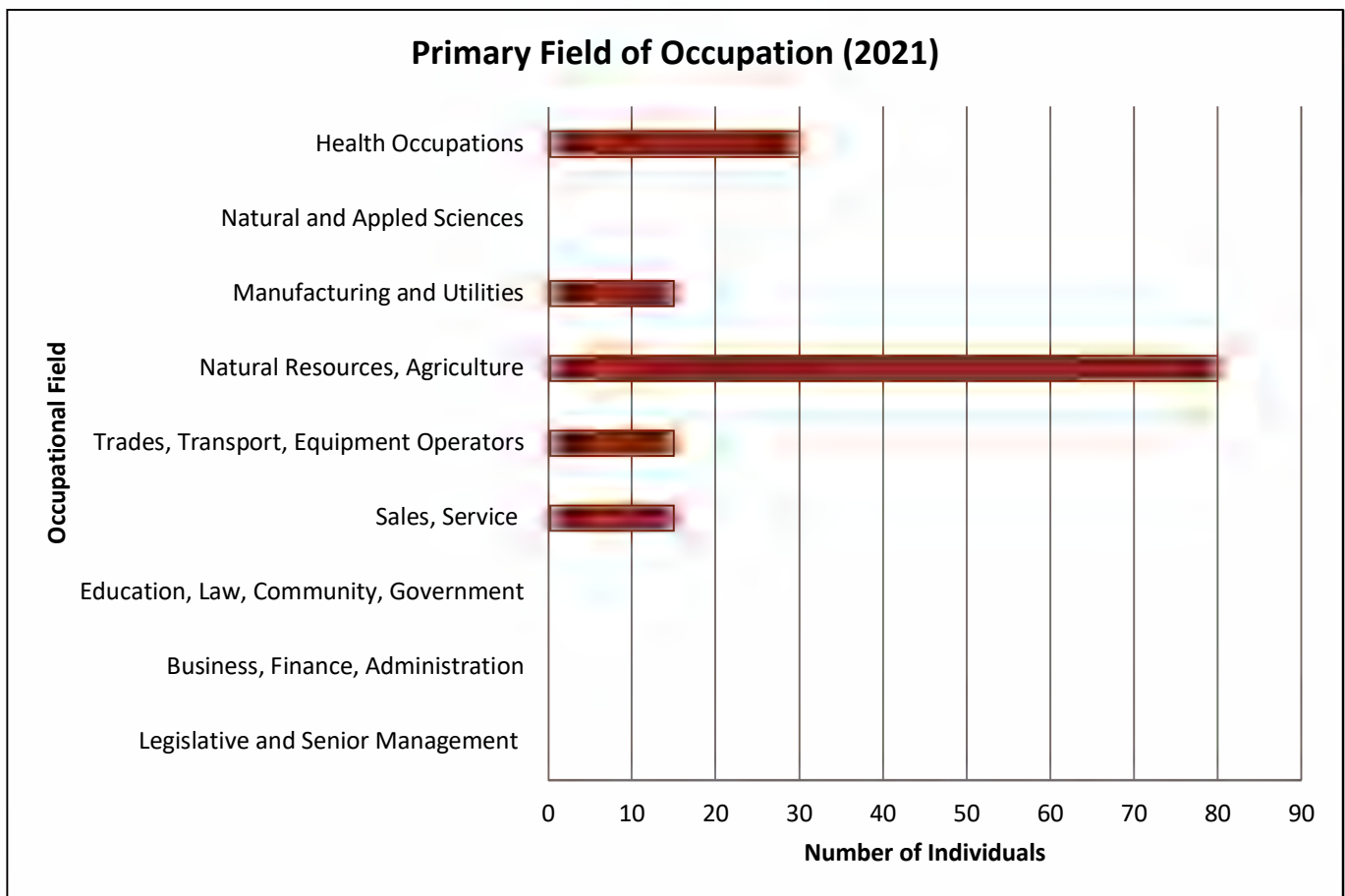


Figure 9

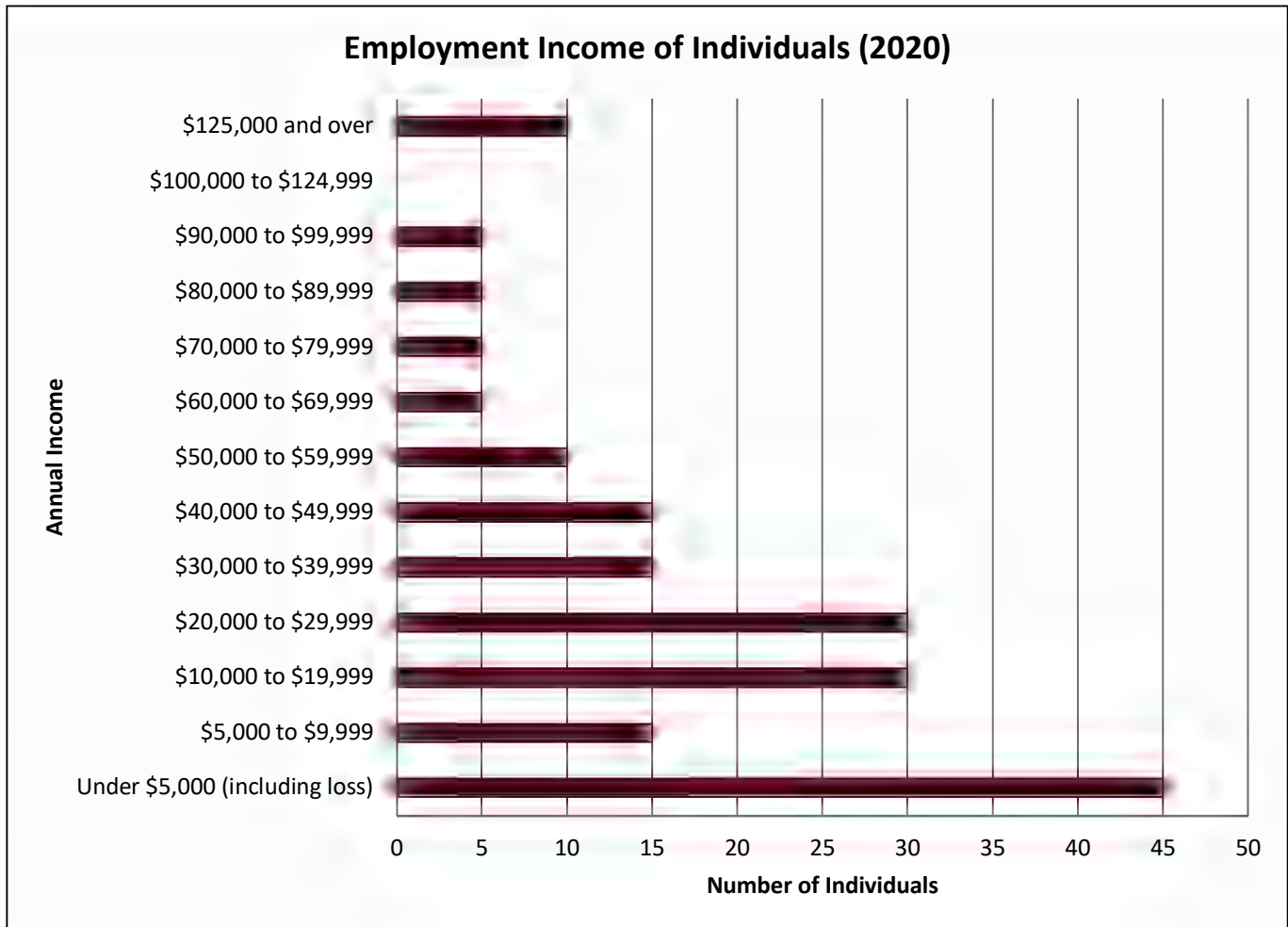


Figure 10

B.7 INFRASTRUCTURE AND SERVICES

B.7.1 ROADS AND TRANSPORTATION

Provincial Highway No. 5 runs diagonally through the southwest corner of the RM; Highway No. 9 runs in a north-south direction adjacent and parallel to the eastern boundary. Combined with the municipal roads, these highways provide important access and transportation routes for the agricultural industry and potential future commercial and residential development. The RM recognizes that high quality roads is crucial to the continued success of the region's agricultural industry and therefore makes a significant effort to maintain the condition of its roads.

B.7.2 WATER AND WASTEWATER

The RM maintains four community wells, three of which are in the RM of Buchanan, one is located on leased land in the RM of Good Lake No. 274. Wells are also located the Organized Hamlets of Amsterdam and Tadmore. Water from the wells is not chlorinated but is tested monthly and is used for domestic uses such as laundry and bathing but is not used for drinking.

The RM does not maintain a wastewater lagoon. Wastewater is managed through private on-site holding tanks or septic systems.

B.7.3 COMMUNITY SERVICES

B.7.3.1 RECREATION

The landscape and location of the area provides access to a wide variety of activities. Passive recreation within the RM includes hunting, snowmobiling, and other outdoor activities. Although, not within the RM's jurisdiction, the Village of Buchanan offers skating, curling, a library, and a community centre for the use of local residents.

Although not within the RM, Duck Mountain Provincial Park, which includes Madge Lake and a ski resort, and Good Spirit Lake and Provincial Park provide additional recreational activities. The provincial parks offer 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.

B.7.3.2 CULTURE AND HERITAGE

Within the RM, two churches are designated as heritage properties, additional country churches offer yearly services. Weekly services are provided by three active churches in the Village of Buchanan.

A number of forts, churches, abandoned Doukhobour villages and a national Doukhobour historic site are located in the surrounding municipalities. Religious and spiritual services for the residents of the region are offered by churches in Kamsack, Canora, and other surrounding municipalities.

There are no First Nation Reserves within the RM boundaries. However, a number of reserves are located in the surrounding rural municipalities. The reserve land includes many sites and areas that are significant to indigenous culture and heritage. Indigenous ceremonies and special events are held on reserves by the respective Bands.

B.7.3.3 EDUCATION

The RM is within the Good Spirit School Division. Yorkton, Canora, and Preeceville provide pre-school, kindergarten to grade twelve, and college education. During the development of this profile and the associated bylaws, it was noted by the school division office that the capacity of the existing school sites meets the educational needs of the community.

B.7.3.4 HEALTH

Hospitals, pharmacies, dental offices, homeopathic health centres, and other health services are provided in the urban centres of Yorkton, Canora, and Kamsack.