



## BYLAW NO. 383/18 AMEND OCP BYLAW

### A BYLAW OF THE TOWN OF STRASBOURG, IN THE PROVINCE OF SASKATCHEWAN, TO AMEND BYLAW 343/15, ALSO KNOWN AS THE OFFICIAL COMMUNITY PLAN BYLAW

The Council of the Town of Strasbourg in the Province of Saskatchewan, enacts to amend Bylaw No. 343/15 as follows:

#### A. COUNTRY RESIDENTIAL DEVELOPMENT

1. Section 4 is amended by creating Subsection 4.4: COUNTRY RESIDENTIAL DEVELOPMENT, with additions as follows:

##### 4.4.1 Country Residential Objectives

- To encourage acreage development within Town boundaries.
- To provide an opportunity for residential acreage developments which do not require a full range of municipal services.
- To ensure that Country Residential activity does not impact negatively on the natural environment, including ground and surface water resources.

##### 4.4.2 Country Residential Policies

1. The subdivision of land for Country Residential purposes shall meet all requisite government department requirements including but not limited to Saskatchewan Ministry of Environment and the Saskatchewan Health Region.
2. The Future Land Use Concept Plan "Appendix A" indicates areas with potential for Country Residential development.
3. Country Residential development shall be required to provide, at the expense of the developer, such onsite services as is deemed necessary by the Town. Country Residential subdivisions shall have access to an existing all-weather road unless the proponent enters into an agreement with the Town to upgrade municipal roads to an all-weather standard as a condition of approval.
4. Country Residential subdivisions shall be planned and located in such a way that services such as school bussing, snow removal, fire protection, and other municipal services can be provided with reasonable efficiency and without undue cost to the Town.
5. Country Residential subdivisions shall be required to locate where there is evidence of a long term supply of potable water.

6. Country Residential developments that propose on-site wastewater disposal systems must receive approval from Saskatchewan Health Region prior to installation. The location and size of building lots shall reflect the capability of local soils to adequately support an approved on-site wastewater management system.
7. Country Residential subdivisions shall be required to provide adequate physical separation through the implementation of design buffering techniques such as shelterbelts or landscape buffering from adjacent agricultural operations.
8. Country Residential subdivisions shall seek to minimize the loss of habitat and wildlife corridors by retaining and incorporating natural vegetation and watercourses within their location and design.
9. The developer should be responsible, through the help of their surveyor and/or other qualified professional(s) (i.e. P.Eng.), to identify the bed, bank, floodplain, 1:500, etc. Council shall require flood prone, or other hazard lands, to be dedicated as ER.
10. Country Residential development shall not be permitted in areas subject to flooding, erosion, or bank instability, unless detailed analysis of the specific site, prepared by a qualified engineer, can prove the development to be safe from the aforementioned hazards. Engineer's study should include mitigation measures, if applicable.
11. Country Residential development along provincial highways shall meet all requisite highway regulations pertaining to access, setbacks, and location of structures.

#### **4.4.3 Multi-Parcel Country Residential Policies**

1. A Comprehensive Development Review (CDR) shall be completed by any person proposing to rezone, subdivide, or re-subdivide land for multi-parcel Country Residential development prior to consideration of an application by Council. The review shall be undertaken according to the standards provided in the Zoning Bylaw and shall address all matters of land use integration, potential conflict mitigation, and the provision of services to the development.
2. Multi-parcel Country Residential subdivisions shall not impede the future growth of the Town. Where a multi-parcel Country Residential subdivision is proposed on lands abutting an existing urban area or multi-parcel Country Residential development, Council shall require the proposed development to be designed to complement the existing development including measures such as visual buffering, lot site separation, complementary lot sizing or any other measures necessary to achieve compatible land use and development.
3. Council shall determine the number and arrangement of approved lots within a subdivision application on a case by case basis upon review of a CDR and having consideration for:
  - a) The carrying capacity of the lands proposed for development and the surrounding area based on site conditions, environmental considerations

and potential impacts, and other factors that may warrant consideration in the design of the proposal.

- b) The suitability and availability of municipal and other services and infrastructure necessary to support the proposal.
  - c) The compatibility of the proposed subdivision design with that of the surrounding area.
4. Multi-parcel Country Residential subdivisions shall, when deemed necessary by the Town, enter into servicing agreements as provided in Subsection 11.11 of this plan, including any considerations the Town deems necessary in accordance with *The Planning and Development Act, 2007*.
5. Appropriate development standards for Country Residential subdivisions including site area, frontage, boundary and roadway setbacks, and all other relevant standards shall be applied through the Zoning Bylaw.
6. The developer shall ensure, to the satisfaction of the Town that alteration to drainage, landscape, or other natural conditions occurs in a way that avoids or mitigates on and off site impacts.
7. Multi-parcel Country Residential subdivisions shall be encouraged to investigate the potential to be serviced by a centralized potable water system in a legal form that is acceptable to the Town.

#### **4.4.4 Implementation**

The Zoning Bylaw shall include the following district:

CR – Country Residential District

### **B. SEVERABILITY**

2. A decision of the court that one or more of the provisions of this Bylaw are invalid in whole or in part does not affect the validity, effectiveness, or enforceability of the other provisions or parts thereof with respect to this Bylaw.

### **C. COMING INTO FORCE**

3. This Bylaw shall come into force and take effect upon approval from the Minister of Government Relations.



Mayor

Administrator

Certified to be a true copy of Bylaw  
No. 383/18 adopted by the Council  
of the Town of Strasbourg, on the  
11<sup>th</sup> day of April, 2018.

*Jennifer Ojphsen*  
Administrator





Government  
— of —  
Saskatchewan

Community Planning

**Ministry of Government Relations**

420-1855 Victoria Avenue  
REGINA SK S4P 3T2

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May 4, 2018

Ms. Jennifer Josephson, Administrator  
Town of Strasbourg  
Box 369  
STRASBOURG SK S0G 4V0

Dear Ms. Josephson:

**RE: Town of Strasbourg  
Bylaw No. 383/18  
Official Community Plan Amendment**

I am pleased to inform you that Bylaw No. 383/18 for the Town of Strasbourg has been approved. Enclosed is a copy of the approved bylaw for your records.

I appreciate the time and effort that you and your Council have contributed on behalf of your Municipality in developing this important document and in ensuring that the legislated procedures are adhered to.

Please contact me if you have any questions or concerns. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Shelby Trautman".

Shelby Trautman  
Planning Consultant

Enclosure