



TOWN OF STRASBOURG

“THE HEART OF LAST MOUNTAIN VALLEY”

# Official Community Plan

BYLAW No. 343/15

**TABLE OF CONTENTS**

**SECTION 1: INTRODUCTION .....5**

    1.1 Authority and Mandate .....5

    1.2 Regional Context.....5

    1.3 Map 1 - Town of Strasbourg .....6

**SECTION 2: COMMUNITY GOALS .....7**

**SECTION 3: GENERAL LAND USE POLICIES .....8**

    3.1 Safety and Health Policies.....9

    3.2 Social Policies.....9

    3.3 Environmental and Sustainable Policies.....9

**SECTION 4: RESIDENTIAL DEVELOPMENT .....11**

    4.1 Residential Objectives.....11

    4.2 Residential Policies .....11

    4.3 Implementation.....12

    4.4 Country Residential Development.....13

**SECTION 5: COMMERCIAL DEVELOPMENT .....13**

    5.1 Commercial Objectives .....13

    5.2 Commercial Policies.....13

    5.3 Town Centre .....13

    5.4 Highway Commercial.....14

    5.5 Implementation .....15

**SECTION 6: INDUSTRIAL DEVELOPMENT .....15**

    6.1 Industrial Objectives .....15

    6.2 Industrial Policies.....15

    6.3 Implementation .....16

**SECTION 7: RECREATIONAL DEVELOPMENT.....17**

    7.1 Recreational Objectives.....17

    7.2 Recreational Policies.....17

    7.3 Municipal and Environmental Reserve.....17

    7.4 Implementation .....18

**SECTION 8: INFRASTRUCTURE AND PUBLIC SERVICE LANDS.....19**

    8.1 Public Service Objectives .....19

8.2 Infrastructure and Public Works Policies.....20

8.3 Streets, Roadways, and Access.....20

8.4 Implementation .....21

**SECTION 9: NATURAL ENVIRONMENT HAZARDOUS CONDITIONS .....22**

9.1 Natural Hazards Policies .....22

9.2 Flood Hazard Lands.....22

9.3 Wildfire Hazard Areas.....23

**SECTION 10: FUTURE URBAN DEVELOPMENT .....24**

10.1 Implementation .....24

10.2 Boundary Alteration/Annexation .....24

10.3 Inter-Municipal Cooperation and Duty to Consult with First Nations .....25

**SECTION 11: IMPLEMENTATION OF THE OFFICIAL COMMUNITY PLAN .....25**

11.1 The Future Land Use Concept Plan.....25

11.2 Bylaw Implementation.....25

11.3 Action Plans .....25

11.4 Definitions.....25

11.5 Zoning Bylaw.....26

11.6 Contract Zoning .....26

11.7 Concept Plans .....27

11.8 Special Studies .....27

11.9 Public Works .....27

11.10 Development Levies and Agreements.....27

11.11 Servicing Agreements .....28

11.12 Subdivision Process.....28

11.13 Review and Amendment .....30

**SECTION 12: EFFECTIVE DATE OF BYLAW .....31**

**APPENDIX "A" - FUTURE LAND USE MAP .....32**

**APPENDIX "B" - INFRASTRUCTURE REPORT.....35**

**APPENDIX "C" - COMMUNITY SURVEYS .....39**

**APPENDIX "D" - ACTION PLANS .....41**

**APPENDIX "E" - SAMPLE DEVELOPMENT PROPOSAL.....43**

INTRODUCTION .....44

PROPOSAL SUMMARY .....44

MARKET ASSESSMENT .....45

PROPOSED IMPROVEMENTS.....46

PROJECT PHASING .....47

IMPACT ASSESSMENT .....47

MARKETING STRATEGY .....49

LAND USE POLICY AND ZONING IMPLICATIONS.....49

SERVICING COSTS.....49

## **SECTION 1: INTRODUCTION**

### **1.1 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.

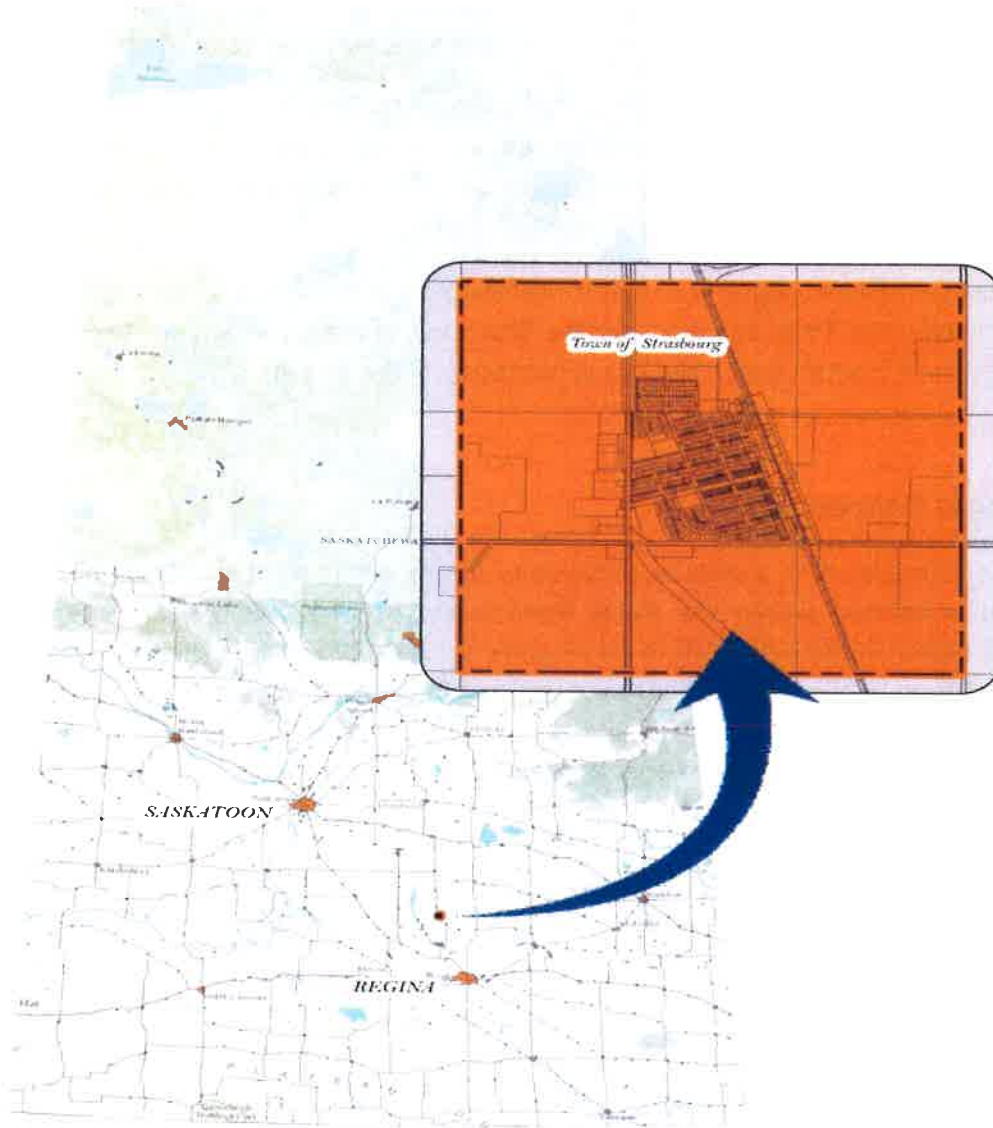
### **1.2 Regional Context**

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 km<sup>2</sup> (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 752 as of the 2011 census, up 2.7 % since 2006 census, and has approximately 380 residences.

### 1.3 Map 1 - Town of Strasbourg





## SECTION 2: COMMUNITY GOALS

Town of Strasbourg residents, based on the findings of consultations in “Community Survey” (Appendix “C”), 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:



## 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 particular to the area.

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.

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;
- 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; and
- 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.

### 3.1 Safety and Health Policies

1. 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.
2. 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.

### 3.2 Social Policies



1. 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.
2. 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.

### 3.3 Environmental and Sustainable Policies

1. 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.
2. Bylaw enforcement shall not be compromised in addressing issues related to motor vehicles, all-terrain vehicles, vacant lots, and unsightly properties.

3. The Town may establish greater control over regulating or prohibiting the outdoor storage of goods, machinery, vehicles, building materials, waste material, and other items.
4. 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.
5. 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.
6. 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 the 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.

### **4.1 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.

### **4.2 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 in the appropriate Mobile Home Zoning District, and 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.

### 4.3 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



4.4 Country Residential Development  
(amended 383/18)

## SECTION 5: COMMERCIAL DEVELOPMENT

### 5.1 Commercial Objectives

- To support existing businesses and uses and welcome new commercial development to the community.
- To work with the Town Council 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.

### 5.2 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.

### 5.3 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.



#### 5.4 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.



#### 5.5 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

### 6.1 Industrial Objectives

- To expand and build upon Strasbourg’s experiences with industrial activity.
- To cooperate with senior levels of government 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.

### 6.2 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 Map” which is attached to and forms part of this Official Community Plan (Appendix “A”). 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 McKillop No. 220, plus other urban and rural municipalities in the region.

### **6.3 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 Hall and Park system, play areas, and play structures.

### **7.1 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.

### **7.2 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 Hall and playground equipment located in the 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.
4. 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.

### **7.3 Municipal and Environmental Reserve**

1. 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.



2. 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 lessen impact on adjacent properties.

3. 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.

### 7.4 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 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.

### **8.1 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.



## 8.2 Infrastructure and Public Works Policies

1. Strategies and standards for the orderly, efficient, and economical extension of water distribution systems, 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 upgraded 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. The Town's proposed Water Treatment Facility will address water needs.
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.

## 8.3 Streets, Roadways, and Access

1. In order to provide for efficient development and reasonable access to Town of Strasbourg, the Town will endeavour to coordinate, in consultation with the R.M. of McKillop No. 220 and the region for the planning, construction, maintenance and repair, or alteration of major transportation links from the Provincial Highway #20 and the Rural Municipality road into the Town.



2. 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.

3. The three Town of Strasbourg entrances shall strive to improve their visual appearances. The main entrance to the Town shall be the centre entrance (Mountain Street) on Highway #20 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.

## 8.4 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**

### **9.1 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.

### **9.2 Flood Hazard Lands**

1. 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 potential flooding, as a result of storm runoff.
2. 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.
3. 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.



4. 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.

5. 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.

### **9.3 Wildfire Hazard Areas**

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 alterations 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 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.

- 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.

### **Zoning Bylaw Objectives**

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.
- Provide design features for special purposes such as landscaping, buffers, open spaces, and street layout.

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.

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.

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       | <u>Thirteenth</u> | day of | <u>May</u>    | 2015 |
| Read a first time this  | <u>Thirteenth</u> | day of | <u>May</u>    | 2015 |
| Read a second time this | <u>Eighth</u>     | day of | <u>July</u>   | 2015 |
| Read a third time this  | <u>Twelfth</u>    | day of | <u>August</u> | 2015 |
| Adoption of Bylaw this  | <u>Twelfth</u>    | day of | <u>August</u> | 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