



TOWN OF
MOOSOMIN
OFFICIAL COMMUNITY PLAN
Bylaw No. 2021-02

August 2021



SCATLIFF + MILLER + MURRAY
visionary urban design + landscapes

TOWN OF MOOSOMIN

Official Community Plan Bylaw No. 2021-02

1. Pursuant to Sections 29 and 32 of *The Planning and Development Act, 2007*, the Council of the Town of Moosomin hereby adopts the Official Community Plan, identified as Schedule "A" to this Bylaw.
2. The Mayor and Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this Bylaw.
3. This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the 8th day of SEPT., 2021

Read a Second Time the 13th day of Oct., 2021

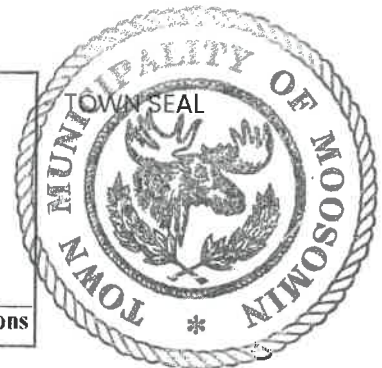
Read a Third Time and Adopted the 13th day of Oct., 2021


Mayor


Administrator

APPROVED
REGINA, SASK.
FEB 04 2022

Minister of Government Relations



Certified a True Copy of the Bylaw adopted by Resolution of Council

on the 13th day of Oct., 2021

TOWN OF MOOSOMIN

OFFICIAL COMMUNITY PLAN

SCHEDULE "A" TO BYLAW No. 2021-02

AUGUST 2021

PREPARED BY:



SCATLIFF + MILLER + MURRAY

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ACKNOWLEDGEMENTS

The creation of this OCP would not have been possible without the effort and contributions from the Town of Moosomin and team of consultants listed below.

Mayor and Council:

- Larry Tomlinson, Mayor
- Chris Davidson, Councillor
- Kyla Fingas, Councillor
- Ron Fisk, Councillor
- Murray Gray, Councillor
- Greg Nosterud, Councillor
- Garry Towler, Councillor

Town Administration:

- Paul Listrom, CAO

Consultants:

- Jonathan Pradinuk, Scatliff + Miller + Murray Inc.
- Ashley Beaton, Beaton Planning
- Megan Jones, P3Architecture Partnership Ltd. (formerly)
- Dwight Mercer, DGMercer Eco Research
- Mauricio Jimenez, Mapline Services

The Town would also like to recognize the many stakeholders and members of the public who provided their valuable insight, and in doing so, not only helped shape this Plan, but their Town's future for themselves and for future generations.



This Photo and Cover Photo Source: Kevin Weedmark, 2021

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1.0 INTRODUCTION

1.1 PURPOSE & AUTHORITY OF THE OCP

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007 (The Act)*, the Town of Moosomin Council has prepared and adopted this Official Community Plan (OCP) to provide long-term strategic direction for managing future growth and development over the next 20 years until the year 2041. The OCP will be primarily implemented by the corresponding Zoning Bylaw, as well as other policies, procedures, and future projects outlined herein.

1.2 WHAT IS AN OCP?

The OCP is a comprehensive policy document that establishes the Town's vision for the future and a framework for the physical, economic, environmental, social, and cultural development of the municipality. In this sense, it is a tool to guide future decision making and administrative procedures. All other related Town policies, standards, and bylaws should reflect the direction of the OCP. Should there be any direct conflict with another Town policy or bylaw, then the position that aligns best with the OCP will prevail. At minimum, the OCP is required by *The Act* to contain policy statements regarding:

1. Sustainable current and future land use and development in the municipality;
2. Current and future economic development;
3. The general provision of public works;
4. The management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
5. The management of environmentally sensitive lands;
6. Source water protection;
7. The means of implementing the Official Community Plan.
8. The co-ordination of land use, future growth patterns and public works with adjacent municipalities;
9. The implementation of the inter-municipal development agreement if the municipality has entered into an inter-municipal development agreement;
10. The provision of municipal reserve for school purposes; and
11. The management of lands that are in proximity to existing or proposed railway operations.

The OCP must also be consistent with *The Statements of Provincial Interest Regulations* (SPIs) and all other provincial land use policies. In general, the SPIs contain statements that address:

- Agricultural & Value-Added Agribusiness
- Biodiversity & Natural Ecosystems
- First Nations & Métis Engagement
- Heritage & Culture
- Inter-municipal Cooperation
- Mineral Resource Exploration & Development
- Public Safety
- Public Works
- Recreation and Tourism
- Residential Development
- Sand and Gravel
- Shore Lands and Water Bodies
- Source Water Protection
- Transportation
- Community Health and Well-Being
- Economic Growth

1.3 ORGANIZATION OF THE OCP

The OCP is composed of five major sections. **Section 1.0** includes important information on what an OCP is for and how to use it, while **Section 2.0** provides background information and context on the Town itself. **Section 3.0** provides the foundation of the OCP: the Plan Vision and Principles. **Section 4.0** contains the planning objectives and policies that apply to the entire Town or to specific areas that are demonstrated on the **Future Land Use Map (Exhibit A)**. Finally, **Section 5.0** contains the procedures and tools for administering, monitoring, and implementing the OCP.

1.4 HOW TO USE THE OCP

For any OCP to be effective, it must be easy to comprehend and navigate. The following is a general guide intended to assist the reader in using the OCP in relation to a proposed project, amendment, or other land use and development issue:

- **Step 1:** Review the **Future Land Use Map** to determine the characteristics of the subject land and the surrounding area.
- **Step 2:** Review the objectives and policies in **Section 4.0** that apply to the subject land and the proposed development and use.
- **Step 3:** Evaluate whether the proposed development and / or use conforms to the intent of the OCP Vision, Principles, Objectives and Policies, or whether an OCP amendment would be necessary in accordance with **Section 5.0**.

Generally, the OCP's Vision, Principles, Objectives, and Policies can be interpreted as follows:

- **Vision:** the aspirational, yet achievable, long-term target state for the Town as formulated by the Council and the community's input.
- **Principles:** the broader community planning goals for the Town.
- **Objectives:** more specific goals to address or mitigate ongoing or potential issues.
- **Policies:** statements that are either rules or direct actions intended to achieve the objectives. When preceding a policy statement or encountered elsewhere in this Plan, the following words are to mean:
 - **Shall** is an operative word which means the action is obligatory.
 - **Should** is an operative word which means that in order to achieve plan objectives, it is strongly advised that the action be taken.
 - **May** is an operative word meaning a choice is available, with no particular direction or guidance intended.

1.5 DEFINITIONS

The definitions contained in the Town of Moosomin Zoning Bylaw No. 21-03 shall also apply to this OCP.

2.0 PLANNING CONTEXT

This section provides important background information on the Town history, physical setting, regional context, as well as current demographic trends.



2.1 PAST TO PRESENT

Originally known as “siding No. 4,” Moosomin was named after Chief Moosomin, who was well known for leading his Cree and Sauteaux band into treaty status with the signing of Treaty 6 at Battleford in 1880. By the time the Canadian Pacific Railway arrived in 1882, a small settlement focused on steel fabrication had already been established on the land where Moosomin now sits. However, the Town really began to grow in the years immediately following the arrival of the Railway. In the first half of the 1900s, Moosomin thrived as a result of its rich surrounding farmland, as well as military units that were stationed in the area. It also had a jail and hospital, built in 1905. Moosomin experienced further rapid growth in the late 1960s and early 1970s after the establishment of a major potash mine 35 km to the north.

The Town’s economy has since diversified beyond agriculture and potash to include oil and wind power. The Southeast Integrated Care Centre plays a crucial role in providing a wide range of health services to the region. The Town also offers numerous recreation and tourism attractions including, but not limited to: the Communiplex and Rink; Convention Centre; Sportsplex; outdoor pool and splash park; and south of Town, a nine-hole golf course and the Moosomin & District Regional Park on the shores of Moosomin Lake. With a diversified economy, great access to Highway #1 and the CP Railway, and with more services and amenities than are typically available in towns of its size, Moosomin is well positioned for continued growth and economic development.

2.2 PHYSICAL SETTING & REGIONAL CONTEXT

Moosomin is located on Treaty 2 Lands, traditional territory of the Cree, Saulteaux, Nakota, Dakota, Lakota, and Métis Nations, in what is now known as southeastern Saskatchewan. The Town is situated along the TransCanada (Highway #1), 20 kilometers west of the provincial boundary between Saskatchewan and Manitoba. The largest urban centres in closest proximity by car include Regina (2 hrs, 15 mins), Yorkton (1 hr, 45 mins), and Brandon, MB (1 hr, 30 mins). Within its more immediate vicinity, Moosomin acts a regional centre for approximately 16,000 people that live in nearby towns, villages, and rural areas (**Table 1**). This larger regional population provides opportunities for economic development and shared-investment in services that are mutually beneficial to Moosomin and its neighbours in the region. **Section 5.3** of this OCP outlines the objectives and policies for collaborating with municipalities, governments, First Nations, and other regional partners.

Table 1. Population of Towns, Villages, and RMs in the Moosomin Region

TOWNS	2016 Census Population	VILLAGES	2016 Census Population	RMs	2016 Census Population
Moosomin	2,743	Kennedy	216	Moosomin	470
Rocanville	863	Fairlight	40	Ellice-Archie	887
Fleming	84	Elkhorn	479	Wallace-Woodworth	2,948
Wapella	326	St. Lazare	257	Spyhill	323
Whitewood	862	Spy Hill	168	Willowdale	299
Wawota	543	Tantallon	91	Martin	289
Maryfield	348			Silverwood	410
Redvers	1,042			Maryfield	324
				Walpole	326
				Wawken	571
				Antler	523
				Rocanville	533
TOWNS TOTAL	6,811	VILLAGES TOTAL	1,251	RMs TOTAL	7,903
REGIONAL TOTAL					15,965

2.3 TOWN POPULATION

As of the 2016 Census, the Town's population was 2,743, a nearly 10% increase since 2011. However, the Town's 2020 Asset Management Plan (AMP) estimate places the 2020 population closer to 3,000. Understanding demographic trends is important for developing long term policy, such as those included in this OCP. As such, this section summarizes the key findings of a **Population Projections Report** prepared by DGMercer Eco Research. It will also be critical to review and update population projections at least every 5 years and immediately after any major economic events in the community.

When compared to other Saskatchewan towns, which are not considered "bedroom communities" of either Regina or Saskatoon, Moosomin has experienced a moderately strong population growth rate over the past decade of approximately 1.0% annually. The population increase in Moosomin is driven by the Town's own available amenities and services, as well as the staple economic drivers in the greater region. The foundation is sound. However, medium-term growth is dependent upon growing existing sectors and services, and pursuing emerging opportunities.

The 2010 to 2018 period experienced a strong increase of persons in the 20 to 44-year age group – this is a positive indicator for growth and economic development in the short-term and creates optimism for increased local investment and growth over the medium-term. With the steady decline in the populations of the surrounding rural municipalities and small urban municipalities, Moosomin has become an important service centre along the eastern Saskatchewan border. However, over the medium-term, the surrounding municipalities will generate less in-migration and fewer retail customers. Future growth of the town will depend on internal economic development.

Short-term growth will likely be in the 0.85% range per annum with medium and longer-term growth likely adjusting into the 0.50% range (the AMP applies a flat projected future growth rate of 1.00%). This is a positive and sustainable growth rate for a progressive Saskatchewan town which is not a "bedroom community" of Regina or Saskatoon. As average farm size continues to increase with a corresponding reduction in the number of farm operations, towns in Saskatchewan may consider diversifying their economies by moving away from the traditional role of a farm service sector and into other commercial and industrial sectors.

3.0 PLAN VISION + PRINCIPLES

The OCP Vision and Principles were developed with feedback from Council, Administration, and the community and are based on the Town's aspirations for the future.

3.1 VISION

The Vision for the OCP is taken directly from the Town's 2017 Strategic Plan titled, "Strength in Diversity":

***"A progressive and diverse community committed to continued growth,
Moosomin will be a destination of choice for families and business."***

Furthermore, Council defined the underlined key terms from the Vision as follows:

- ***Progressive:*** To be open to and continually searching for new ideas to implement positive change.
- ***Diverse:*** To embrace and celebrate variety in people, traditions, cultures, the built environment, and the economy.
- ***Growth:*** Refers to population size as well as social and economic growth.
- ***Destination of Choice:*** Means that people and businesses will choose to live, work and play in Moosomin because of the opportunities, amenities, and community it offers.

3.2 PRINCIPLES

.1 Establish Clear and Fair Rules

In order to reduce uncertainty and inspire confidence, the Town will provide residents, landowners, developers and organizations with clear, consistent, and flexible (where appropriate) policies and processes for guiding development within the Town that are consistent with the OCP Vision, Principles, and Objectives.

.2 Build a Complete Community

As the Town's population continues to grow, there is common interest in building on existing assets and strengths in order to meet the growing demand for a diversity of housing, jobs, services, and amenities in Moosomin. This means a variety of housing options for people in all life stages, employment opportunities to attract and retain residents, and places to play for the leisurely enjoyment of the community.

.3 Foster a Healthy, Safe, and Friendly Community

Encourage land uses and development patterns that contribute positively to the physical, mental, social, economic, and environmental health and well-being of the Town. Moosomin must be safe, accessible, and equitable for residents of all ages and backgrounds.

.4 Deliver Efficient and High Quality Services and Infrastructure

OCP success depends on the efficient delivery of safe and effective municipal services and of physical and social infrastructure. At the same time, the cost of constructing and maintaining the associated infrastructure must be considered, as to ensure it is economically viable in the long term.

.5 Support Sustainable Economic Development

The Town will be prepared to attract new businesses and capitalize on emerging opportunities. This will require strategic use of employment lands and upgrades to municipal infrastructure, which are integral factors for supporting new economic development. At the same time, these aspirations should be balanced with continued support for the Town's existing key economic and social sectors such as agriculture, mining, oil, health, and education.

.6 Protect the Environment and Expand Green Space

The Town recognizes the importance of protecting the environment. As such, the OCP will use a variety of policies and tools to protect the quality and health of the Town's air, groundwater, surface waterbodies and watercourses, and prairie landscapes. The Town must also consider how best to ensure growth is balanced with abundant green space, which is vital to the health and well-being of residents.

.7 Embrace Regional Collaboration

Municipalities are becoming increasingly aware of the benefits associated with taking a regional approach to planning. Accordingly, the Town recognizes the value in working collaboratively with its neighbour, the RM of Moosomin, to ensure the orderly use of adjacent lands and shared resources. The Town is also prepared to pursue partnerships with other neighbouring municipalities, higher levels of government, First Nations and Métis communities, and other organizations related to service delivery, investments in infrastructure and opportunities for economic and social development.

.8 Strengthen Community Pride and Increase Public Participation

The Town is well known for its friendly nature and community pride. The OCP will encourage widespread participation in planning processes so all members of the community can have their say in making important decisions for the future of Moosomin.

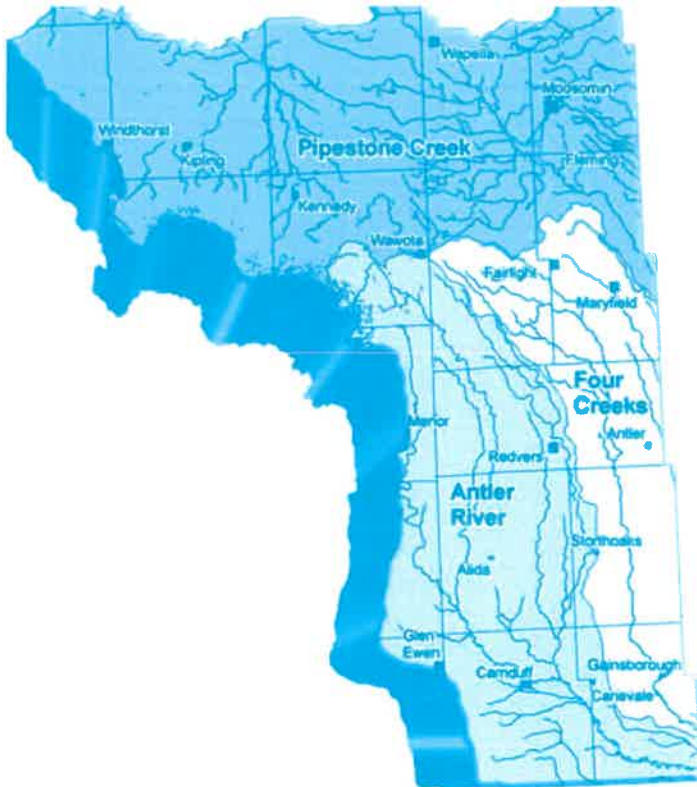


Grain Elevator No. 15, Vera Saltzman (Slate Fine Art Gallery)

4.0 OBJECTIVES + POLICIES

This section contains the objectives and policies that will guide the physical, environmental, economic, social, and cultural development of the Town.

4.1 ENVIRONMENT & COMMUNITY HEALTH



The Lower Souris River Watershed

Moosomin is located in the Aspen Parkland Forest which spans in a broad arc from southwestern Manitoba, northwest through Saskatchewan and to its northern apex in central Alberta. The Aspen Parkland is home to the trembling aspen, oak groves, mixed-tall shrubs, intermittent fescue grasslands, warbler species and several other species at risk. All water in the town is drawn from groundwater wells that are part of the Lower Souris River Watershed, which is a conglomeration of smaller watersheds that eventually flow into the Souris River in Manitoba. The Lower Souris River Watershed includes 20 rural municipalities (12 totally, 8 partially), 19 urban municipalities, and three First Nations' lands.

The Town is committed to balancing growth and development with the health of community members and the environment. Importantly, these outcomes should not be viewed as either/or scenarios, but rather, as interrelated factors for building a complete and healthy community. Whether related to protecting natural areas and resources, or ensuring equal access for all ages and abilities, decisions regarding future development in the Town must consider social, environmental, and economic outcomes collectively. In accordance with this approach, the intent of the following objectives and policies is to provide guidance on environmental and community health matters in the Town, specifically as they relate to land use and development.

4.1.1 Objectives

- (1) To ensure that waterways and groundwater sources remain free of contamination and pollution.
- (2) To construct and maintain services and utilities while balancing both environmental and economic considerations.
- (3) To protect and promote the health, safety, and well-being of all community members.
- (4) To ensure private and public development is free of barriers for residents of all ages and abilities.
- (5) To practice better environmental stewardship while considering ways to increase local capacity for adapting to potential risks and disruptions caused by the impacts of climate change.

4.1.2 Policies

(1) Environmental and Ecological Conservation

- a. No development shall unduly hinder the ecological value, integrity and management of environmental resources within the Town.
- b. The Town shall work with governments, private agencies, and conservation groups to identify and conserve ecologically valuable and environmentally sensitive lands.
- c. In accordance with **Section 5.2.2**, Council may dedicate lands as Environmental Reserve to protect riparian areas, native grasslands, wildlife habitats, or other environmentally sensitive areas.
- d. The Town may require a technical study to be completed in support of any development application in accordance with **Section 5.2.6** to ensure ecologically valuable and environmentally sensitive lands are conserved.

(2) Climate Change Adaptation

- a. Acknowledge and initiate preparations for the impact of climate change and extreme weather events on the Town and its residents, including during the planning and locating of public works.
- b. The Town should consider ways to reduce the environmental footprint of all their facilities, services, and operations.
- c. Encourage public and private investment in sustainable development and technologies including alternative energy systems such as solar, wind, and geothermal energy.

- d. Consider community and regional fire protection measures such as emergency escape routes, firebreaks, and emergency services adjacent to areas at risk of wildfire.
- e. Encourage the prominent planting of native and non-invasive tree species and vegetation that minimize or eliminates the need for irrigation.

(3) Urban Tree Canopy

- a. The protection of mature trees in the Town shall be encouraged to maintain community character and air quality, which may be strengthened through a Tree Protection Bylaw or Urban Forestry Plan.
- b. A diverse stock of local tree species should be maintained in parks, open spaces, pathways, and busy sidewalks in residential and commercial areas to provide shade and reduce the urban heat island effect.
- c. Developers should be encouraged to provide a landscaping plan with provisions to plant a minimum number of trees as part of the development review and approvals process.

(4) Accessible and Age-Friendly Development

- a. The Town should encourage universal accessibility design standards to be considered and included in the development of all public and private spaces throughout the community.
- b. Support the ability of seniors to age-in-place in the community by encouraging varying levels of home care, intergenerational living arrangements, and through design solutions such as walking paths and places to rest throughout the public realm.
- c. Provide safe and accessible recreation and public spaces for all ages.



The Peter Nabholz Circle Skate Way in Bradley Park

(5) Surface and Groundwater Protection

- a.** The Town will work with the Water Security Agency and any other appropriate regional, provincial, and federal agencies to preserve and enhance water quality and quantity.
- b.** Support the implementation and evolution of the *Lower Souris River Watershed Source Water Protection Plan*.
- c.** Commit to the protection of public health and the environment through the use of water management strategies that:
 - i.** Maintain healthy ecosystems;
 - ii.** Provide safe and reliable drinking water; and
 - iii.** Manage waste and storm water to the greatest possible extent within financial limitations.
- d.** Ensure that development shall not deplete or pollute groundwater resources within the Town and broader region.
- e.** The Town may require a technical study to be completed in support of any development application in accordance with **Section 5.2.6** to ensure that the quality and quantity of water resources will not be adversely impacted.

(6) Flooding, Slumping, and Slope Instability

- a.** Lands subject to flooding, erosion, landslides, or subsidence should generally be left in its natural state unless developed for low intensity uses such as open space and passive recreation.
- b.** Development of new buildings or additions to buildings within the floodway of the 1:500 year flood elevation of any watercourse or water body shall be prohibited. Flood proofing of new development to a safe building elevation of, at minimum, 0.5 metres above the 1:500 year flood elevation shall be required.
- c.** The WSA will be the primary source for technical advice in determining whether a proposed development may be prone to flooding issues, including whether the land is located within the 1:500 year flood elevation and whether mitigation strategies or flood-proofing are required.
- d.** Any proposed development on lands that are subject to potential flooding, slumping, or slope instability should require a geotechnical study to be completed in accordance with **Section 5.2.6**. Said studies shall address means to eliminate or reduce risks to acceptable standards, as determined by the Town and the appropriate Government Ministry or agency.

(7) Incompatible Uses & Hazardous Lands

- a.** The Town shall discourage residential development within 457 metres of land used or authorized for use as a sewage treatment plant or sewage lagoon in accordance with *The Subdivision Regulations, 2014*, but may consider residential development or subdivisions that are a minimum 300 metres from the sewage lagoon in consultation with Community Planning and the Water Security Agency.
- b.** No development shall be allowed within 125 metres of an existing, proposed, abandoned, reclaimed oil or gas well or facility in accordance with *The Subdivision Regulations, 2014*.
- c.** The Town shall require the assessment of potentially hazardous or contaminated sites, and if necessary, require action to mitigate or remediate the site to an acceptable and safe standard.
- d.** Development that involves the production, handling, or storage of hazardous material shall be adequately and safely contained or separated from areas and buildings used for human occupation.
- e.** Development that involves the potential for hazardous discharges into the air, soil, or water shall require a mitigation and containment plan that protects the health and well-being of people and the environment.

4.2 RESIDENTIAL DEVELOPMENT



Maintaining an affordable, yet high quality housing stock with a diverse range of housing types and tenures will be critical for the growth and success of Moosomin. As of 2016, there were 1,185 occupied private dwellings in the Town, 850 (approx. 72%) of which were single-detached homes. Another 25 were considered 'movable dwellings'. Of the 310 dwellings in buildings with more than one-unit, 45 were semi-detached or duplexes, 90 were in rowhouses, and 175 were in apartment buildings. In terms of tenure, approximately 31% of the dwellings were rented while the rest were owner-occupied. The objectives and policies that follow are intended to encourage responsible residential development in appropriate areas that supports growth and provides a variety of lifestyle options for people of all life stages.

4.2.1 Objectives

- (1) To encourage infill development on presently vacant or underutilized land within the existing and already serviced residential areas.
- (2) To identify suitable areas for greenfield development and to ensure cost-efficient planning, servicing, and phasing of residential subdivisions.
- (3) To diversify supply of housing types and tenures to respond to needs of people of different incomes, ages, and abilities.
- (4) To ensure that development and uses of residential properties are compatible and complementary with existing Town character.
- (5) To ensure that residential buildings are constructed and maintained to acceptable standards.

4.2.2 Policies

(1) General Policies

- a. The Town shall use the tools available to them to ensure residential development is designed and constructed in compliance with the OCP, Zoning Bylaw, and the relevant building codes as described in **Section 5.2.7**.
- b. The Town shall consider the capacity of existing servicing infrastructure and community services, such as schools, green space, and health care facilities, when reviewing new residential development proposals.
- c. The Zoning Bylaw will permit two-unit dwellings in all existing and new residential areas while providing opportunities for higher density residential development in desirable locations through the rezoning and discretionary use process.
- d. Secondary suites shall be allowed while garden and garage suites may be allowed in all existing and new residential areas provided they comply with the provisions of the Zoning Bylaw.
- e. Opportunities for affordable and rental housing options, as well as supportive housing, such as care homes and day care centres, should be encouraged in all compatible areas of Town.
- f. Home-based businesses shall be permitted if it can be demonstrated the business will not create any undue nuisance, traffic congestion, or detract from the residential character of the area.
- g. Encourage innovation in residential building design including co-housing, modular and flexible units, intergenerational living, low-impact development, and other energy efficient design strategies including passive housing.

(2) Existing Residential Areas

- a. Development priority shall be given to vacant and underutilized land in existing residential neighbourhoods as identified on the **Future Land Use Map**. In particular, preference shall be given to lands currently serviced by the municipal water and wastewater system, encouraging the productive use of existing municipal infrastructure.
- b. Opportunities for sensitive intensification of these areas shall be provided in strategic locations.
- c. Established development standards shall generally be maintained in existing neighbourhoods, including building heights, setbacks, and lot coverage, consistent with requirements set out in the Zoning Bylaw.
- d. Infill development that complements established community character will be encouraged.

(3) New Residential Areas

- a.** New residential or mixed-use subdivisions will be encouraged to locate in areas identified as *Future Residential* on the **Future Land Use Map** where municipal services can be economically extended to without causing prohibitive immediate or future costs to the Town.
- b.** The Town shall collaborate with the RM of Moosomin on future annexations of additional land for future residential or mixed-use development when required to accommodate population growth.
- c.** New residential subdivisions should occur in a generally contiguous manner, as to ensure integration with the adjacent neighbourhoods and connectivity to existing services and amenities.
- d.** Opportunities for higher-density residential development in new subdivisions should be provided in strategic locations to assist in accommodating projected population growth.

4.3 COMMERCIAL DEVELOPMENT

The Town recognizes the importance of commercial development and investment to the health and vibrancy of the community. In keeping with the Town's existing land use patterns, local commercial uses – such as retail, financial, professional and personal services – will be directed to Main Street, which has experienced revitalization in recent years while vacant and underutilized sites on other streets in the downtown provide opportunities for redevelopment. Areas north of the highway, including the recently developed Eastgate Business Park, are better suited for larger format, more auto-oriented commercial and light industrial development. Commercial development on either side of the railway should be visually attractive in order to support and enhance the identity of the community. The intent of the following objectives and policies is to accommodate a wide range of commercial uses in appropriate locations identified on the **Future Land Use Map** that enhance available amenities and contribute to a diversified tax base and economic development.

4.3.1 Objectives

- (1) To support and strengthen local businesses and promote economic development.
- (2) To encourage infill development on presently vacant or underutilized land within existing commercial areas while ensuring there is adequate space available to accommodate commercial uses in new neighbourhoods.
- (3) To maintain and enhance the appeal of the Downtown as a central location that contains a mix of local services, attractions, amenities, and potentially mixed-use or higher density residential development.
- (4) To encourage larger scale highway and major arterial commercial uses north of the railway that does not draw pedestrian activity away from the Downtown.
- (5) To support connectivity and minimize land use conflicts between commercial and residential areas.

4.3.2 Policies

(1) General Policies

- a. Encourage new commercial development in existing commercial areas as identified on the **Future Land Use Map** that add amenity for residents, attracts visitors, and acts as a catalyst for future economic development.
- b. In addition to home-based businesses, opportunities for small-scale neighbourhood commercial uses such as coffee shops and convenience

stores should be considered in strategic locations in existing or new residential areas such as corner sites.

- c. The Town shall collaborate with the Chamber of Commerce to help retain and promote existing businesses while attracting new ones.

(2) Downtown Commercial

- a. Main Street shall be prioritized as the primary location for retail activity, professional services, and cultural activities in the community.
- b. Support the development or re-development of vacant or underutilized commercial sites and buildings in the Downtown.
- c. Vacant sites and buildings may be considered for community uses such as community gardens, farmers' markets, and pop-up shops or events.
- d. The design of commercial development should contribute to an attractive, human-scale, and walkable public realm through urban design principles such as zero or minimal front yard setbacks, continuous street walls, transparent frontages, landscaping, and "placemaking" in the public realm.
- e. Surface parking lots in the Downtown should be located behind buildings, where possible, linked yet hidden from the pedestrian's experience of a street. Access to parking areas should be consolidated and located to minimize impacts to traffic flow and the pedestrian environment.
- f. New commercial developments adjacent or near existing heritage buildings should complement their materials, mass, scale, proportion, and height, without creating false or fake historic buildings.

(3) Regional Commercial

- a. Commercial uses that require larger sites, significant parking and loading demands, and greater access to Highway #1 shall be encouraged to locate within the areas designated as *Regional Commercial*, primarily north of the railway, on the **Future Land Use Map**.
- b. Encourage a high standard of design and landscaping within Regional Commercial areas. Particular attention should be paid to development on Main Street and other "gateway" streets that connect to the Downtown.
- c. Where deemed appropriate by Council, techniques such as landscape buffers will be employed to minimize noise, aesthetic, and traffic impacts on adjacent or neighbouring land uses.
- d. Parking and loading areas shall be designed to ensure there is safe and efficient traffic flow into, within, and out of Regional Commercial areas.
- e. The Town will cooperate with the Ministry of Highways to ensure there are safe and sufficient linkages of Regional Commercial areas to highways.

4.4 INDUSTRIAL DEVELOPMENT

As identified on the **Future Land Use Map**, industrial development within Moosomin is contained within three separate areas: in the northwest on both sides of Highway #1; in the very southwest near the intersection of Cook and Wright Roads; and towards the east end of the land between the Railway and Highway #1. The intent of the following objectives and policies is to encourage compatible industrial development in these locations that provides employment opportunities and supports the Town and region's staple and emerging economic sectors.

4.4.1 Objectives

- (1) To continue supporting existing industries and the emergence of future industrial development in appropriate areas.
- (2) To ensure that the Town maintains an adequate supply of industrial land that can be efficiently serviced for industries appropriate to their community context.
- (3) To protect the health and safety of community members by minimizing potential conflicts between industrial and non-industrial land uses.

4.4.2 Policies

- (1) Industrial development shall be directed to the designated areas identified on the **Future Land Use Map** where there's direct highway access, and where adequate infrastructure and services are either already in place or can be economically upgraded or extended to.
- (2) The Zoning Bylaw shall include a range of light to medium industrial uses that support the Town and region's staple and emerging economic sectors.
- (3) The Zoning Bylaw shall regulate the intensity and standards for all forms of industrial development including provisions for outdoor storage as well as adequate buffering from adjacent or surrounding non-industrial uses, and residential uses in particular.
- (4) Industrial development of any kind that may pose risks to the well-being of the public, whether due to noise, odour, or other forms of nuisance shall be listed in the Zoning Bylaw as a discretionary use to ensure community concerns are considered and that the Town can impose specific measures or conditions to mitigate impacts if necessary.
- (5) Parking and loading areas shall be designed to ensure there is safe and efficient traffic flow of heavy truck traffic into, within, and out of industrial areas.

4.5 RECREATION, INSTITUTIONAL & COMMUNITY SERVICES



The Moosomin & District Regional Park (left), Outdoor Pool/Splash Park (top-right), and fishing derby (bottom-right)

Recreational facilities and open spaces provide opportunities for residents to lead active lifestyles, spend time outdoors, and engage in social interaction. Meanwhile, ensuring there are high-quality educational, health, and emergency services in the Town is essential for resident retention and attraction. With a steadily growing population, the demand for these types of amenities and services will only continue to increase moving forward. In turn, the Town may consider opportunities to improve the quality and quantity of these uses throughout the community, while also strengthening connections between them. As such, the intent of these policies and objectives is to reinforce the importance of recreation, institutional, and community services within the Town and region, ensuring all residents, current and future, have convenient access to these types of amenities.

4.5.1 Objectives

- (1) To promote healthy, active, and social lifestyles for people of all ages by providing outdoor and indoor spaces for either passive or programmed recreational activities in all four seasons.
- (2) To maximize use of and provide equitable access to parks and recreational facilities.
- (3) To encourage the joint-use and integration of institutional and community facilities.
- (4) To provide access to high quality educational, police, fire, health, and emergency response services.

4.5.2 Policies

(1) Recreation

- a. Provide a variety of high quality parks and public spaces, as well as outdoor and indoor recreation facilities designed for programmed and passive uses that keep residents active year round.
- b. Design and program parks and public spaces for year-round activities and events.
- c. Recreational activities and programming should be made accessible and affordable for all members of the community and neighbours in the region.
- d. Explore ways to enhance existing parks and recreation facilities to broaden their appeal and functionality for a greater variety of users.
- e. Explore ways to expand the amount of park space in Town whether within existing areas or in new subdivisions.
- f. Ensure existing and future parks and recreation facilities are properly maintained for the safe and leisurely enjoyment of residents and visitors.
- g. Explore opportunities to naturalize parks and open spaces as an alternative to intensive landscaping where maintenance can be difficult, expensive, or detrimental to the natural environment.

(2) Institutional & Community Services

- a. Collaborate with the school divisions and the Ministry of Education on the provision of educational services in the community, including the use of existing or future lands dedicated as municipal reserve for new educational facilities, if required.
- b. Continue to support and work with the Provincial public health agencies and organizations.
- c. Continue to ensure the Moosomin Fire Department fire hall and equipment is in fair working condition while ensuring there are a sufficient number of trained volunteers.
- d. Support the joint use of public and private facilities, as well as places of worship, in meeting the educational, cultural, social, and recreational needs of the community.

4.6 TRANSPORTATION & CONNECTIVITY



The regional commercial-light industrial area between the Railway (south) and Highway #1 (north)

Enhancing connectivity for all forms of transportation is a priority for the community. Beyond mobilizing its growing number of residents, the Town must also consider its role as a regional hub for education, recreation, and health services, which brings many people to the community on a daily basis. The Town does offer a number of advantages in this area. With a relatively compact form, as well as connected street network, it is well placed to connect residents and visitors alike through a range of transportation options. Moreover, the Marshall McLeod Airport, located in the RM approximately 1 kilometre north east of Moosomin, is currently planning a major expansion to better serve the region. As the Town continues to grow, it will be critical to design for safe interactions between pedestrians and vehicular circulation, parking, and loading. Accordingly, the intent of these objectives and policies is to emphasize the provision of safe and connected transportation infrastructure, while still accommodating the efficient movement and storage of vehicles delivering persons and goods.

4.6.1 Objectives

- (1)** To provide all residents of the Town with convenient access to local services and amenities.
- (2)** To establish a transportation network that is safe, efficient, and accessible for all forms of mobility.
- (3)** To improve active transportation facilities and provide greater connectivity to key local destinations.
- (4)** To minimize the adverse impacts of potential industrial and railway-generated disturbances or hazards.

4.6.2 Policies

(1) Active Transportation

- a.** The Town should work toward expanding and enhancing active transportation facilities throughout the community to encourage walking, cycling, skateboarding, and all other active mobility options.
- b.** Year-round active transportation facilities may be developed in public parks and open space for both transportation and recreation purposes, including ice skating, skiing, and snow-shoeing trails.
- c.** Streets and sidewalks, particularly those in areas of higher pedestrian activity such as Main Street and school zones, should be designed, constructed, and maintained for the safe and comfortable movement of pedestrians, regardless of age or ability.
- d.** Pathways should connect to existing active transportation networks and establish convenient routes to key local destinations, such as schools and parks. All pathways should be designed to accommodate two-way travel and use materials that are cost effective for maintenance.
- e.** Newly subdivided areas should incorporate active transportation connections within the subdivision and to the rest of the community.

(2) Road Network

- a.** The design and pattern of roads in newly subdivided areas shall connect with the existing road network.
- b.** Newly subdivided areas shall be encouraged to feature minimal cul-de-sacs and shorter neighbourhood blocks to improve local connectivity and create alternative options for reaching local destinations.
- c.** New approaches, including driveways, to any public road shall require municipal approval.

- d. The applicant of a proposed subdivision or development may be responsible for all or part of the costs of any required upgrading of existing or construction of new public roads.
- e. The Zoning Bylaw may establish minimum parking requirements and standards for different uses or zoning districts.
- f. In the absence of constructing sidewalks in new subdivisions, traffic calming measures on public roads may be considered at Council's discretion, as to ensure safe use for pedestrians and cyclists. The same policy may be applied to existing areas without sidewalks where pedestrian activity is high.

(3) Development in Proximity to Highways and Railways

- a. All land classified as RAIL by Information Services Corporation (ISC) shall be zoned as Urban Holding. The lands adjacent to the railway shall only be developed in a responsible and sustainable manner in accordance with the OCP and Zoning Bylaw.
- b. Development setbacks from Provincial highways and the railway shall be established through consultation with the Ministry of Highways and Infrastructure (MHI) and the railway company.
- c. In order to reduce potential land use conflicts, maintain public safety, and provide adequate protection of road and rail infrastructure, the Town shall consult with MHI and the railway company when either of the following is proposed:
 - i. New subdivision or development is proposed in proximity to a Provincial highway or the railway;
 - ii. New, expanded, or modified rail facilities;
 - iii. New road / rail crossings including underground services or utilities;
- d. The Town shall consult the Federation of Canadian Municipalities (FCM) and the Railway Association of Canada Guidelines for New Development in Proximity to Railway Operations (2013) and any other relevant regulations or guidelines for governing development adjacent to railways.
- e. Collaborate with MHI and the RM of Moosomin No. 121 to ensure there are safe and reliable transportation options to the Marshall McLeod Airport.

4.7 MUNICIPAL SERVICES & UTILITIES



The provision of municipal services and utilities is integral for supporting all types of development within the community. As the Town continues to add and expand residential neighbourhoods, commercial areas, and public facilities, the pressure placed on these systems will continue to increase, as will the costs associated with operating and maintaining them. In order for the Town to grow in a sustainable manner, as well as protect the well-being of residents, it is important for these factors to be considered when making decisions about future development. Therefore, this section provides direction regarding municipal services and utilities within the Town, including considerations for maintaining and upgrading associated infrastructure in accordance with the recommendations from the Town's AMP.

4.7.1 Objectives

- (1) To optimize the use of existing municipal infrastructure prior to making further investments.
- (2) To ensure the capacity of municipal infrastructure can accommodate projected population increases.
- (3) To upgrade utilities and expand municipal services as required in a timely and cost effective manner.
- (4) To maintain a safe and orderly community by providing reliable municipal services and utilities.
- (5) To prevent utility infrastructure from imposing detrimental impacts to the environment or character of the community.

4.7.2 Policies

(1) General Policies

- a. The Town should maintain and update its Asset Management Plan in alignment with the objectives of the OCP to take a proactive approach towards its infrastructure and investment planning.
- b. Provided that funds can be allocated appropriately, the Town shall continue to direct investments to the AMP's recommended priority infrastructure improvements that support existing and future development.
- c. The Town shall ensure that existing and future planned corridors and easements for public works are identified and adequately protected from incompatible development through the subdivision and development approval processes.
- d. The Town shall continue to pursue all available Provincial and Federal funding programs for upgrading municipal infrastructure.
- e. The Town may use agreements allowed for under *The Act* such as those listed in **Section 5.2** to ensure they are not solely responsible for costs associated with the provision of infrastructure and services for new developments or subdivisions and to ensure that services and facilities are installed to adequate standards.
- f. The Town may require a technical study in accordance with **Section 5.2.6** to demonstrate the site suitability of a proposed subdivision or development, including whether there is sufficient availability and capacity of infrastructure and servicing to support the proposed use.

(2) Water & Wastewater

- a. New developments or subdivisions shall demonstrate that they can be efficiently connected to the municipal water and wastewater systems.
- b. The Town shall consider the capacity of existing servicing infrastructure for proposed developments or subdivisions that require significant water volume and/or contribute significant flows to the sanitary sewer system.
- c. The Town should encourage and raise public awareness of water and wastewater conservation strategies.

(3) Drainage

- a. Adequate surface water drainage will be required throughout the Town to avoid flooding erosion, and polluting of water resources.
- b. The alteration of natural drainage courses shall be prohibited without the approval of the Water Security Agency, Ministry of Environment, and the Town.

- c. The Town should encourage the use of naturalized stormwater facilities and low-impact development strategies to store water during high rainfall or snow melt events that reduce pressure on the municipal wastewater system.
- d. For larger scale developments or those that have the potential for drainage concerns onto a public right-of-way, neighbouring property, or ecologically significant area, the Town should require a drainage or grading plan to be completed in support of any development application in accordance with **Section 5.2.6** to ensure there is adequate surface drainage. The Town may impose conditions to ensure consistent discharge rates are achieved.

(4) Solid Waste Management

- a. New developments or subdivisions shall be designed to allow for the efficient management and collection of solid waste.
- b. The Town shall ensure the continued efficient operation and maintenance of waste management facilities, in accordance with provincial regulations, that meet the needs of a growing population in the Town and region.
- c. The Town should explore environmentally responsible waste management solutions such as programs for recycling, composting, and the disposal of hazardous household items.

(5) Utilities

- a. The Town shall cooperate with SaskPower, SaskEnergy, TransGas, SaskTel, or any other utility provider to ensure the provision of their services are economical and efficient, including the establishment of renewable energy facilities.
- b. Existing public and private facilities shall be protected from incompatible or potentially incompatible land uses that may threaten or adversely affect their continued operation and maintenance.
- c. The applicant of a proposed subdivision or development shall be responsible for the costs of connecting to any required utilities.

4.8 HERITAGE, CULTURE, & TOURISM



The Heritage Façade Improvement Program has helped fund the rehabilitation of historic storefronts on Main Street

The Town's unique identity and local culture are largely defined by its rich history and major economic sectors. These factors are also strongly connected to the built environment, as they inspire street names and landmarks that create a sense of place, as well as economic development and tourism initiatives that contribute to the Town's success. As well, by highlighting local culture and heritage, the Town is able to distinguish itself from other municipalities and create a sense of cohesion among community members. These elements, when embraced, can play a key role in making the community a desirable place to live. As such, the intent of these objectives and policies is to provide guidance for protecting and capitalizing on the Town's cultural and heritage assets.

4.8.1 Objectives

- (1) To ensure the long-term preservation and protection of the Town's cultural and heritage assets.
- (2) To enhance and raise awareness of the unique social and cultural assets that help shape the Town's identity.
- (3) To pursue opportunities for growth in tourism and economic development by promoting the Town's unique cultural and heritage assets.

4.8.2 Policies

(1) Heritage

- a. Heritage resources – including officially designated provincial or municipal heritage sites, those in the process of receiving designation, and others deemed to have legitimate heritage or cultural value – should be protected from incompatible or potentially incompatible land uses that may threaten their integrity, operation, or general public value.
- b. Work with the Ministry of Parks, Culture and Sport’s Heritage Conservation Branch and the Town of Moosomin Heritage Advisory Committee, and other local community groups and individuals to identify historic sites or buildings in the Town with significant heritage value worthy of recognition and protection.
- c. The Town may take any steps warranted to preserve local sites and structures of significance including, but not necessarily limited to, the provisions outlined in *The Heritage Properties Act*.
- d. Support public and private efforts to reuse, renovate or adapt historic sites or buildings in ways that retain and highlight their character-defining elements.
- e. Consult the Parks Canada *Historic Guidelines and Standards for the Historic Places in Canada* to guide the conservation of sites or buildings owned, regulated, funded or guided by the Town.

(2) Culture

- a. Encourage a broad range of artistic and cultural opportunities that are accessible to all residents and visitors.
- b. Assist community groups in the planning and promotion of inclusive cultural events and initiatives.
- c. Provide spaces in Town-owned facilities and spaces to host events and programming related to arts, culture, and heritage.

(3) Tourism

- a. Work with the Province and the RM to protect, enhance, and promote the Moosomin & District Regional Park.
- b. The Town should continue to pursue opportunities to grow the tourism industry, particularly through attractions, events, and initiatives that embrace the Town’s unique heritage and sense of place.
- c. The Town shall continue to cooperate with the Chamber of Commerce and other local partners and groups to promote and market Moosomin as a tourism destination.

5.0 IMPLEMENTATION

This chapter outlines the variety of tools and procedures the Town has available for administering, implementing, and monitoring the performance of the OCP.

5.1 ZONING BYLAW

The Zoning Bylaw will be the primary tool for implementing the objectives and policies of the OCP, and will be adopted in conjunction herewith by the Town of Moosomin.

5.1.1 Purpose

The purpose of the Town's Zoning Bylaw is to control the use of land within Council's jurisdiction in order to provide for the amenity, health, safety, and general welfare of residents and visitors of the Town of Moosomin.

5.1.2 Content and Objectives

The Zoning Bylaw will implement the land use policies contained in this OCP by prescribing and establishing Zoning Districts for a variety of land uses as well as preferred future development areas and restricted lands. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations and sizes, and any other relevant development standards in accordance with *The Act*.

5.1.3 Development Permits

The application requirements, procedures, and evaluation criteria for considering applications for development permits for permitted uses and discretionary uses, as well as for development appeals and minor variances shall be contained in the Zoning Bylaw.

5.1.4 Amending the Zoning Bylaw

The application requirements, procedures, and evaluation criteria for considering proposed zoning amendments, including map amendments (rezonings) and text amendments, shall be contained in the Zoning Bylaw.

5.1.5 Special Zoning Bylaw Provisions

In order to assist with achieving the Vision, Principles, Objectives, and Policies of the OCP, the Town may use special provisions such as Direct Control Districts, Contract Zones, and the Holding Symbol in accordance with the Zoning Bylaw and *The Act*.

5.2 OTHER PLANNING TOOLS

This section summarizes other planning tools available to the Town of Moosomin for implementation of the OCP under direction of *The Act*.

5.2.1 Subdivision Application Review

The approving authority for subdivision applications is the Director of Community Planning for the Ministry of Government Relations. However, the Town is asked to provide comments on subdivision applications and no subdivision can be approved if it contradicts an adopted OCP or Zoning Bylaw. Should a servicing agreement be required by Council, then Government Relations cannot approve the subdivision until one is signed. Therefore, Council has an important role during the subdivision application review process to:

- (1)** Ensure the proposed subdivision complies with this OCP and the Zoning Bylaw;
- (2)** Negotiate the terms of the servicing agreement, should one be required; and to
- (3)** Determine which of the following options for subdivisions that qualify for the Municipal Reserve requirement:
 - a.** Dedicating a portion of the subdivision as Municipal Reserve, which may be used for open space, parks, recreation facilities, public buildings, schools, natural areas, horticultural uses, and agricultural uses;
 - b.** Accepting a Cash-In-Lieu of land dedication payment equal to the value of the land that would have been dedicated to be used for existing or future open spaces, parks, etc.; or
 - c.** Deferring the Municipal Reserve requirement if the subdivision application includes further land to be subdivided.

The final decision on the location and suitability of land dedicated as Municipal Reserve, the amount of Cash-In-Lieu, or the deferral of the requirement is the responsibility of the approving authority in accordance with *The Act*.



Bradley Park and the Moosomin Communiplex and Convention Centre south of Wright Avenue.

5.2.2 Dedicated Lands

Dedicated Lands including Buffer Strips, Walkways, Environmental Reserves, and Municipal Reserves shall be used in accordance with *The Act* and *The Dedicated Lands Regulations, 2009*. These policies are intended to guide the Town's approach to dedicated lands:

- (1) The Town shall deposit all cash-in-lieu of municipal reserve accepted under **Section 5.2.1(3)b** above in a dedicated lands account.
- (2) Council may authorize expenditures from the account to purchase dedicated lands, or to build or upgrade parks or public recreation facilities within the Town or in other municipalities, such as the RM of Moosomin, where the parks or facilities will serve the residents of the Town.
- (3) The Town should work with the Province to dedicate ecologically valuable and environmentally sensitive lands as environmental reserve.
- (4) If the need for a school site is identified, the Town will work with the Ministry of Education and the school divisions to ensure a suitable school site is chosen and, if necessary, will amend their planning bylaws to accommodate the school's development.

5.2.3 Development Levies

In accordance with *The Act* (s. 169 & 170), Council may establish, by separate bylaw, development levies to be collected from the applicant of a proposed development within an already subdivided area. The purpose of collecting development levies is to recover all or part of the capital cost of providing, altering, expanding or upgrading services and facilities as a result of the development if those capital costs exceed those originally provided for in the subdivision of land. Such a bylaw requires ministerial approval and must be based on studies that establish the impact and associated costs of proposed developments on existing and future municipal infrastructure. Development levies shall not provide for the completion of any work or the payment of any fees previously addressed by a servicing agreement at the time of subdivision.

5.2.4 Servicing Agreements

In accordance with *The Act* (s. 172), Council may require the applicant of a proposed subdivision to enter into a servicing agreement to provide municipal services or facilities that directly or indirectly serve the subdivision. The purpose of a servicing agreement is to ensure that the Town does not incur all the costs of servicing a new subdivision and that services are installed to municipal specifications and standards. The municipality accepts long-term responsibility for maintaining the services and facilities provided they are installed according to the terms of the agreement.

The Town may also collect servicing fees, also known as off-site fees, intended to help pay for future capital costs of providing, altering, expanding, or upgrading municipal infrastructure required as a result of a new subdivision. However, Council must be able to reasonably demonstrate that the fees are commensurate with the future capital costs. Therefore, in order to provide direction and consistency during servicing agreement negotiations, Council may establish a schedule of servicing fees based on the demand for overall services and public works that the municipality anticipates will be needed over the course of a set term. The off-site fees owed will then be proportioned according to the servicing needs created by the new development and the municipality's overall servicing needs. Servicing agreements shall not provide for the completion of any work or the payment of any fees for existing development previously addressed by development levies.

5.2.5 Concept Plans

In accordance with *The Act* (s. 44), the Town may require the preparation of a Concept Plan in support of multiple lot subdivisions, complex rezonings, discretionary use applications or any major development. The purpose of the Concept Plan is to provide a detailed summary of the proposed development including demonstration of the:

- Rationale for the proposed development;
- Conformity to the OCP and Zoning Bylaw;
- Existing site conditions;
- Development design, land uses, densities, and phasing;
- Site drainage, servicing and utilities strategy including identification of utility corridors and easements; and
- Access and transportation strategy.

The Concept Plan should also demonstrate the suitability of the land for the proposed development, the potential impacts on neighbouring land uses and any environmental considerations and mitigation strategies. If applicable, the Concept Plan should reference any required supporting studies or technical investigations in accordance with **Section 5.2.6** of this OCP.

5.2.6 Supporting Studies / Technical Investigations

Any studies or technical investigations that may be required in support of a proposed subdivision or development such as drainage/grading plans, geotechnical/environmental assessments, water/wastewater management plans, infrastructure capacity assessments, heritage resource impact assessment, or traffic impact assessments, must be prepared by a certified engineer or other appropriately licensed professionals with the costs of the study to be borne by the applicant.

5.2.7 Building Bylaw / Permits

The Town Building Bylaw shall guide the construction, repair and maintenance of buildings within the Town. In Saskatchewan, the minimum standard for construction and renovation of buildings throughout the province is the National Building Code of Canada (NBC), the National Fire Code of Canada (NFC), and the National Energy Code for Buildings (NECB). The Town shall ensure these standards are achieved for the health and safety of the community through its building permitting process.

5.3 REGIONAL COLLABORATION

As discussed in **Section 2.2**, Moosomin acts as a regional centre for a much larger population who live in other Towns, Villages and RMs that are within 1.5 hours of driving from Moosomin. The policies in this section are intended to guide how the Town collaborates with neighbouring municipalities, senior governments, and other partners in the region. The RMs of Moosomin (No. 121), Martin (No. 122), and Rocanville (No. 151), as well as the Towns of Fleming, Rocanville, Wapella and others within a 20-minute driving distance are the focus of inter-municipal cooperation due to their proximity to the Town limits. However, there may be opportunities for partnerships with other communities in the region that have yet to be explored. In order to help the Town decide who to consider including in regional planning initiatives, the following outlines typical driving distances for various regional activities:

- **Land Use Planning:** Particularly the RM of Moosomin though regional land use planning initiatives may extend beyond to municipalities that do not share a border with the Town.
- **Economic Development:** Distances from Moosomin could range from 30 minutes (driving time) to 2.5 hours for those major businesses that need a larger market.
- **Waste Management:**
 - Solid Waste – typically provided within a half hour of driving time.
 - Sewage – typically a service provider would travel 45 minutes to an hour to access safe and reliable wastewater disposal ranges.
- **Emergency and protective services:**
 - RCMP in southern Saskatchewan typically cover an area ranging from a 45-minute to 90-minute driving radius. The Moosomin detachment area spreads from the Manitoba border to Burrows and about 40 km north and south of Highway #1.
 - Fire Services – the Moosomin Fire Department is made up of 18-20 volunteers and serves the Town and District.
 - Emergency Medical Services (EMS) – provided by Hutch Ambulance Service and provides on the ground emergency medical service provision with two ambulances and a supervisor vehicle.
 - The Saskatchewan Air Ambulance and STARS® – provides services to the Town and surrounding area.
- **Recreation:** recreation facility patrons will typically drive:
 - 45 minutes to an hour to access an aquatic facility;
 - 20-30 minutes to access an arena; and
 - 30 minutes to access fitness programming.

5.3.1 Inter-municipal Cooperation

- (1)** The Town should work with the RM of Moosomin to ensure lands of mutual interest, such as those around the Marshall McLeod Airport , the lands immediately south of Town, and other surrounding lands that may impact or conflict with future Town development or infrastructure, are used and developed in a compatible and complementary manner.
- (2)** Pursuant to *The Act (s. 32.1)*, the Town may enter into an inter-municipal development or servicing agreement with another municipality to address issues that cross jurisdictional boundaries.
- (3)** The Town should explore and pursue opportunities to facilitate coordinated regional planning initiatives including but not limited to:
 - a.** Public health and emergency response services;
 - b.** Improving regional transportation options (carpooling, ride sharing, etc.);
 - c.** Investing in municipal infrastructure;
 - d.** Recreational and cultural programming and facilities;
 - e.** Environmental management and conservation; and
 - f.** Renewable energy production;

5.3.2 First Nation and Metis Relations

- (1)** The Town will promote communication and engagement with First Nation and Métis communities in the region in the spirit of reconciliation.
- (2)** The Town will collaborate with First Nations and Métis communities on local and regional issues of common interest, including economic, cultural, and social development, as well as environmental protection and conservation.
- (3)** The Town acknowledges the duty to consult with First Nations and Métis communities about potential decisions or actions that may adversely impact Treaty or Indigenous rights.

5.3.3 Provincial and Federal Interests

- (1)** This OCP shall be administered and implemented in conformity with The Statements of Provincial Interest Regulations and any statutes, regulations or legislation of provincial agencies governing land use.
- (2)** Wherever feasible and in the municipal interest, the Town will avoid duplication of provincial regulation.
- (3)** To coordinate planning and growth, the Town will consult with provincial and federal agencies and other organizations where appropriate.

5.4 PUBLIC PARTICIPATION

Fostering a strong culture of public participation and community engagement will be fundamental for the implementation of the OCP. An actively involved and engaged community will help Council address issues of shared importance, minimize negative impacts, maximize public benefits and achieve intended outcomes. The Town will continue to prioritize frequent and transparent communication with residents through a variety of methods. In addition to complying with the mandatory public participation requirements and processes found in *The Act* and the Zoning Bylaw, Council shall apply the following values from the International Association for Public Participation (IAP2) when considering how to engage the community and stakeholders on Town decisions, plans, and projects:

1. Public participation is based on the belief that those who are affected by a decision have a right to be involved in the decision-making process.
2. Public participation includes the promise that the public's contribution will influence the decision.
3. Public participation promotes sustainable decisions by recognizing and communicating the needs and interests of all participants, including decision makers.
4. Public participation seeks out and facilitates the involvement of those potentially affected by or interested in a decision.
5. Public participation seeks input from participants in designing how they participate.
6. Public participation provides participants with the information they need to participate in a meaningful way.
7. Public participation communicates to participants how their input affected the decision.

5.5 STRATEGIC PLANNING & FINANCING

The OCP is a statutory document for guiding development and land use in the Town over the next 20 years. As such, the objectives and policies contained in the OCP are intended to act as a framework for guiding future decision-making by Administration and Council. However, the OCP must be more than a reference document. If the Town is to move closer to the future envisioned in the OCP, a clear plan of action and implementation strategy is required. Therefore, the Town should consider developing an Action Plan that outlines a schedule of key action items to be completed for achieving the goals of the OCP.

Realizing the vision, goals, and objectives of this OCP may also require substantial investments in community infrastructure and services. Therefore, the Town should proceed by strategically integrating its infrastructure management, budgeting and land use planning decisions. The Town should also take a proactive approach to raising revenues with the available financing tools provided through provincial legislation including, but not limited to: *The Local Improvements Act, 1993*; *The Municipalities Act*; and *The Planning and Development Act, 2007*. Finally, the Town should pursue all available funding opportunities and cost-sharing opportunities with their surrounding partners in the region.

5.6 OCP MONITORING & REVIEW

The OCP is intended to be a long term policy document that guides decision-making for the next 20 years. However, it cannot be a static and inflexible document. As new issues, challenges, and opportunities emerge, Council may need to make changes to the OCP to ensure the Town stays on the desired track towards meeting its goals and objectives.

5.6.1 Performance Monitoring & Reviewing the OCP

In addition to ongoing monitoring of key performance measures, it is recommended that the OCP be formally reviewed every five years to evaluate whether the policies remain relevant and are performing effectively. The five-year review may also identify additional studies or projects that will assist in successfully implementing the OCP.

5.6.2 Amending the OCP

All OCP amendments, whether initiated by the Town or the result of an application, must be approved according to *The Act*. If new development is proposed that does not conform to the OCP, then an application to amend the OCP shall be prepared for review by the Development Officer and Council. Applications to amend the OCP must demonstrate the impact of the proposed change and must be in the best interest of the Town as a whole. The application requirements, procedures, and evaluation criteria for considering proposed OCP amendments shall be contained in the Zoning Bylaw. Following adoption by Council, all OCP amendments must be approved by the Ministry of Government Relations before they can take effect.

5.6.3 Conformity with Provincial Land Use Regulations

The OCP shall be administered and implemented in conformity with applicable provincial land use policies such as *The Statements of Provincial Interest Regulations* in cooperation with provincial ministries and agencies. Council will review this Plan and the Zoning Bylaw for consistency with new provincial land use policies adopted pursuant to *The Act*.

EXHIBIT A:

FUTURE LAND USE MAP

The **Future Land Use Map** attached to and forming part of this OCP is a general illustration of the Town's existing and preferred future land use and development patterns. Existing uses that differ from the Future Land Use Map designations may continue in accordance with their applicable Zoning District and the Zoning Bylaw in general. However, any proposed new development or use that contradicts any objective or policy of the OCP in relation to the Future Land Use Map will require an OCP amendment in accordance with **Section 5.6.2**.

TOWN OF MOOSOMIN

FUTURE LAND USE MAP

Exhibit 'A' of Official Community Plan Bylaw No. 2021-02

APPROVED
REGINA, SASK.
FEB 04 2022

[Signature]
Minister of Government Relations

LEGEND

- EXISTING RESIDENTIAL
- FUTURE RESIDENTIAL
- REGIONAL COMMERCIAL
- DOWNTOWN
- EXISTING INDUSTRIAL
- FUTURE INDUSTRIAL
- PUBLIC / RECREATION
- VACANT / AGRICULTURAL

- MAIN STREET
- HIGHWAY NO. 1
- RAILWAYS
- SEWAGE LAGOONS
- SEWAGE LAGOONS BUFFER 300m
- TOWN BOUNDARY

