



TOWN OF STRASBOURG

“THE HEART OF LAST MOUNTAIN VALLEY”

Official Community Plan

BYLAW No. 343/15

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SECTION 1: INTRODUCTION

Authority and Mandate

The Planning and Development Act, 2007 provides the authority for Council to adopt an Official Community Plan (OCP). The Official Community Plan is intended to provide direction for future growth reflecting how the local residents envisage the Community evolving over the next ten to twenty years.

Information gathered from the community set the goals and objectives for not only future growth, but more importantly, the areas where improvements would enrich the quality of life in the Town of Strasbourg. In general, it is the intentions of the community to incorporate a general policy of "*managed growth*".

This Plan shall be reviewed regularly so that it will facilitate the development and ongoing sustainability of the community. The Town intentions for the future use of land is shown on the "Future Land Use Map" (Appendix "A"), which is attached to and forms part of this Bylaw.

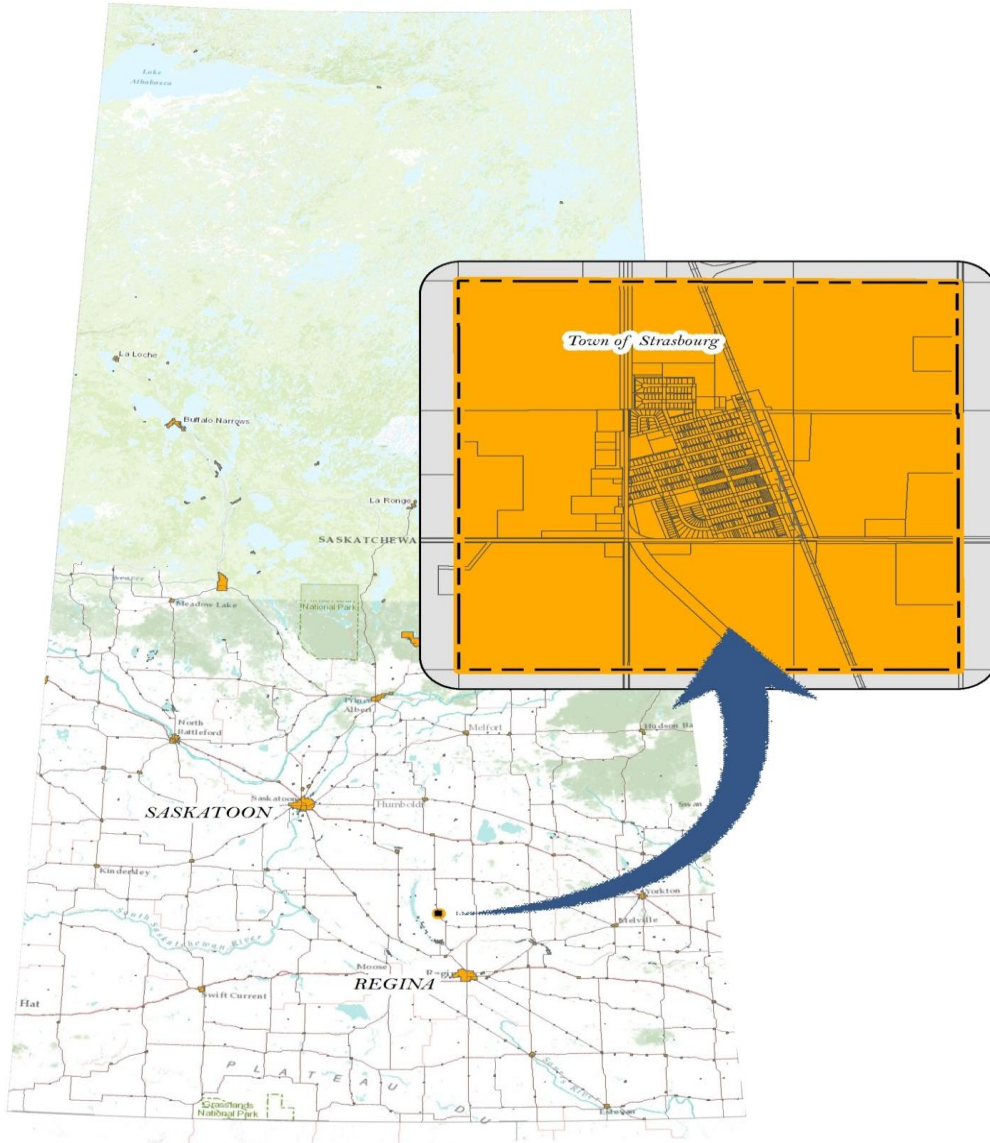
Regional Context

The Town of Strasbourg is a diverse community located near the Last Mountain Lake north of Regina and is located within the Rural Municipality of McKillop No. 220. The Town is an agricultural based community, rich in community services. Many who live in Strasbourg have a long family history in the area and have contributed in countless ways to the commercial success that Strasbourg has always had. The majority of residents of Town of Strasbourg view their community as a desirable place to live and many work in the surrounding region.

Access to the Town is via Provincial Highway #20 and Municipal Road #731 through the RM of McKillop No. 220. These various major roads provide access to and from many of the recreational, commercial and industrial opportunities that exist in the Town of Strasbourg. The Town is less than one hour from the City of Regina.

The Town of Strasbourg has an approximate area of 5.70 km² (2.20 sq. miles) and is surrounded by mixed uses in the RM of McKillop No. 220. The Town of Strasbourg has a population of 760 as of the 2011 census, up 2.7 % since 2006 census, and has approximately 380 residences.

Map 1 Town of Strasbourg





SECTION 2: COMMUNITY GOALS

Town of Strasbourg residents, based on the findings of consultations in “Community Survey, acknowledge the importance of developing, and upgrading their community as it grows. Decisions made in relation to future development and management of land use within the Town shall reflect their Community’s values. The beauty of the adjacent surroundings and natural landscape and the aesthetics and tidiness of the built-up environment must be complemented to preserve and protect the natural assets of the setting. Growth and development shall be undertaken with careful planning, be implemented under a “growth management” scenario and be guided by sustainable development principles. Town of Strasbourg full-time residents believe they have an exceptional quality of life and seek to retain and improve their community through the following goals:



Vision Statement

SECTION 3: GENERAL LAND USE POLICIES

.1 The Town will strive, through this Official Community Plan (OCP), to provide policies related to land use, transportation, servicing and other aspects of planning that are consistent throughout the Town

.2 Town of Strasbourg shall have a compact form that allows for the efficient use of land, infrastructure and public facilities. The OCP will designate an adequate inventory of suitable lands to attract a diverse range of residential and recreational uses to meet anticipated long-term need.

.3 When reviewing applications for development, consideration shall be given to the proposal's conformity with this OCP. A proposal shall be denied when it is detrimental to the health, safety, general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity.

.4 Major deviations to the OCP design and policies shall require a Bylaw amendment. The "Future Land Use Map" (Appendix A), shows the general designation of land use, individual properties on the boundaries may be included in the land uses category depending upon individual circumstances

Environment = the environment, sustainable development,
Neighbours = bylaw enforcement, tidy and well maintained properties, quality social interaction and friendships within Strasbourg
Community = the greater community of Strasbourg and surrounding other municipalities

particular to the area.

.5 In managing growth, the Town will build and renew a comprehensive, integrated and long-term asset management plan so that the impact of growth will not place an undue strain on municipal infrastructure or public service facilities.

.6 Cumulative effects, land fragmentation, best management practices, innovative procedures, development phasing, route modification, alternative construction techniques and impacts on municipal servicing shall be considered when reviewing all developments.

.7 Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place, or planned, to support the intensity and type of development. Development shall minimize the potential impact to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.

.8 Rezoning proposals for development will be considered based upon the following criteria:

- a) Impact on surface and groundwater
- b) Cost effective relative to the provision of services
- c) Sewage disposal impacts and pollution potential
- d) Provision of green space and trails
- e) Provisions for public safety
- f) Integration with natural surroundings and adjacent land uses; and
- g) Other criteria which support a sustainable community.
- h) Viable market demand for phased new development
- i) Compatibility with Municipal 5-Year Capital Works Budget
- j) Phasing of Development Compatible with Municipal Financing

.9 Appropriate development standards for the various uses relating to landscaping, signage, parking, building setbacks, and other relevant standards shall be administered through the Zoning Bylaw.

Safety and Health Policies

.10 Public safety and health requirements shall guide all development. The Town shall ensure that emergency and responsiveness plans are current and reflect changes in land use or activities.

.11 Activities that generate litter, unacceptable noise, air emissions, dust, liquid and solid hazardous wastes, or that store regulated quantities of hazardous materials shall be strictly regulated and, if permitted, shall be located well away from residential uses and other natural or developed features or areas where residents may be impacted by pollution.

Social Policies

.12 The Town shall enhance local communication through an open and inviting process that brings the public together with municipal officials including regular reports to the community and public participation forums.



.13 Residents shall be given the opportunity to pursue community building initiatives with appropriate support and encouragement when planning community services, programs, facilities, neighborhood environments or other matters that affect their quality of life.

Environmental and Sustainable Policies

.14 Vacant properties and open space areas outside maintained parks shall be kept free of litter and debris, abandoned vehicles, derelict structures, polluted soil, groundwater, and other pollution and nuisances.

.15 Bylaw enforcement shall not be compromised in addressing issues related to motor vehicles, all-terrain vehicles, vacant lots, and unsightly properties.

.16 The Town may establish greater control over regulating or prohibiting the outdoor storage of goods, machinery, vehicles, building materials, waste material and other items.

.17 Future developments shall integrate into the natural surroundings and should complement the surrounding community design, landscape and vegetation. Existing trees and vegetation shall be retained where possible and incorporated into site planning. A variety of native trees and vegetation shall be encouraged to minimize maintenance and water use.

.18 Sustainable building design criteria such as the use of alternative building methods, recycled building products, renewable energy sources, solar orientation, innovative waste water and water reduction strategies shall be promoted. Building materials and construction methods that conserve energy and reduce long-term operating costs shall be encouraged

.19 Development and subdivision plans that offer design features such as alternative energy sources, innovation in health, or environmental responsibility shall be encouraged where they are consistent with OCP policies. Facilities and activities that encourage or enhance energy efficiency, waste reduction, re-use, or recycling of wastes shall be accommodated.



SECTION 4: RESIDENTIAL DEVELOPMENT

Residential development will continue to be the predominant use of land within Town of Strasbourg, and will be the emphasis of new development. Most of the housing stock is single-detached with some mobile home units and limited multi-family units.

New subdivisions must strive to integrate with existing development in a manner that facilitates connection to the community, efficient servicing, with appropriate development standards to ensure an equitable or enhanced quality of life for all residents.

Residential Objectives

- To maintain a high quality of development and style compatibility in residential areas through phased development in an efficient, sequential and staged manner.
- To encourage the infilling and selective redevelopment of presently vacant or under-utilized lots to maximize existing municipal services.
- To provide a comparable level of utility and public amenity services to all residential areas.

Residential Policies

.1 A variety of housing styles and choice of lot sizes shall be encouraged to provide greater housing alternatives in the Town of Strasbourg.

.2 New residential developments will be based upon appropriate planning and engineering studies to ensure proper land use design and engineering infrastructure. The development of Concept Plans for growth areas will be required.

3. Single Detached dwellings are the preferred form of housing type in the residential areas within the Town. Mobile Homes are allowed at the discretion of Council, in the residential zone but will be required to have permanent foundations and have service connections for water and waste water. Future Mobile Home Parks may be considered by Council after special study and would most likely be included in a C-Contract Zone agreement. Accessory buildings (i.e. garages, sheds etc.) shall only be permitted after the principle residence has been constructed.

.4 In areas where land is re-developed or infilled for residential use, the full range of residential options shall be explored in determining the best product for the specific redevelopment. Infill shall be encouraged in existing residential areas.

.5 Residential developments shall occur where municipal services are present or where they can be economically provided. Rezoning from another land use district to an appropriate Residential Districts will be considered where servicing can be economically and safely supplied to a standard equal to the remainder of Town.

.6 Home-based businesses will be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, compatible with the surrounding residential area, and not of a size or scale that would affect the viability of the Town Centre.

.7 Non-residential developments will not be encouraged in residential areas except for developments that accommodate municipal services and Community Service/institutional uses compatible with the residential area.

Implementation

The Zoning Bylaw shall include the following residential zoning districts:

R1- Low Density Residential District

R2- High Density Residential District

RMH- Residential Mobile Home District



SECTION 5: COMMERCIAL DEVELOPMENT

COMMERCIAL OBJECTIVES

- TO SUPPORT EXISTING BUSINESSES AND USES AND WELCOME NEW COMMERCIAL DEVELOPMENT TO THE COMMUNITY.
- TO WORK WITH THE TOWN COUNCIL, INTER-MUNICIPAL ORGANIZATION AND OTHER BUSINESSES TO PROMOTE STRASBOURG AS A REGIONAL RETAIL AND SERVICE COMMERCIAL CENTRE.
- TO PROMOTE AN ATTRACTIVE AND COMMERCIALLY VIABLE TOWN CENTRE BUSINESS AREA THROUGH A RE-VITALIZATION PLAN WITH COMMUNITY GROUPS.
- TO ENCOURAGE THE CONCENTRATION OF COMMERCIAL, SOCIAL AND CULTURAL ACTIVITIES IN THE TOWN CENTRE.
- TO ENSURE THERE IS SUITABLE AND APPROPRIATE COMMERCIAL LAND AVAILABLE FOR A VARIETY OF COMMERCIAL DEVELOPMENT.
- TO PROMOTE THE HIGHWAY COMMERCIAL AREAS FOR APPROPRIATE COMMERCIAL USE.
- TO ENSURE THAT HOME-BASED BUSINESSES MINIMALLY IMPACT RESIDENTIAL AREAS AND DO NOT DETRACT FROM THE VIABILITY OF COMMERCIAL OPERATIONS IN ESTABLISHED BUSINESS AREAS.

COMMERCIAL POLICIES

.1 The Town shall promote economic development and competitiveness by providing for an appropriate mix and range of employment (including industrial, commercial and institutional uses) by ensuring the necessary infrastructure is provided to support current and projected needs.

.2 The approximate amount of highway commercial development required to meet anticipated needs over a period of at least ten years is shown on the “Future Land Use Concept Plan” which is attached to and forms part of this Official Community Plan.

.3 The Town shall continue to participate with inter-municipal economic development initiatives in the Region to advocate Strasbourg’s role in regional development. Opportunities that diversify the economic base, maintain a range and choice of suitable sites that support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses shall be pursued.

Town Centre

.1 The Town will continue to consult with individuals, business owners and organizations in Strasbourg to identify initiatives that would encourage businesses and enterprises to locate in the Town Centre.

.2 The Town Centre will be prioritized as a location for retail activity, professional services, government functions and cultural activities within Strasbourg to improve “downtown” options and experiences.

.3 Residential infill in the Town Centre shall be accommodated so as to avoid or minimize potential land use conflicts with adjacent commercial development.



Highway Commercial

.1 Highway commercial areas shall provide high-profile vehicle and transportation-related goods and services which complement and support the commercial viability of the Town Centre.

.2 A wide variety of lot sizes will be provided to ensure the availability of land for a broad range of commercial activities. Commercial areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner.

.3 Improving Strasbourg’s aesthetic appeal from the highway entryways is an important consideration, including appropriate signage advertising amenities available in the community, landscaping and lighting attributes to attract business and customers.

.4 Highway commercial uses shall properly integrate with provincial highways through the use of service road systems or controlled access points approved by the Saskatchewan Ministry of Highways and Infrastructure.

Implementation

The Zoning Bylaw shall include the following commercial zoning districts:

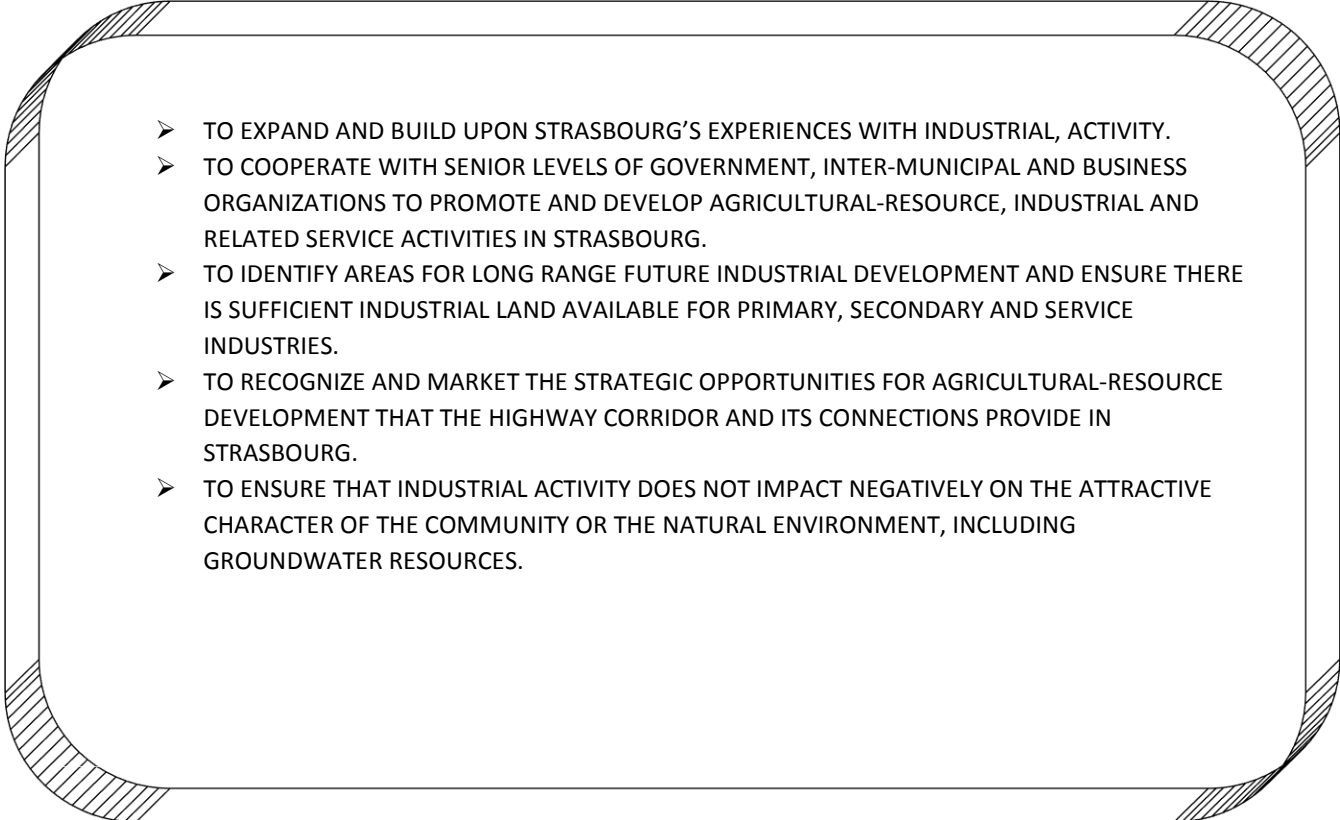
C1 – Town Centre Commercial District

HPC - High Profile Commercial/Light Industrial District



SECTION 6: INDUSTRIAL DEVELOPMENT

INDUSTRIAL OBJECTIVES

- 
- TO EXPAND AND BUILD UPON STRASBOURG’S EXPERIENCES WITH INDUSTRIAL ACTIVITY.
 - TO COOPERATE WITH SENIOR LEVELS OF GOVERNMENT, INTER-MUNICIPAL AND BUSINESS ORGANIZATIONS TO PROMOTE AND DEVELOP AGRICULTURAL-RESOURCE, INDUSTRIAL AND RELATED SERVICE ACTIVITIES IN STRASBOURG.
 - TO IDENTIFY AREAS FOR LONG RANGE FUTURE INDUSTRIAL DEVELOPMENT AND ENSURE THERE IS SUFFICIENT INDUSTRIAL LAND AVAILABLE FOR PRIMARY, SECONDARY AND SERVICE INDUSTRIES.
 - TO RECOGNIZE AND MARKET THE STRATEGIC OPPORTUNITIES FOR AGRICULTURAL-RESOURCE DEVELOPMENT THAT THE HIGHWAY CORRIDOR AND ITS CONNECTIONS PROVIDE IN STRASBOURG.
 - TO ENSURE THAT INDUSTRIAL ACTIVITY DOES NOT IMPACT NEGATIVELY ON THE ATTRACTIVE CHARACTER OF THE COMMUNITY OR THE NATURAL ENVIRONMENT, INCLUDING GROUNDWATER RESOURCES.

INDUSTRIAL POLICIES

.1 Industrial developments shall support the Inter-Municipal Economic Development Strategies promoting Strasbourg’s locational advantage when pursuing expansion in areas of agricultural-resource related and support service activities. The Town of Strasbourg may provide incentives, through a formal policy, to promote the development and growth of commercial and industrial enterprises within its boundaries.

.2 The approximate amount of land required for industrial development to meet anticipated needs over a period of at least five years is shown on the “Future Land Use Concept Plan” which is attached to and forms part of this Official Community Plan. Industrial development shall proceed in an orderly and continuous manner.

.3 Industrial areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner. The Concept Plan will provide various industrial lot sizes and servicing levels, including fully serviced (water, storm water, sewage) and lightly serviced parcels (water).

.4 Industrial developments shall be directed to lands readily accessible to existing transportation infrastructure to provide for efficient transportation and shipping operations. Industrial and associated commercial development shall be encouraged to cluster into nodes along established and future transportation interchanges.

.5 Care shall be taken in the siting of industrial uses that normally create very significant land use conflicts with regard to noise, vibration, smoke, dust, odor or potential environmental contamination. Such uses shall be encouraged to find a location that maximizes separation from residential areas and shall be visually screened or otherwise buffered to protect adjacent land uses.

.6 The designation of additional land for industrial use shall take into consideration the following criteria:

- a) the site shall have direct and approved access to a major public road system;
- b) the development will not generate additional traffic on residential streets;
- c) the development shall be not have adverse impacts on groundwater; and
- d) it shall not detract from the visual attractiveness of the area.

.7 Use-specific industries that exhibit a potential level of hazard or environmental impact which can only be mitigated through special separation shall be located according to the separation distances outlined by the appropriate provincial agencies. Industries considered hazardous due to the transport, handling, bulk storage or use of hazardous materials shall be discouraged.

.8 Industrial development area requiring only rudimentary services may be considered and supported within the general Strasbourg region and in consultation with The Rural Municipality of Strasbourg No. 220, plus other urban and rural municipalities in the region.

Implementation

The Zoning Bylaw shall include the following industrial zoning districts:

IND - Industrial District



SECTION 7: RECREATIONAL DEVELOPMENT

Park space will be provided as required to meet public needs, by linking existing parks and natural areas to amenities and institutions, as much as possible, by greenways. There is support for improvement of the existing park spaces. Recreational amenities include Community Centre and Park system, play areas and play structures.

Recreational Objectives

- To provide for effective pedestrian linkages by identifying walkways and trail corridors between open spaces and parks.
- To improve park areas through increased investment in the upgrading and maintenance of the park areas including an improved recreational opportunities.
- To ensure that new subdivisions and developments conserve significant natural areas, critical wildlife habitat, and include municipal reserve or other public lands.
- To explore the need for a greater variety of community facilities that is regionally focused accessible and available for all ages and lifestyles.

Recreational Policies

.1 Future recreational uses in Town of Strasbourg shall include the development of structures, buildings and landscaped areas which, without limiting innovation and marketing attributes, are compatible with adjacent uses and ensure a high level of visual and aesthetic quality.

.2 The Town will encourage the development of new or the upgrading of existing recreational and/or community facilities such as the Community Centre, Pool and playground equipment located in Park space.

.3 In new subdivisions, the provision and development of greenways will be encouraged to keep important natural and nature-like areas generally intact. Off-road trail development shall be directed to areas away from Town of Strasbourg.

.3 The potential conflict between motorized recreational use has been identified. The Town shall monitor and study these activities and other issues of safety and provide plans and direction as required.

Municipal and Environmental Reserve

.4 Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in *The Planning and Development Act, 2007*. Public, Municipal, and Environmental Reserves may be used for active and passive recreation, the development of continuous pedestrian linkages or for natural drainage courses, storm or run-off water retention.

.5 In new residential development, developers will meet the requirements for the dedication of municipal reserve areas for park space and for environmental reserve and shall be encouraged to consolidate reserve land into larger parks and pedestrian linkages between these parks when possible. Care shall be taken to ensure proper sediment control is maintained on all reserve sites to protect the lake ecosystem.

.6 Dedication of municipal reserve is required for subdivision; the municipality may accept cash-in-lieu of dedication, deferral or a combination of dedication and cash-in-lieu unless there is an identified need for recreational land in the vicinity of the development. Where cash-in-lieu is taken, the money may be used to purchase municipal reserves, particularly where the land can also be used for storm water management or for the expansion and development of public reserve and environmental reserve as needed in other areas.

Implementation

The Zoning Bylaw shall include a Community Service zoning district:

CS Community Services District



SECTION 8: INFRASTRUCTURE AND PUBLIC SERVICE LANDS

Developing and maintaining of sustainable and cost effective municipal infrastructure is a priority for the Town of Strasbourg. The Town of Strasbourg will take a proactive approach in managing their infrastructure in order to direct investment and resources.

Town of Strasbourg must plan to provide effective servicing to support existing and desired development as the Town grows. Discussions and decisions will need to be made on the longer-term level of municipal services and infrastructure which will meet the requirements of both the full-time residents and the seasonal residents.

The paved road access to the Town needs to be upgraded to respond to new users and new developments by ensuring convenient access to the Town and public amenities. This shall be a priority item for the Town of Strasbourg.

Public Service Objectives

- To provide effective municipal services that can be supplied economically and safely to a standard equal for all residents of Strasbourg.
- To maintain, preserve and enhance the infrastructure system, by encouraging a continuous process of upgrading and project prioritizing
- To ensure that communal water supply and waste management facilities are safe, reliable, efficient and cost effective.
- To ensure adequate drainage and storm water management of all parts of the Town by preserving natural holding areas or by other means as may be engineered and constructed.
- To maintain an adequate system of access and internal roads to serve the existing and future needs of the Town.



Infrastructure and Public Works Policies

- .1 Strategies and standards for the orderly, efficient and economical extension of water distribution systems, streets, will require adopting and implementing an infrastructure maintenance and rehabilitation plan. This Plan will inventory infrastructure assets and provide an upgrade and replacement schedule for the municipality's utility systems.
- .2 The Town shall ensure that public works, capital and infrastructure assets maintain or exceed current standards and shall incorporate servicing standards into all infrastructure upgrading and extensions.
- .3 The adequacy of municipal services will be monitored and upgrading or expansion of these systems shall equitably meet the needs of full-time residents. Front-end costs of expanding municipal services and infrastructure shall be recovered through off-site development levies or service agreement fees.
- .4 Future subdivisions and development shall be logical, reasonable, and cost effective and will be limited to areas that can be efficiently provided with municipal services that will be serviceable at an acceptable cost to the Town. Preference will be given to reinforce existing services, however, when municipal services are expanded to new development areas the cost of extending these services shall be borne by the development itself.
- .5 Separation distances from existing public works facilities shall conform to Provincial regulations. Any planned future expansion shall minimize the encroachment of incompatible lands near landfills, waste management facilities, airstrips, transportation corridors, rail yards, and industrial activities.
- .6 The Town's new Water Treatment Facility has potential for continued growth in the Town and Region and the Town is currently pursuing an upgrade to the Town Sewage Lagoon facilities and has engaged an engineering firm for the project. In addition, the Town completed a Waterworks Assessment in 2015.

Streets, Roadways and Access

.7 In order to provide for efficient development and reasonable access to Town of Strasbourg, the Town will endeavour to coordinate, in consultation with the RM of McKillop No. 220 and the region for the planning, construction, maintenance and repair, or alteration of major transportation links from the Provincial Highway # 22 and the Rural Municipality road into the Town.



.8 The maintenance of internal roads of the Town, dust control, the need for additional signage and potentially street light upgrades within the municipal limits of Town of Strasbourg shall be monitored and improved by the Town.

.9 The three Town of Strasbourg entrances shall strive to improve their visual appearances. The main entrance to the Town shall be the centre entrance (Stanley) on Highway #22 and is already denoted by the entrance sign. The north east entrance on has the

aesthetics of having industrial uses at this entrance will be studied and alternative sites will be considered for these uses. Interim improvements may include landscaping, signage, or screening and also shall apply to lands near this southern-most entryway. The southern entrance adjacent to the rail line is another significant entrance point for the Town.

Implementation

Public Utilities and Services shall be addressed in the Zoning Bylaw in the Community Service zoning district:

CS Community Service District



SECTION 9: NATURAL ENVIRONMENT HAZARDOUS CONDITIONS

Natural Hazards Policies

.1 Long-term prosperity, environmental health, and social well-being depend on reducing the potential for public cost or risk to residents or properties, by directing development away from areas of natural hazards where there is potential risk to public health or safety.

.2 The Plan identifies areas where natural hazardous conditions (drainage issues) may exist to ensure that the developer and/or property owner reasonably assess the hazards relative to the proposed development.

.3 No new development shall be permitted in any drainage affected or unstable slope or erosion prone area without undertaking drainage/erosion and/or slope stability investigations to address the interests of the Town and to ensure that the developer and/or property owner reasonably assess the hazards relative to the proposed development.



.4 Developments shall be prohibited on lands, which because of their physical characteristics in combination with their location, present substantial risk to property and person. Development standards and permitted uses in Hazard Areas, notably slope instability and flooding, will be addressed in the Zoning Bylaw.

.5 Developers may be required to provide professional, certified environmental, geotechnical, hydrological reports to address development hazards and may require a preliminary analysis by a professional engineer or environmental scientist to identify which hazards may exist in the area of a proposed development.

.6 The development of structures on hazard land may be authorized only in accordance with recommended preventative mitigation measures which eliminate the risk or reduce the risk to an acceptable level.

Flood Hazard Lands

.7 No new development shall be permitted in any flood prone area unless the development is above the contour representing the 1:500 flood frequency event including 0.5 metre freeboard and/or can be properly flood-proofed and protected from wave impact and shoreline erosion. Development is prohibited within areas defined as floodways and in areas of significant wave impact, ice shove and shoreline erosion.

.8 The Water Security Agency or any other appropriate government agencies or private sector consultants will be utilized as a source for technical advice regarding flood levels and flood proofing techniques.

.9 Flood hazard areas shall be defined and regulated in accordance with the Canada-Saskatchewan Flood Damage Reduction Program, in cooperation with The Water Security Agency.

.10 No alterations or additions shall be performed on existing buildings or structures contained within the Floodway or Flood fringe zones without incorporating appropriate flood proofing measures and, subject to the relevant sections of *The Planning and Development Act, 2007*, dealing with non-conformity.

.11 The Water Security Agency or other appropriate government or private sector consultants will be utilized as a source of technical advice regarding flood levels and flood proofing techniques. Development proposals in flood plain areas should be referred to The Water Security Agency for review prior to approval.

Wildfire Hazard Areas

.12 Developments in wildfire-prairie fire hazard areas should be undertaken with precautions intended to minimize the risk of damage to property caused by wildfires. The objective of the Wildfire Hazard Area is intended to help protect property from the damage of wildfires that may ignite in or around the Town. This planning should be done in consultation with the regional fire departments and other agencies involved in public protection services.

SECTION 10: FUTURE URBAN DEVELOPMENT

A Future Urban Development (FUD) designation identifies areas within the Town limits where the future use of land or the timing of development is uncertain due to issues of uncompleted planning and engineering studies, servicing, transitional use, or market demand. In areas where higher density residential development is not practical or desirable at the time, existing agricultural activities shall continue, until such time as the area is developed for any urban use.

Future Urban Development Areas may include:

- Lands which are capable of being fully serviced, but for which no overall area concept plan has been approved for the general area; or
- Lands which are not readily capable of being serviced with a full range of utilities, and for which no concept plans have been approved.

10.1 Implementation

The intent of the FUD-Future Urban Development Zoning District is to allow rural areas to be annexed into the Town in a logical and phased approach. This zoning designation will be applied as the interim zoning to all land incorporated into the Town of Strasbourg through boundary alteration.

10.2 Boundary Alteration/Annexation

The periodic need for urban expansion through the annexation process shall be logical and consistent with the policies of this OCP and in accordance with the Future Land Use Concept Plan, and the Town's Infrastructure management plan. Planning for annexation should consider a 10-20 year time horizon for land needs and shall be undertaken in a positive, orderly, timely and agreed-upon process where there is a clear and present need. Any proposed boundary alternations will include direct consultation and discussions with the Rural Municipality of McKillop No. 220.

10.3 Inter-Municipal Cooperation and Duty to Consult with First Nations

.1 The Town of Strasbourg has jurisdiction to manage many of the developments and behavior of its residents to protect the natural assets. The Town shares the Last Mountain Lake area with the adjacent municipalities and actively pursues Inter-municipal initiatives that focus on a cooperative approach to providing and sharing cost efficient and effective services.

.2 The Municipalities shall cooperate to ensure that development and land use patterns which are adjacent or in proximity to lands traditionally used by First Nations, country residential areas that may have negative effects on future urban design and/or densities that may hinder the Town's expansion will be discouraged, or mitigated. This does not apply to such effects that arise in the course of normal, non-intensive farm operations.

.3 The Town will continue to participate in the Inter-Municipal Organization in the region comprising the surrounding RM's and several small urban communities in this agricultural and lake area. In addition, will invite participation of First Nations when any new developments may impact traditional First Nations land uses or activities.

SECTION 11: IMPLEMENTATION OF THE OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) is the keystone of the community planning process, to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the municipality. An OCP enables a municipality to set development goals, objectives and policies which Council can use to manage, lead and foster opportunities for the community. An OCP must incorporate, as is practical, any applicable Provincial land use policies and statements of Provincial Interest.

11.1 The Future Land Use Concept Plan

The Future Land Use Map (Appendix “A”) identifies areas that are a high priority for new development in the Town of Strasbourg with the intent of accommodating future growth, which is attached to and forms part of this Official Community Plan. Any growth in these areas would be subject to Infrastructure Capacity determination and review, which will be done on a shared basis with potential developers.

11.2 Bylaw Implementation

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

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

11.3 Action Plans

To achieve the goals set out in this Official Community Plan, a clear plan of action or implementation strategy is required. Action Plans have are provided in Appendix “D” to provide a checklist of the key action items that will need to be completed to help the community achieve its goals outlined in the Plan.



Each action item relates to policy statements included in the Plan and Council will work to review the action items regularly to monitor progress and to determine if changes are required.

11.4 Definitions

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

11.5 Zoning Bylaw

The Planning and Development Act, 2007, requires the Town to adopt a Zoning Bylaw in conjunction with the Official Community Plan. The Zoning Bylaw will be used to implement the policies and achieve the objectives of this Official Community Plan by prescribing the uses of land, buildings or other improvements that will be allowed in the different zoning districts established in the Town. In addition, the Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet.

Zoning Bylaw Objectives

- Land-use conflicts are avoided
- Future development will meet minimum standards to maintain the amenity of the Town
- Development will be consistent with the physical opportunities of the land and of reasonable engineering solutions
- Development does not place undue demand on the Town for services, such as roads, parking, water, sewer, waste disposal, and open space; and that future land use and development are consistent with the goals and objectives of the Town.

The Zoning Bylaw provides the Town with actual control over land use and the types of development and uses allowed in each land use district. The associated supplementary requirements and development standards will be specified in the Zoning Bylaw respecting building setbacks, parking, loading, landscaping, signage, buffering and all other relevant standards proscribed by the Town from time to time.

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

11.6 Contract Zoning

For purposes of accommodating a rezoning for unique development situations, Council may consider entering into rezoning agreements, pursuant to contract zoning provisions of *The Planning and Development Act, 2007*, for site specific development based on the following guidelines:

- The rezoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent zoning district;
- The rezoning will be used to allow a specific use or range of uses contained within the zoning district to which the land is being rezoned;
- The development or redevelopment of the site for the specific use will be of benefit to the immediate area and the Town as a whole.

11.7 Concept Plans

Concept plans are reference plans, not policy plans. They represent design layout concepts prepared at the request of the Municipal Council to provide direction for how new developments:

- Ensure the efficient provision of current and future infrastructure services;
- Demonstrate how site development will be organized to ensure compatibility with adjoining land uses and transportation systems;
- Outline density of developments and proposed phasing of development; and
- Provide design features for special purposes such as landscaping, buffers, open spaces, and street layout; and

The Council shall ensure that any concept plan is consistent with the Official Community Plan.

11.8 Special Studies

Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required including traffic studies to determine impacts upon the road and highway system within the district, to identify lands affected by flooding or slope hazards, endangered species, heritage resources, potable water supply and septic management, potential for ground and surface water pollution, foundation designs, and general risk to health and the environment.

11.9 Public Works

The capital works program and public improvements of the Town shall be consistent with the policies set out in this Official Community Plan. This is an important implementation tool since a municipality may influence the location of future development and growth through the provision of municipal services to land.

11.10 Development Levies and Agreements

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

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

11.11 Servicing Agreements

.1 Council may establish fees by Bylaws that would be applied in a servicing agreement at the time of subdivision in accordance with *The Planning and Development Act, 2007*, at the time of subdivision approval to ensure that new subdivisions are developed to the standards of the Town and to address other concerns specific to the proposed subdivision.

.2 Where Council requires a Servicing Agreement, the Agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and his/her customers. A Servicing Agreement will be required unless there are no services or offsite levies required for a subdivision. Council may consider a general municipal share in the cost of offsite infrastructure where the improvement is designed to serve more than the subject subdivision.

.3 Where a subdivision of land requires the installation or improvement of municipal services such as storm sewers, sanitary sewers, drains, water mains and laterals, hydrants, sidewalks, boulevards, curbs, gutters, street lights, graded, graveled or paved streets and lanes, connections to existing services, area grading and leveling of land, street name plates, connecting and boundary streets, landscaping of parks and boulevards, public recreation facilities or other works that the council may require, the developer will be required to enter into a Servicing Agreement with the Town to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

.4 Council will cause the undertaking of studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of offsite services. The studies will be used to determine a fair level of offsite servicing charges.

11.12 Subdivision Process

The Director of Community Planning for the Ministry of Government Relations..... is the approving authority for subdivisions. The Town has input into the subdivision procedure at two points.

1

First, the Town provides comments on all applications for subdivision within the Town. In reviewing subdivisions, the Town should consult this Official Community Plan to see whether the proposed development is consistent with the long-term goals of the Town and the desired future pattern of development. Comments may be contracted from a qualified land use planner with application fees sufficient to cover the review process.

2

Second, the Town has an impact on the subdivision process through the Zoning Bylaw, since no subdivision can be approved that does not conform to the Zoning Bylaw. Also, in the Zoning Bylaw the Town can establish the minimum area, width, or depth of lots, and other spatial and land use standards. Again, since zoning is intended to implement the Town's development policies, it should help to ensure that subdivisions contribute to achieving the long-term goals of the Town.

11.13 Review and Amendment

An Official Community Plan is not a static document and does not commit the Town to an inflexible development policy. As new issues and concerns arise, or old ones change, the Official Community Plan should be revised to meet these changes. The Official Community Plan should be reviewed from time to time to see whether the stated objectives are still relevant and whether the policies as set out are effective in achieving those objectives. The concerns, objectives and policies of the Official Community Plan must be kept up to date to ensure that the document will deal with the real development issues facing the community.

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



SECTION 12: EFFECTIVE DATE OF BYLAW

Ministerial Approval

This Bylaw is adopted pursuant to *The Planning and Development Act, 2007*, and shall come into force on the date of final approval by the Minister of Government Relations.

Council Readings and Adoption

Introduction this	_____	day of	_____	2015
Read a first time this	_____	day of	_____	2015
Read a second time this	_____	day of	_____	2015
Read a third time this	_____	day of	_____	2015
Adoption of Bylaw this	_____	day of	_____	2015

MAYOR

ADMINISTRATOR

Ministerial Approval _____

Ministerial Approval Date _____

Prepared by Professional Community Planner

Tim A. Cheesman M.C.I.P., RPP, P.Ag

APPENDIX "A": FUTURE LAND USE MAP

APPENDIX “B” INFRASTRUCTURE

APPENDIX “C”: COMMUNITY SURVEYS

Planning Questionnaire – Consolidated Answers

Prepared by Town Administrator

Number of Responses: 38

What are the three most important Assets of your Municipality?

- Affordable housing
- Ambulance ✓✓✓
- Atmosphere – appearance, friendly, and very low crime rate
- Churches ✓✓✓
- Clean, safe, well-run town ✓
- Community Hall/Theatre ✓✓✓✓✓
- Fire Dept ✓✓✓✓
- Good staff and friendly in Town office
- Good streets, well maintained (“Kudos to our Town Men”)
- Greenhouse
- Grocery stores ✓
- Growing, connected community
- Health Clinic ✓✓✓✓✓✓✓✓✓✓
- Hockey/Curling Rink ✓✓✓✓✓✓✓✓
- Last Mountain Pioneer Home ✓✓✓✓✓
- Library
- Local Businesses/Attractive Downtown ✓✓✓✓✓✓✓✓✓✓✓✓
- Local theatre group
- Location ✓
- Museum ✓
- Paved streets ✓✓✓
- People’s love of the town/community feel ✓
- Pharmacy
- Post office
- Proximity to the City ✓
- Reasonable Taxes
- Recycling program ✓
- Restaurants
- School ✓✓✓✓✓✓
- Senior housing
- Strong Main Street
- Town Services (snow removal, garbage pickup) ✓✓✓ (“great snow removal”) ✓✓✓

- Townspople ✓✓
- Volunteer Taxi Service
- Volunteerism ✓✓

What are three most important Challenges facing your Community?

- Affordable Housing
- Business/Economic Development ✓✓✓✓✓✓
- Bylaw Enforcement✓
- Community programming for diverse groups ✓
- Competitive pricing on goods
- Drawing people in
- Ensuring the Town is ready for expansion
- Junked yards and boulevards
- Keeping the school
- Keeping trees trimmed that interfere with power lines
- Lack of employment opportunities
- Lack of policing
- Lagoon ✓✓✓✓✓✓✓✓✓✓
- Maintaining facilities (hall) ✓
- Maintaining fire and rescue service
- Maintaining paved streets
- People not supporting local business ✓
- Rec Centre needs more handicapped seating
- Recreational activities for kids
- Retain good employees
- Retaining services
- Senior Citizen Housing✓
- Snow removal
- Tax Base/Population Growth/Aging Citizens ✓✓✓✓✓✓✓
- Too small of school for the number of children attending
- Water & Sewer Lines/Infrastructure/Water Capacity ✓✓✓✓✓✓✓✓✓✓✓✓✓✓✓✓✓✓✓✓✓✓

What types of development would you like to see occur in the Community?

- Agricultural Dealership/Farm Supply ✓
- Any type of business that attracts folks to Town ✓✓
- Apartment block
- Appliance and Electronics Store
- Attempt to retain present population level
- Bakery✓
- Bed & Breakfast
- Bowling alley in Rec Centre so it can be utilized all year round

- Car wash business and laundromat that is modern
- Certified Auto Dealership ✓✓
- Clothing store option
- Coffee Shop
- Dollar Store
- Employment producing industry
- Fabric Store
- Family Restaurant/Find Dining ✓✓✓✓✓
- Fitness centre/Recreational Centre ✓✓✓
- Food production
- Grass green golf course ✓
- Greenhouse
- Hardware
- Improved sewage treatment and additional water source
- Indoor Swimming Pool ✓
- Light industrial
- Low cost/no cost youth activities
- More affordable senior housing
- More care homes – assisted living between the LMPH & Manor ✓
- More Entertainment for all Ages
- More good housing/condos ✓
- More well-built condos for folks
- Photography
- Post secondary educational opportunities
- Second hand/variety/general store featuring local artisans
- Seems like we have everything we really need
- Small Motel ✓✓✓✓✓
- Small-scale manufacturing
- Something to attract, keep, and employ young people and families
- Transportation & delivery to and from city ✓✓
- Utilize our sports grounds
- Youth drop in centre

Do you feel growth is positive for the Community and how big do you want to see Strasbourg in the future?

- 1000 people ✓✓✓✓✓
- 1200 people ✓✓
- 1500 people
- 2000 people ✓✓
- Additional housing, senior's housing, and youth activities would encourage growth

be maintained

- Do we have the space?
- Don't want to get bigger, as it attracts less desirable people
- Growth is expensive
- Growth is good, as long as it can be sustained
- Growth is positive ✓✓✓✓✓✓✓✓✓✓
- Growth should be positive, but it's not
- Lots of exchange of residents
- More forward with high standards, not just high growth
- Not sure if growth is going to be positive in future because of politics and favouritism when applying for permits.
- Not too big (if I wanted the city, I would go there)
- Want to see continuous growth
- We need more businesses and a bigger grocery store (with better selection, quality and prices). I don't care how big Strasbourg gets.
- Yes to an extent. I think this town can grow and support more people as the amenities are pretty good for a small place, but with more people we have more options for creating community events and more businesses which would make Strasbourg a more interesting place for other people to come visit

What would you NOT like to see in your Town?

- Any type of closure
- ATV, Golf Cart, and Sled usage
- Bars
- Casino
- Chickens ✓✓
- Drugs/Gangs/Crime ✓✓✓✓
- Hiring of a bylaw enforcement officer ("we are not a city")
- Homes that need to be condemned
- Huge apartment complexes
- Less desirable people/"slum" areas/rundown properties ✓✓✓
- Less focus on rink and more focus on community as a whole
- Loss of Businesses ✓
- Loss of Doctor/NP ✓
- Loss of our efficient fire department
- Messy yards
- More cats and dogs
- More churches
- More money wasted like the Town/RM split
- More VLTs
- No more competition for the business operators

- Noisy vehicles
- Pet breeders
- Pollution
- Pot belly pigs
- Small town politics
- Strict architectural rules for buildings (leave room for personality)
- Strip Club
- Tim Horton's franchise
- Traffic lights

What concerns do you have with respect to safety in your Town?

- Better and more street lights
- Bylaw enforcement ✓✓
- Dogs/Bites ✓
- I feel safe living here – to walk at night, to be in my yard. The work on emergency preparedness is very good. It would be great to have a safe centre in case of a big emergency.
- Lack of emergency back up plans
- Lack of policing ✓✓✓✓✓✓
- None ✓✓✓✓✓✓✓✓✓✓
- People crossing the yellow line on Main Street ✓
- People not wearing reflective clothing while walking
- People parking too close to corners
- Possible break-ins
- Reduced snow removal, taking longer
- Snowmobiles
- Speeding ✓✓✓✓✓✓
- Trains and the material they carry
- Vehicles and trailers on the street

What would you like Council to focus on with respect to Services? Present and Future?

- Better care of the cemetery
- Better policing
- Composting
- Condos (Bridgeroad)
- Council is doing the best they can under the circumstances at the present
- Council is focusing on the proper issues, instead of the menial ones.
- Emergency preparedness
- Focus on a fairer tax system (base tax). We all get the same services so we should all be paying an equal portion for those services. ✓
- Food Garden
- Future development with tax breaks for manufacturing facilities

- Garbage is good, recycling is great – people need more info
- General upkeep
- Getting rid of diseased trees which wreck the sewer system
- Improve street drainage
- Maintaining the medical and fire services
- More activities
- More dog control
- More local care homes – lack of places for seniors to go after they leave their homes
- Pick up garbage like grass clippings, trees at least once a month in summertime
- Public green space and recreational facilities
- Road repairs and snow clearing on sidewalks
- Something to draw people into the Town (i.e. coffee shop that is open in the evenings), clothing store, competitive prices for groceries
- Town needs to assess infrastructure priorities – water/sewer, lagoon ✓✓✓✓✓✓
- Trimming trees in the back alleys/back alley clean up twice a year ✓
- Youth activities other than hockey

What do you think is reasonable to ask of developers thinking of building in your community? Should they pay for upgrading of services and all costs associated with their development or should the Town cover off some or all of these costs to attract development?

- Careful what you attract
- Developer should be responsible for all costs ✓✓✓✓✓✓
- Developer should pay, but give them a tax break
- Developers should be given a few breaks so that development is not curtailed ✓
- First develop necessary water & sewer needs before looking at future development
- In order to attract business owners to a small town there should be some help from the council. Owning a business in a small community is not easy and not always that appealing.
- Share the development costs ✓
- There should be at least a \$1000 charge per new lot for supplying sewer and water
- Town and developers should work together and town should not turn business away because of all restrictions and bylaws.
- Town should cover off some costs ✓✓✓✓✓✓✓

General Comments:

- A great place to live! A good, responsible Council – we are blessed!
- Council cannot approve development that does not comply with their bylaws. Development must be denied and then go through an appeal process.
- Enough small town politics.
- Good place to live but always room for improvement.
- Great to see a larger on-line presence for the Town. There are a lot of ex-patriots that can be tapped this way and perhaps enticed to contribute in many ways.

- I am proud of our Town and grateful for those who work to make it a good place to live. I believe in our future.
- I love our town! But I would really like to see things that cater to younger crowds such as a drop in centre or a coffee shop that stays open late
- I love Strasbourg and the sense of community. It would be sad to lose that in favour of large growth and development
- Keep up the good work and thanks to the councillors who want a future for this Town.
- Keep up the good work and thanks!
- Keep up what you have, finish what you started before you move to fast forward. Please keep working on your 5-10-20 year plans. Good Job. Thanks!
- Parking cars on Pearson & Prospect very dangerous
- Please never ever even think about tearing down the grain elevator. It's one of my favourite things about this town.
- Should scrap PBI. Think they are useless as they pass all bad work anyway.
- Strasbourg is a thriving community – is the future vision to be primarily a senior retirement community or a town which offers opportunities for young people to come and raise their families?
- The Loraas bin on Railway should be removed or locked. Town taxpayers are paying for RM recycling.
- Very happy with Strasbourg over all.
- Very pleased with snow removal this year. Strasbourg is a great place to live.

APPENDIX “D”: ACTION PLANS

Short Term (2015-2020)

Action Item	Key Participants/Stakeholders
Development of Servicing Agreement and Development Levy Bylaw	Town of Strasbourg Council and Administrator to establish fees by bylaw to ensure land development and capital costs for development are borne by the developer and not by the general public. Town of Strasbourg Council and Administrator may also wish to prepare a Development Levy Bylaw where new development is of a density or nature which will require and upgrade to services beyond those normally provided in the subdivision of land.
Establish Effective Bylaw Enforcement	Town of Strasbourg and possibly other municipalities in the region should engage effective bylaw enforcement to enforce priority bylaws. Cost-sharing options with other municipalities should be encouraged. Vacant properties, illegal accessory buildings, all terrain vehicles, the fire pit and litter should be a priority. A public information program should precede any initiative to enforce the current bylaws.
Geo-Technical Engineering Studies	Town of Strasbourg Council and Administrator to consider requirement for a geo-technical testing of land within the Town of Strasbourg to establish safe building areas, standards for foundation construction and site remediation where required. This requirement may be provided by the Town of Strasbourg and/or private land developers. These engineering costs could be covered in the cost of each new lot sold by the Town .
Support for Municipal Administrator	Town of Strasbourg Council and Administrator to outline a short and medium term plan to ensure municipal administration is fully supported.
Infrastructure Maintenance/Repairs	Town of Strasbourg Council and Administrator to actively monitor its current infrastructure inventory assets and to ensure long-term sustainability of existing and future infrastructure.
Establish 1:500 Design Flood Level	Town of Strasbourg Council and Administrator to contact the appropriate provincial agency to confirm the most current 1:500 design flood elevation and recommended safe building elevation for permanent structures in the Town of Strasbourg.
Land Use Concept Plans	Town of Strasbourg Council and Administrator to ensure all land use concept plans conform with the Official Community Plan.
Emergency Response Plan	Prepare, update and practice an Emergency Response Plan on a regular basis. Inter-municipal agreements should also be encouraged for mutual assistance.
Public Communication Plan	Town of Strasbourg Council and Administrator to continue to establish and maintain communication and participation with all residents of the Town of Strasbourg.
Entrance Enhancement to Town of Strasbourg	Town of Strasbourg Council and Administrator to prepare a plan to establish a the main entrance and “gateway” into the Town of Strasbourg. The main entrance shall receive priority in planning and beautification to project a positive and clean image of the community.
Monitor Sewage Disposal Regulations	Town of Strasbourg Council and Administrator to monitor any proposed changes in policy by the senior governments with regard to sewage disposal regulations which might impact both the municipal government and future land servicing requirements within the Town of Strasbourg.
Schedule an annual review of the Official Community Plan and Zoning Bylaw	Town of Strasbourg Council and Administrator. The review of the OCP should be done in conjunction with the annual budget of the town and with any longer-term capital projects. The services of a professional community planner should be engaged in five (5) years to undertake a full review of policies, issues and strategic directions. There should also be an annual review of the Town of Strasbourg Zoning Bylaw and consider

	any "house-keeping" amendments in a "batch" amendment.
Inventory of Mobile homes	Town of Strasbourg Council and Administrator to establish a recorded inventory of trailers on properties versus mobile homes in residential land use zones.
Inventory of Primary Use on Lots	Town of Strasbourg Council and Administrator to establish a recorded inventory of residential parcels in contravention of the Zoning Bylaw with respect to Accessory Buildings but no Primary Residence. These Accessory Use buildings to be noted as Legally Non-Conforming.
Inventory of Park/Municipal Reserve	Town of Strasbourg Council and Administrator to undertake and inventory of Park Space and Municipal Reserve space and calculate any surplus and/deficits in land.
Inventory of Vacant Lots	Town of Strasbourg Council and Administrator to undertake an inventory of vacant residential lots. Objectives will be (1) to determine the number of serviced lots which could come into the market place, (2) monitor any illegal accessory buildings being constructed on a vacant lot prior to a principal residence.

Mid Term (2015-2025)

Action Item	Key Participants/Stakeholder
Schedule major review of the Official Community Plan	Town of Strasbourg Council and Administrator. The major review of the OCP should be done by a professional community planner and should examine current issues, policies and strategic directions of the Town of Strasbourg. The major review should take place in 2017.
Review Crime and Safety	Town of Strasbourg Council and Administrator to review the policing service agreement(s) with the RCMP and adjacent small urban and rural municipalities.
Development of Vacant Lots	Town of Strasbourg Council and Administrator to promote the development of vacant residential lots in a coordinated and phased manner. The development of new residential lots by the Town of Town of Strasbourg should be coordinated with any infill development by private property owners.
Inter-Municipal Cooperation	Town of Strasbourg Council and Administrator should continue to promote inter-municipal cooperation at both the Council level and the Administrator level with surrounding municipalities.
Municipal Best Practices in Municipal	Town of Strasbourg Council and Administrator to consider sharing "Best Management" practices amongst a wide range of municipalities in Saskatchewan. The objective is to exchange knowledge and techniques to increase municipal efficiencies.
Municipal Storm Drainage Study	Town of Strasbourg Council and Administrator to engage both a land surveyor and a professional engineer qualified to consult in municipal drainage systems to prepare a topographic survey and a drainage study for all new areas of proposed subdivision and development.

Long Term (2015-2035)

Action Item	Key Participants/Stakeholders
Boundary Alteration/Annexation	Town of Strasbourg Council and Administrator to monitor the long-term growth patterns of Town of Strasbourg and to cooperate on a regular basis with the RM of McKillop No. 220 to ensure the long-term interests of Town of Strasbourg are compatible with its adjoining municipal neighbours.

APPENDIX “E” SAMPLE DEVELOPMENT PROPOSAL

BERLIN DEVELOPMENTS LTD.

Proposes

HEIDELBERG ESTATES

MULTI-PARCEL DEVELOPMENT

A Complementary Phase of Hamburg Estates Phase IV

Submission

Prepared for Town of Strasbourg

HEIDELBERG ESTATES MULTI-PARCEL DEVELOPMENT

INTRODUCTION

This report is intended to express our client's interest in developing a quality high-density country-residential development within the Town of Strasbourg. This development would consist of the Development of Lot 1 of Block 2 of the NW XX-XX-XX-W2nd, to provide a total of 44-45 new residential sites within a planned unit development under condominium ownership on a 20 acre parcel.

In 1994 Berlin Developments Ltd. initiated a country residential proposal known as Hamburg Estates. That initiative was proposed in response to a perceived need in the market place for high-end estate living. To date this development is over 80% sold.

Throughout the development process of estate lots, many clients expressed strong interest in an adult oriented residential condominium project which would complement the urban/rural acreage development by Berlin Developments Ltd.

PROPOSAL SUMMARY

This initiative proposes to develop subdivided Lot 1 of Block 2 which is 20 acres into 44-45 single residential dwelling units in a planned unit development under condominium ownership. The market targeted would be adult oriented, with housing in the neighbourhood of \$300,000 - \$400,000 per unit. However, marketing will not be limited to this cross-section of the market as the need for even more affordable quality homes is recognized by Berlin Developments Ltd. Development control guidelines would be in place to address construction deadlines, minimum square footage, fencing, architectural controls, and other measures as deemed appropriate as in all Berlin Developments Ltd. A full provision of services is proposed, including surfaced internal roads, utilities and other amenities as required by this market. This would involve the provision of full water service, along with off-site waste management, a landscaping and drainage plan, lighting, common grounds, facility development, garbage removal, and all other amenities common to similar development in other urban centres.

With the exception of an increase in traffic on XXXX Avenue, little demand will be added to municipal services. Impacts of development are minimized by the following:

- Water connection would be to the existing Town of Strasbourg water line (subject to Town approval);
- Development of a sewage lagoon and sewage removal system would be undertaken and maintained by the developer;
- Power, gas and telephone lines exist in close proximity to the proposed sites;
- Internal roads would be surfaced, built to municipal standard; and
- The proposed subdivisions are on the existing garbage collection and haul route and convenient for similar solid waste removal weekly as in the balance of the Town.

Development of the residences and site would be undertaken by Berlin Developments Ltd.

MARKET ASSESSMENT

Within the WaterWolf region there exists a sizeable population of the upper income 55+ age group. Within this group there exists considerable demand for estate living experience. However, this group is not willing to forego the conveniences of urban amenities and expects a higher level of service than the rural acreage resident. The large numbers of individuals who have expressed interest in this type of development are those who either feel that a rural acreage home requires too much work or are dissatisfied with high density urban condominium developments.

Developments catering to this market must combine a country residential atmosphere with the high level of amenities required. These amenities include quality potable water and sewage handling, good local roads, a sense of community, local natural amenities and space, while at the same time in close proximity to the City of Saskatoon less than one hour away, all amenities presently provided for in Hamburg Estates.

The minimum 50' x 110' individual parcel size has been selected primarily in response to market demand and experience with urban developments. Second only to the level of services offered, the lot size is the second most important consideration for those interested in country residential living. The response by this age group has created a demand for a large enough lot to provide a minimum 1,200 square foot bungalow with garages for vehicle R.V. parking area while retaining a manageable individual yard for landscape and patio amenities.



Another aspect of this market is a strong preference for a '**sense of community**', which is even stronger than in the previous Hamburg Estates Developments. Subdivisions that project a sense of community tend to sell quicker, experience a significantly slower turnover rate, and are generally better maintained properties.

Given these market characteristics and continued housing demand, it is important to note that this location has proven to be extremely attractive. No other residential developments exist that offers such an appealing location close to the City of Saskatoon, in a strong urban centres, golf courses, medical facilities, recreation and shopping, etc.

PROPOSED IMPROVEMENTS

The following development controls and improvements are proposed for this development:

- Potable water will be provided through a connection to Municipal water;
- Sewage will be handled by an internal collection system with an off-site lagoon to be maintained by the developer and located the appropriate distance as per Saskatchewan Health and Sask Environment regulations;
- Internal roads will be Surfaced or Double chip sealed and built to municipal standard and will include individual access;
- Each individual building parcel will be serviced by power, natural gas, telephone, and cable;
- Architecturally controlled fencing will be installed required around the property;
- Landscaping and common recreation and amenity space will be done by Berlin Developments Ltd. which will accentuate the rural feeling and also provide a common recreation centre and games area;
- Surfaced R.V. parking; and
- Minimum dwelling size shall be as follows:

TABLE C2A: MINIMUM DWELLING SIZE

HOUSE TYPE	PHASE"
Bungalow	1,200 Ft ²
Bi-Level	1,200 Ft ²
Split	1,200 Ft ²
Two-Storey	1,600 Ft ²

- All housing will be single detached dwellings, architecturally controlled;
- All dwellings will feature a minimum two car attached garage;
- Vinyl siding or stucco will be a minimum requirement; and
- Accessory buildings will require Developer approval.

PROJECT PHASING

TABLE C2B: PROPOSED DEVELOPMENTS

(Subject to Official Community Plan and Zoning Bylaw Review and Amendments)

DEVELOPMENT PHASE	PROPOSED DATE
Development Approval	Summer 2010
Lot Sales	Post Approval
Road Grading/Street Surfacing	Summer 2010
Power, Natural Gas (to each lot)	Summer 2010
Water Connections	Summer 2010
Sewage Lagoon and System Construction	Summer 2010

The cost of tying each residence into power and natural gas, water and sewer and cable and telephone will be included in the purchase price.

IMPACT ASSESSMENT

It is anticipated that given the location, proximity to amenities, and services, impact to the Town of Strasbourg and adjacent land owners will be positive, as the hard surface road development on XXXX Avenue has mitigated concerns over dust and improved adverse weather road conditions.

The parcel of land involved is Class 4 land. This land has severe limitations that restrict the range of crops that can be grown. This is primarily due to the sandy structure of the soil. Much of the land proposed is covered with poplar and aspen bluffs, which are ideally suited to country residential development and in fact will be incorporated in the design.

In addition, Berlin Developments has recognized the need to utilize land efficiently and the negative impact of consuming large tracts of rural land. Therefore, it was felt that this concept would utilize part of an existing developed area. We also recognize the innovative concept will require a review of the existing Official Community Plan and Zoning Bylaw provisions. In addition, we recognize the need to participate in public consultation with all affected stakeholders and the adoption of a structure and / or concept plan for the area.

The proximity to major amenities for this market niche is excellent, as several golf courses are located nearby - along with proposed on-site recreational amenities in a country setting, and convenient surface access to Highway No. 11.

It is anticipated that XXXX Avenue will carry the vast majority of traffic from the residential development. The convenience of using XXXX Avenue to Heidelberg Estates households is anticipated to be high, given the short travel distances involved and the route's superior road design and snow removal services.

The developers will be building the residences to ensure quality and compatible development. Development would occur within one year, thus ensuring an orderly and timely rate of development.

Any required municipal servicing and development agreements will be entered into in order to clearly define areas of responsibility.

Any municipal reserve requirements will be addressed to the Municipality. In addressing the Official Community Plan requirements, the following separation distances and uses have been respected, including separation from:

- Intensive livestock operations;
- Hazardous industry;
- Rural industrial zone;
- Sewage lagoon sites; and Solid waste disposal sites.

No development will be allowed on lands with:

- High aggregate potential;
- Designated as conservation areas;
- Significant wildlife habitat;
- Cultural or historic significance;
- On environmentally sensitive areas;
- High agricultural capability; and
- Natural Hazard conditions.

MARKETING STRATEGY

Berlin Developments Ltd. will use its proven marketing strategy which consists of:

- A prominent sign on the corner of the development;
- A sales office will be open adjacent to Berlin Developments' principal residence. The sales office/show room will be staffed from 1 p.m. to 5 p.m., seven days per week during peak seasons;
- A visual rendering in the show home will outline the proposed development in its fully developed stage;
- Brochures and advertising as in all Berlin Developments;
- Individual signs will be erected on site indicating relevant information;
- Financing for individual purchasers will be made available;
- A broad promotion campaign involving television, radio and print media will continue;
- Sales would be open to members of the area Real Estate Board's multiple listing service; and
- Refunds will be provided if construction is not initiated within one year.

LAND USE POLICY AND ZONING IMPLICATIONS

It is recognized that this development scenario is new to the Town of Strasbourg; however, similar developments have been undertaken around the Cities of Saskatoon, Winnipeg and Calgary. This particular development would require amendments to the policy plan; however, the basic intent of accommodating multi-parcel residential uses would seem compatible. The issue of densities and site sizes would require change. This development would be ideally suited to the use of 'Direct Control District' or 'Contract Zoning' provisions. As in other developments, a suitable contract zoning, servicing, and development agreement could be developed to protect all parties.

The condominium ownership issue should not affect land use considerations, however, would serve to enhance the option for an 'organized hamlet' process for the Hamburg Estates area. The concept of providing higher density and high recreational amenity development, while at the same time retaining a rural emphasis, is not inconsistent with the multi-parcel higher density provisions of the Official Community Plan.

In addition, by incorporating this proposal into an existing development, it would not be inconsistent with separation distance provisions.

SERVICING COSTS

Servicing costs have been prepared and illustrated below in both summary and detailed formats. The cost estimate was based on the assumption that the water supply system would entail the construction of a distribution system connected to the Municipal water service on XXXX Avenue presently ending at

the Hamburg Estates, and the construction of an entirely independent sanitary sewer system with the acquisition of land for a sewage lagoon, north of the development.

The servicing costs reflect the expected level of service for such a development. Landscaping plans and costs have not been included in the proposal at this time as the layout will be modified to address the natural environment.

Table C2C: Summary Cost Estimate

Note: Does not include cost of lagoon.

WATER DISTRIBUTION	\$70,760.00
SANITARY SEWER	\$62,320.00
SANITARY FORCEMAIN & LIFT STATION	\$94,240.00
BUILDING SERVICES	\$40,370.00
WATER SUPPLY LINE	\$95,000.00
SEWAGE LAGOON	\$230,000.00
ROUGHGRADING	\$14,700.00
ROAD CONSTRUCTION	\$148,830.00
UTILITIES (TELEPHONE, ELECTRIC, GAS)	\$99,000.00
STREET LIGHTS	<u>\$22,400.00</u>
SUB-TOTAL SERVICING	\$877,620.00
ENGINEERING AND CONTINGENCY (15%)	<u>\$131,380.00</u>
TOTAL DEVELOPMENT COST	\$909,000.00

access road to

TABLE C2D: DETAILED COST ESTIMATE

Water Distribution System	150 diameter Water main	835 x \$56.00	\$46,760.00
	Fitting, Bends and Valves	L.S.	\$5,000.00
	Hydrant c/w Tees, Leads and Thrust Blocks	6 each x \$2,500.00	\$15,000.00
	Tie in to Proposed Water Supply Line	L.S	\$1,000.00
	Pressure Test		<u>\$3,000.00</u>
	Sub- Total Water Distribution System		\$70,760.00
Sanitary_Sewer System (Based on 3.5 - 4 metre depth)	200 diameter PVC	760 L.M. x \$57.00	\$43,320.00
	Manholes (complete with bases, barrels, frames and covers)	8 x \$2,000.00	\$16,000.00
	Television Inspection	L.S.	<u>\$3,000.00</u>
	Sub- Total Sanitary Collection System		\$62,320.00

Sanitary_Force Main System	Sewage Pumping Station	L.S	\$65,000.00
	Tie in to Pumping Station		\$1,000.00
	100 mm Sewage Force Main	765 L.M. x \$26.00	\$19,890.00
	Pressure Test	L.S.	\$3,000.00
	Fittings	L.S.	\$300.00
	Air Release Valve	1 Each	\$500.00
	Roadway Crossing (by Coring Method)	25 L.M. x \$130.00	\$3,250.00
	Chain Link Fencing for Pumping Station	L.S.	<u>\$1,300.00</u>
	Sub- Total Sewage Force Main System		\$94,240.00
	Building Services	19 mm Copper	440 L.M. x \$14.00
Fitting (main stop, curb stop, curb box and rod and marker)		44 Each x \$160.00	\$7,040.00
Sanitary Services 150 mm PVC		435 L.M. x \$40.00	\$1,750.00
Sewer Fitting (saddle & plugs)		Saddle 44 Each x \$40.00	\$660.00
Trenching and Compaction		440 L.M. x \$40.00	\$17,600.00

	<u>Services to Recreation Centre</u>		
	Water (50 mm PE) Service	40 L.M. x \$5.00	
	Fitting (main stop, curb stop etc)	L.S.	
	Sanitary (150 PVC) Service	40 L.M. x \$10.00	
	Sewer Fittings (saddle & plugs)	Saddle - 1 Each	\$35.00
		Plug - 1 Each	\$15.00
	Trenching and Compaction	40 L.M. x \$40.00	<u>\$1,600.00</u>
	Sub- Total Building Services		\$40,370.00
Water Supply Line	(150 HDPE) (1,900 Metres Length)		
		1,900 L.M. x \$50/m	<u>\$95,000.00</u>
	Sub-Total Water Supply Line		\$95,000.00
Sewage Lagoon Construction	1 L.S.		
			<u>\$230,000.00</u>
	Sub- Total Sewage Lagoon Construction		\$230,000.00

Rough Grading	44 Homes x \$300.00/Lot		\$13,200.00
	1 Centre x \$1,500.00		<u>\$1,500.00</u>
	Sub- Total Rough grading		\$14,700.00
Road Construction	Topsoil Stripping	13,500 m x \$0.60	\$8,100.00
	300 diameter C.S.P. Culverts Installation	40 L.M. x \$80.00	\$3,200.00
	Common Excavation	10,000 m ³ x \$2.50	\$25,000.00
	Sub grade Preparation	7,500 m ² x \$0.50	\$3,750.00
	150 mm Sub base	7,400 m ² x \$2.80	\$20,720.00
	150 mm Base	7,000 m ² x \$5.00	\$35,000.00
	Asphalt Primer	6,500 m ² x \$0.50	\$3,250.00
	50 mm Hot Mix Asphalt	6,500 m ² x \$6.00	\$39,000.00
	Manhole Adjustment c/w Slurry Mix Backfill	8 Each x \$450.00	\$3,600.00
	Valve Adjustment c/w Slurry Mix Backfill	7 Each x \$250.00	\$1,750.00
	Finish Grading of Topsoil Seeding	6,400 m ² x \$0.65	<u>\$5,460.00</u>

Utility Servicing to 45 Units	Sub- Total Road Construction		\$148,830.00
	SaskTel (\$400/Lot), SaskPower (\$300/Lot), SaskEnergy, (\$500/Lot)		<u>\$99,000.00</u>
	Sub- Total Utility Servicing		\$99,000.00
Street Lights		16 x \$1,400.00	<u>\$22,400.00</u>
	Sub- Total Street Lights		\$22,400.00