

2011



TOWN OF ESTERHAZY
OFFICIAL COMMUNITY PLAN
BYLAW NO. 657-11

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1 EXECUTIVE SUMMARY

This Official Community Plan (OCP) was developed over the past 12 months and is about the community of Esterhazy - its environment, its people and its future. It celebrates the Town of Esterhazy, and outlines the community's vision for the area. It brings together a range of methods which can address the needs of the community - service delivery, environmental management, community and individual decision making. The Official Community Plan is a legislative document, which acts as a guide for the Town Council.

The Area



The planning region of Esterhazy and area encompasses an area of 4178 km² with a total population of 9072 persons in the 2006 Census. The Town of Esterhazy, with a population of 2,336 persons represents 26 percent of the area's population and is the most dominant municipality in this region. The projected annual growth rate for the town is estimated to be 0.5 percent.

Significant Issues

Retaining a good quality of life while recognizing the need for expansion was a very topical issue in the community. Residents expressed a range of opinions on a number of related issues including: expanded type and range of housing; improved infrastructure demands especially around water and sewage; enhanced recreational and cultural amenities; transportation services; and nurturing local business amenities. An anticipated expansion of the Mosaic mines in the Esterhazy region will require mindful planning as this will impact the need for further anticipated expanded housing and other community goods and services.

Key Objectives

Looking ahead to the year 2030, the vision, goals and policies contained within this Official Community Plan are intended to act as a growth management strategy for the community well into the future.



Key Planning Objectives:

- **A community that works together to incorporate a greater diversity in land uses that balance the Town's social, economic, environmental and financial resources.**
- **Municipal leadership and effective governance through active cooperation and communication with residents and businesses when setting priorities and striving to improve Esterhazy's future.**
- **A safe community that entices young people and their families to locate in the area by identifying and targeting their needs for employment and family-oriented amenities.**
- **A strong business sector where goods, services, and social interaction are readily available in a thriving environment that diversifies the local economies.**
- **The development, adoption and implementation of a long range infrastructure plan for Esterhazy that is safe, reliable and provides a high standard for utility services to all land uses within the Town.**
- **A community where the patterns and pace of life continue to provide the small town atmosphere and values where local initiatives, either by individuals or in groups, are supported.**
- **Improved quality of life for the residents of Esterhazy through the provision of social, leisure and physical activity opportunities accessible to citizens of all ages.**
- **Community pride portrayed in a visually pleasing manner by enhanced aesthetic character and identified cultural assets that connect Esterhazy's heritage to the present.**
- **Recognition of Mosaic Potash as a key member of the community whose contribution of setting aside of land for long term recreation creates opportunity for the community socially, economically, environmentally and culturally.**

Vision

The following community vision statement is intended to match the voice of the community and sets direction around certain areas of community planning, land use location, economic pursuits, recreational pastimes, and lifestyle options.



Our Vision:

Full of energy, prosperity, and compassion for one another, the community of Esterhazy is located in nearby some of the largest deposits of potash in the world and other natural resources. Esterhazy is recognized as a teeming regional “hub” providing a wide range of goods, services, and community amenities and programs, encouraging sustainable growth while attracting opportunities and people who want to work, play and retire.

The Town of Esterhazy can continue to build trust and set a positive tone by leading through example, communicating openly with residents, other levels of government and neighbouring urban and rural municipalities. There is a need to seek out new ways to utilize resources efficiently and productively and to deliver services and products that meet the needs of a growing community, and fluctuations in markets in a resource-based economy.

ESTERHAZY OFFICIAL COMMUNITY PLAN

A Growth Management Strategy for 2030

2 OFFICIAL COMMUNITY PLAN INTRODUCTION

The Official Community Plan (OCP) is intended to provide direction as to how the residents of the community envisage the area growing and developing over the next ten to twenty years. This Plan, which shall be reviewed regularly, will facilitate the development and ongoing sustainability of the community by enhancing the social, physical, economic and cultural well-being for Esterhazy's residents.

This Plan is a community based effort. Planners were assisted by a widely representative group from the region. Participants included TownCouncillors, residents from Esterhazy and from outside of the Town, and representatives from the Rural Municipality of Fertile Belt.

A community questionnaire was mailed to the residents and businesses in advance to prepare them for a Design Charette. Information gathered from the community created the Vision statement which then led to the goals and objectives, not only for future growth, but more importantly, in identifying the areas where development would enrich the quality of life in Esterhazy.

The Official Community Plan (OCP) will address the residential, parks and open space, community service, industrial, commercial and agricultural land uses within Esterhazy. It will discuss the current land use issues and provide policies to enhance the quality of life for residents in Esterhazy and the region. The Plan will address such items as:

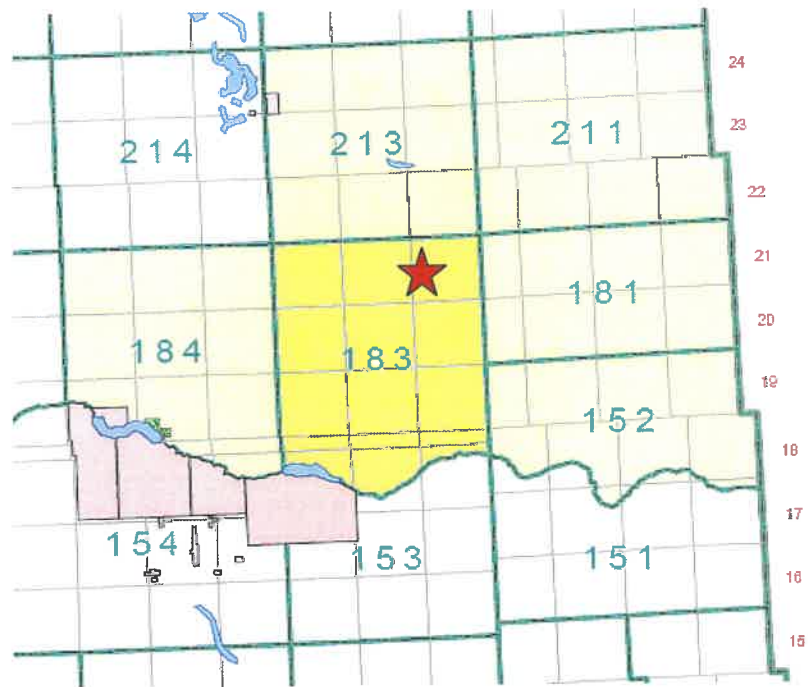
- a) Identification of sufficient land to address the long-term physical growth of the Town;
- b) Guiding growth in a planned manner so that public costs of infrastructure, streets and other services are minimized, and
- c) Incorporation of other development initiatives and issues into the Plan, such as business development, transportation, parks and recreation, and engineering services.

The most important map will be the "Future Land Use Concept Plan" (Appendix A) which lays out land uses for the entire town and it is attached to, and forms part of, this Bylaw. This map is a general illustration of land uses with the express purpose of indicating the spatial relationship between many different land uses and activities.

The Official Community Plan is a policy document, which intends to identify the policies and directions that will lead to the stated objectives and Community Vision. Site specific details such as building yard requirements, permitted and conditional uses, will be provided in the Town of Esterhazy Zoning Bylaw which has been adopted to recognize the policies and intent of this Official Community Plan.

2.1 TOWN OF ESTERHAZY OFFICIAL COMMUNITY PLAN-STUDY AREA

This Official Community Plan applies to the Town of Esterhazy in relation to the Region.



- Town of Esterhazy ★
- Town of Stockholm
- Town of Saltcoats
- Town of Churchbridge
- Town of Bredenbury
- Town of Langenburg
- Village of Yarbo
- Village of Atwater
- Village of Gerald
- Village of Bangor
- Village of Dubuc
- Village of Tantallon
- Village of Spy Hill
- RM of Spy Hill No 152
- RM of Langenburg No 181
- RM of Fertile Belt No 183
- RM of Churchbridge No 211
- RM of Saltcoats No 213
- Resort Village – Bird's Point
- Resort Village – West End

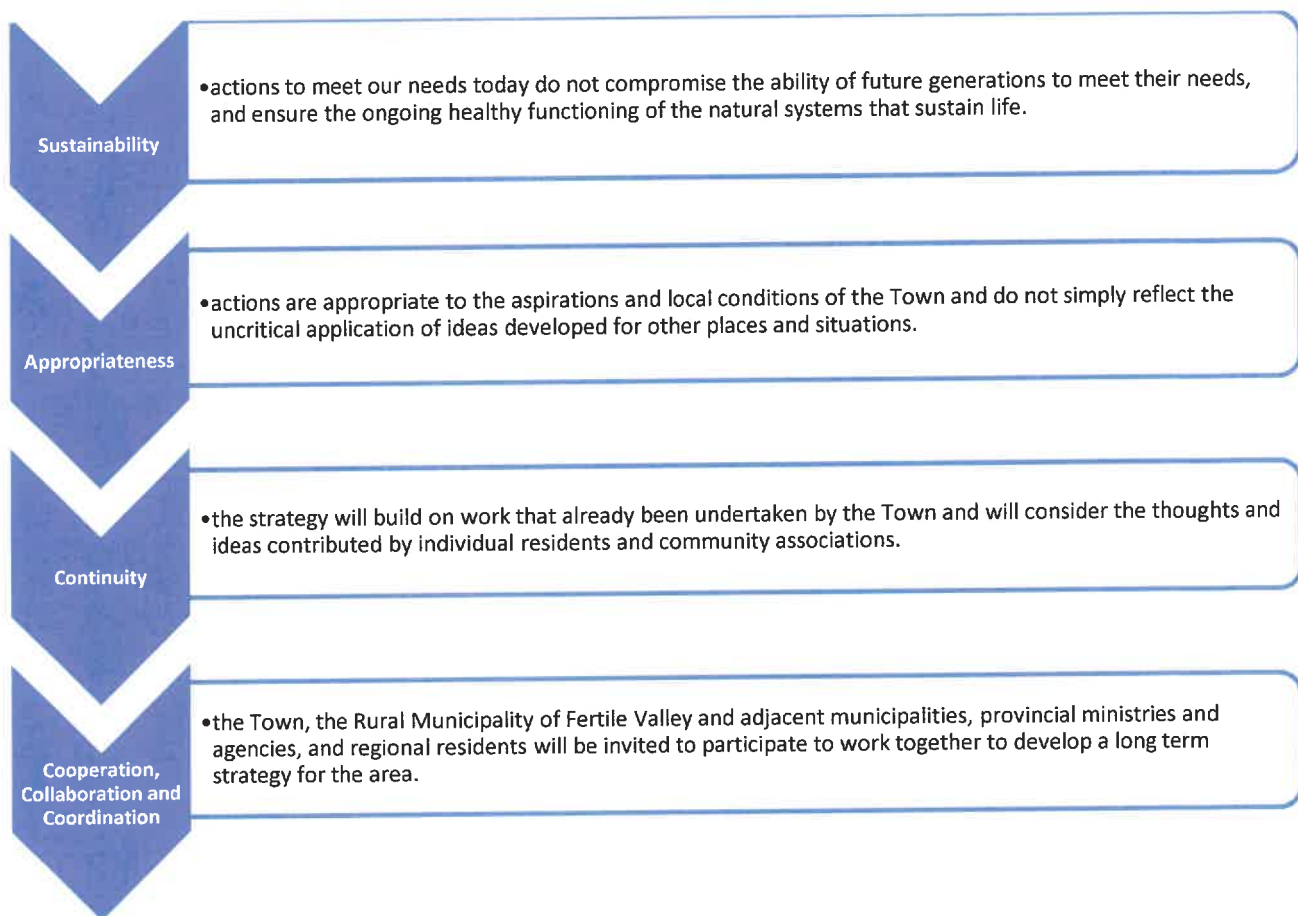
2.2 PURPOSE OF THIS PLAN

In Saskatchewan *The Planning and Development Act, 2007* states that the purpose of a Official Community Plan (OCP) is to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the municipality or any part of the municipality.

The Official Community Plan will reduce uncertainty in both the public and private sectors with respect to the future use of land by promoting development practices, which are compatible with the capacity of the municipality including comprehensive development priorities, regional linkages, economic opportunities, social and cultural assets, public facilities and services with the potential to explore alternative land uses.

This plan, or strategy, is a guide for the “Community” including the Administration, the Council, the residents, businesses and servicing agencies. The Vision, policies and recommended actions expressed in the Plan are intended to guide the evolution of the Town of Esterhazy.

The Official Community Plan is based on the following four fundamental principles:



2.3 BEYOND LEGISLATION

Legislation, funding expectations, external pressures to meet the needs and wants of residents and stakeholders places significant expectations around municipal delivery. A planning process provides communities the

opportunity to build capacity and make efficient use of limited resources to invite growth and development that is sustainable. Improved planning is needed to meet increased expectations for service delivery and assurances for safety. Funders and government departments require Councils to be in the process of, or to have a community plan and community engagement process to qualify for funding and special programs/projects. Community residents and other key stakeholders have an opportunity to directly shape their community by setting priorities based on the availability of appropriate resources, skills and time to provide services and amenities for now and in the future.

2.4 ABOUT THIS OFFICIAL COMMUNITY PLAN

After this introduction, a **Regional Context and Existing Framework** is included to describe the current dynamics in the region and the interest in regional growth and development.

The **Vision** for the Community's future is articulated from the perspective of someone in the year 2030 reflecting on how the community has changed over twenty years. To support this vision, current social and community considerations will be highlighted.

Core themes emerge from the vision and are described in the section following the vision statement. The themes are intended to reflect community values and expectations for how residents desire to see their community progress.

The **Policies** of the Official Community Plan are intended to reflect the community's values as expressed in each theme. The policies are action statements intended to address particular issues and advance the community towards its vision. Policy implementation should involve appropriate levels of consultation with the public and relevant stakeholders. As future amendments to the Plan are contemplated, consideration should be given as to how the proposed amendment conforms to the vision and themes presented in this Plan.

Future Land Use Concept Plan: one of the key aspects of the Plan is to provide an overall future land use and development concept for the Town. The "Future Land Use Concept Plan" (Appendix "A") illustrates general land use designations which have been determined by a number of factors including existing patterns of land use, projected land needs, resources areas, natural attributes and man-made features.

Appendices: Future Land Use Concept Plan, Esterhazy and Region Social Economic Profile 2009, Community Voice: Results of the "What Matters To You Survey".

3 REGIONAL CONTEXT AND EXISTING FRAMEWORK

The Town of Esterhazy is the largest urban centre in region with a 2006 Census population around 2000. Located in the Rural Municipality of Fertile Belt #183, Esterhazy is 83 kilometers from Yorkton, and 213 kilometers from Regina. Esterhazy is a community that provides many health and educational facilities, recreational amenities, and commercial services to local and district residents. Esterhazy, with its small town lifestyle, is a great place to raise a family, retain long-term residents and do business.

Esterhazy is viewed as the regional "centre" of the region providing goods and services for the surrounding population as well as containing the majority of commercial and industrial enterprises. Being an urban environment, with the majority of the developed area being fully serviced, lots sizes and land uses reflect the vibrancy and business climate of a regional centre. There is an opportunity to aim for the best possible mix of activities, services and land uses not only for the benefit of Esterhazy, but for the greater region.

3.1 K1 AND K2

Esterhazy is home to two potash mines, owned & operated by Mosaic. Mosaic Potash Mine is the primary industry and employer within this region. The mine shaft reached a depth of 1,030 meters at completion in 1962. Today, Mosaic operates two mines in the Esterhazy area, K1 and K2. They have a combined production capacity of 4.2 million tonnes per year-ranking it as one of the largest potash mines in the world. Expansion in production capacity is expected in the near future and this should increase demand for more residential, commercial and industrial land development in the Esterhazy area. The review and update of the Official Community Plan for the Town of Esterhazy is intended to provide general direction for the municipality to accommodate and support the growth of the regional potash industry, in addition recognize the valuable contribution to the Town by providing recreational facilities and lands for the enjoyment of the community.

3.2 ESTERHAZY PLANNING DISTRICT

The existing Planning District was formed to provide direction on the orderly and economic development of the participating Planning District municipalities. The Planning District has been inactive for several years. The opportunity exists to promote and address the need to stimulate economic development, provide guidelines to reduce conflicts between land uses, to protect sensitive environmental areas, to develop strategies to support community revitalization and population growth, and should form a part of a revised agreement, plan and bylaw for the revitalized Planning District.

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

Esterhazy shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public facilities. The OCP will designate an adequate inventory of suitable lands to attract a broad range of residential, business enterprise, recreation, institutional, and industrial development to meet anticipated long-term need.

In managing change, 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.

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.

Major deviations to the OCP design and policies shall require a formal amendment based on research and evaluation. Minor relaxations may be considered without an amendment to this Plan where the developer can demonstrate to the satisfaction of the Town that the reconfiguration of parcels and street design would maintain the overall intent of the OCP policies.

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.

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 strive to avoid any major alterations to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.

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 and their compliance with the Future Land Use Concept Plan.

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) integration with natural surroundings and adjacent land uses;
- e) provision of green space and trails;
- f) provisions for public safety; and
- g) other criteria which support a sustainable community.

Roadway and pedestrian linkages between the Town Centre and peripheral areas will be established or identified to ensure multiple modes of movement including pedestrian, bicycles and vehicles, are provided with safe and efficient circulation.

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.

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.

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.

Development shall be integrated with 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.

The regional park and lands provided by Mosaic to the Town are a good example of integrating natural surroundings into the community. Any changes to the Mosaic Agreement should ensure retention of natural vegetation.

Agricultural holdings within the Town's boundary shall be encouraged to protect the natural and economic value of their soils by minimizing activities that cause soil degradation or loss. Topsoil should be retained, where possible to provide a rich basis for site planting and landscape development.

Development shall not deplete or pollute groundwater resources within the Town. Permeable surfaces shall be maximized to reduce storm water runoff and recharge groundwater. Saskatchewan Watershed Authority or a qualified engineering professional shall be utilized as a source for technical advice to assess the impact of a development on groundwater resources in order to protect aquifers and their supply.

Sustainable Policies and 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.

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.

4.1 RESIDENTIAL OBJECTIVES

TO DIVERSIFY THE SUPPLY AND EMPHASIZE CHOICE WHEN PROVIDING A FULL MIX AND RANGE OF HOUSING TYPES THAT RESPOND EFFECTIVELY TO THE NEEDS OF DIFFERENT INCOMES, AGES, AND INTERESTS.

TO MAINTAIN A HIGH QUALITY OF DEVELOPMENT AND STYLE COMPATIBILITY IN RESIDENTIAL AREAS THROUGH PHASED DEVELOPMENT IN AN EFFICIENT, SEQUENTIAL AND STAGED MANNER.

TO INTEGRATE SPECIAL NEEDS HOUSING INTO EXISTING AREAS, AFFORDABLE HOUSING INCENTIVES AND ACCOMMODATING NEW HOUSING FORMS FOR SENIORS IN LOCATIONS NEAR THE TOWN CENTRE OR IN PROXIMITY TO AMENITIES AND INSTITUTIONS.

TO ENCOURAGE THE INFILLING AND SELECTIVE REDEVELOPMENT OF PRESENTLY VACANT OR UNDER-UTILIZED LOTS TO MAXIMIZE EXISTING MUNICIPAL SERVICES.

TO AVOID POSSIBLE LAND USE CONFLICTS BETWEEN RESIDENTIAL USES AND INCOMPATIBLE, NON-RESIDENTIAL USES.

TO PROVIDE A COMPARABLE LEVEL OF UTILITY AND PUBLIC AMENITY SERVICES TO ALL RESIDENTIAL AREAS.

4.2 RESIDENTIAL POLICIES

- 4.2.1 An efficient Town form will be encouraged by allowing higher density residential development, encouraging diversity of housing and subdivision form in new residential areas, facilitating infill development, and providing for additional multi-unit residences.
- 4.2.2 A variety of housing styles, types of ownership, and choice of lot sizes shall be encouraged to provide greater housing alternatives in Esterhazy, notably the need for rental accommodation.
- 4.2.3 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.
- 4.2.4 Private and public special care homes, child and adult day care, and other forms of supportive housing and tenure (i.e. condominium ownership) will be facilitated within the Town.
- 4.2.5 Residential development for seniors' complexes shall be encouraged to locate in close proximity to services and community amenities. The provision for outdoor common areas shall be explored within these complexes.
- 4.2.6 In order to maximize the investment in infrastructure, development priority should be given to land already serviced. The approximate amount of residential development required to meet anticipated needs for a period of twenty (20) years is shown on the "Future Land Use Concept Plan" which is attached to and forms part of this Plan.
- 4.2.7 New residential areas shall be developed and integrated with existing development in a manner that facilitates linkage to the community, efficient servicing, access to schools and adheres to appropriate development standards to ensure an equitable quality of life for all residents.
- 4.2.8 Residential development shall occur where municipal services are present or where they can be economically provided. Rezoning from another land use district to a Residential District will be considered where servicing can be economically and safely supplied to a standard equal to the remainder of Town.
- 4.2.9 A limited number of residential acreage developments shall be encouraged to locate on existing municipal roadways within the corporate limits of the Town. These acreages shall occur in an orderly and sustainable manner compatible with differing land uses and shall minimize agricultural land consumption and severance. Country Residential

acreage development shall be responsible for their respective on-site servicing and development costs.

- 4.2.10 Non-residential development will not be allowed in residential areas except for developments that accommodate municipal services and institutional uses compatible with the residential area. Parks, recreational and institutional uses, such as schools, churches, childcare facilities, seniors housing and nursing homes shall be accommodated in residential areas.
- 4.2.11 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.
- 4.2.12 New residential subdivision proposals should be guided by Concept Plans and should indicate:
- a) future major roads;
 - b) drainage systems and improvements required to meet non-agricultural drainage requirements;
 - c) major open space (including unique physical) areas;
 - d) cultural and archaeological significant areas;
 - e) areas requiring protection through buffering or other means;
 - f) major hazards such as flooding, areas of high water table, and slope lands;
 - g) phasing of development; and
 - h) include studies and reports from professional engineers and planners.
- 4.2.13 Policy guidelines to assist in determining appropriate locations within the broadly designated residential land use are outlined below:
- a) Multi-Unit: This housing type, ranges from duplexes to fourplexes, townhouses, apartment blocks and , shall be permitted in Residential areas, with siting criteria as follows:
 - Located, where possible, close to community facilities, educational and medical facilities, commercial areas and/or places of employment.
 - Located, where possible, on sites having access to a major arterial street or on sites at or close to an intersection of two arterial streets or within walking distance to a transit mode such as a bus stop.
 - Located on the periphery of single-family dwelling areas, provided a buffer separates the two housing type densities or any other conflicting adjacent land use.
 - b) Low Density. Single Detached Housing

- Low density housing means a dwelling on its own lot with front, rear and side yards.

Implementation

The Zoning Bylaw shall include the following residential zoning districts

R1 – Residential District

R2 – Residential Multiple Dwelling District

R3 – Residential Mobile Home District

RE – Residential Acreage District

PUD – Planned Unit Development Contract Zoning District



5.1 COMMERCIAL OBJECTIVES

TO SUPPORT EXISTING BUSINESSES AND USES AND WELCOME NEW COMMERCIAL DEVELOPMENT TO THE COMMUNITY.

TO WORK WITH THE TOWN COUNCIL, ENTERPRISE REGION AND OTHER BUSINESS AGENCIES TO PROMOTE ESTERHAZY AS A REGIONAL RETAIL AND SERVICE COMMERCIAL CENTRE.

TO PROMOTE AN ATTRACTIVE AND COMMERCIALLY VIABLE TOWN CENTRE BUSINESS AREA THROUGH A RE-VITALIZATION PLAN.

TO ENCOURAGE THE CONCENTRATION OF COMMERCIAL, SOCIAL AND CULTURAL ACTIVITIES IN THE TOWN CENTRE.

TO ENSURE THERE IS SUFFICIENT 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

- 5.2.1 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.
- 5.2.2 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.
- 5.2.3 The Town shall continue to participate with the Yellowhead Enterprise Region to advocate Esterhazy’s role in regional development. Opportunities that diversify the economic base, maintain a range and choice of suitable sites that support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses shall be pursued.

Town Centre

- 5.2.4 The Town will continue to consult with individuals, business owners and organizations in Esterhazy to identify initiatives that would encourage businesses and enterprises to locate in the Town Centre.
- 5.2.5 The Town Centre will be prioritized as a location for retail activity, professional services, government functions and cultural activities within Esterhazy to improve “downtown” options and experiences.
- 5.2.6 Residential infill in the Town Centre shall be accommodated so as to avoid or minimize potential land use conflicts with adjacent commercial development.

Highway Commercial

- 5.2.7 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.
- 5.2.8 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.

- 5.2.9 Improving Esterhazy'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.
- 5.2.10 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.

Home Based Businesses

- 5.2.11 Home-based businesses may be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, are compatible with and do not change the character of the surrounding residential area and are not of a size, scale or use that would affect the viability of established commercial areas.
- 5.2.12 The Zoning Bylaw shall specify development standards for home-based businesses.

Implementation

The Zoning Bylaw shall include the following commercial zoning districts:

C1 – Town Centre Commercial District

C2 – Highway Commercial District



6 SOCIAL PRIORITIES FOR ESTERHAZY

6.1 COMMUNITY ENGAGEMENT

- 6.1.1 The Town will strive to enhance local communication through an open and inviting process that brings the public together with municipal officials including regular reports to the community and forums allowing public participation in research debates.
- 6.1.2 The Town may establish adhoc advisory committees to solicit input on social, cultural, economic, and environmental issues and to provide a local public process that prioritizes community projects when opportunities for community development arise.

6.2 SOCIAL NEEDS

- 6.2.1 The Town will advocate for the integrated planning and provision of services, programs and facilities on a cooperative basis, involving appropriate agencies, groups and individuals to achieve accessible, appropriate, and flexible service provision for all residents irrespective of their physical, economic, social or cultural characteristics.
- 6.2.2 The Town will ensure all developments are safe, accessible to all and are conducive to social interaction by encouraging barrier free access design and locational considerations.
- 6.2.3 The Town will identify social needs and plan service delivery by working with government departments, non-profit agencies, or by forming partnerships to address social needs on an on-going basis to:
 - Identify and pursue the programming needs for youth, seniors and families through community input, and
 - Promote social inclusion which requires that housing affordability and choice are made a priority in order to stabilize family and community life.

6.3 SOCIAL WELL-BEING

- 6.3.1 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.
- 6.3.2 The Town will ensure development enhances the physical, social, and cultural well-being of residents through support for the arts, culture, recreation, library, fire, police, education, social programs and health services to meet present and future needs.
- 6.3.3 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.
- 6.3.4 The Town shall collaborate with other organizations and jurisdictions to provide services that complement training or educational opportunities to attract employees to quality employment opportunities in Esterhazy.



7.1 INDUSTRIAL OBJECTIVES

TO EXPAND AND BUILD UPON ESTERHAZY'S EXPERIENCES WITH INDUSTRIAL, RESOURCE BASED ACTIVITY.

TO COOPERATE WITH SENIOR LEVELS OF GOVERNMENT, THE YELLOWHEAD ENTERPRISE REGION AND BUSINESS ORGANIZATIONS TO PROMOTE AND DEVELOP INDUSTRIAL AND RELATED SERVICE ACTIVITIES IN ESTERHAZY.

TO IDENTIFY AREAS FOR LONG RANGE FUTURE INDUSTRIAL DEVELOPMENT AND ENSURE THERE IS SUFFICIENT INDUSTRIAL LAND AVAILABLE FOR PRIMARY, SECONDARY AND SERVICE INDUSTRIES.

TO ACCOMMODATE FUTURE INDUSTRIAL DEVELOPMENT WITH A PLANNED INDUSTRIAL PARK TO PROVIDE A SUFFICIENT SUPPLY AND VARIETY OF PARCEL SIZES AND SERVICING LEVELS TO ATTRACT A DIVERSE RANGE OF INDUSTRY.

TO RECOGNIZE AND MARKET THE STRATEGIC OPPORTUNITIES FOR DEVELOPMENT THAT HIGHWAY CONNECTIONS PROVIDE IN ESTERHAZY.

TO ENSURE THAT INDUSTRIAL ACTIVITY DOES NOT IMPACT NEGATIVELY ON THE ATTRACTIVE CHARACTER OF THE COMMUNITY OR THE NATURAL ENVIRONMENT, INCLUDING GROUNDWATER RESOURCES.

7.2 INDUSTRIAL POLICIES

- 7.2.1 Industrial developments shall support the Economic Development Strategies promoting Esterhazy's locational advantage when pursuing expansion in areas of material transportation, heavy equipment and support service activities. The Town of Esterhazy may provide incentives, through a formal policy, to promote the development and growth of commercial and industrial enterprises within its boundaries.
- 7.2.2 The approximate amount of land required for industrial development to meet anticipated needs over a period of at least five years is shown on the "Future Land Use Concept Plan" which is attached to and forms part of this Official Community Plan. Industrial development shall proceed in an orderly and continuous manner.
- 7.2.3 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).
- 7.2.4 Industrial development 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.
- 7.2.5 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.
- 7.2.6 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 not have adverse impacts on groundwater; and
 - d) it shall not detract from the visual attractiveness of the area.
- 7.2.7 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.

- 7.2.8 Industrial development area requiring only rudimentary services may be considered and supported within the general Esterhazy region and in consultation with other urban and rural municipalities.

Implementation

The Zoning Bylaw shall include the following industrial zoning districts:

I1- Industrial District



8.1 TRANSPORTATION NETWORK OBJECTIVES

TO ESTABLISH SAFE, EFFICIENT AND CONVENIENT TRANSPORTATION FACILITIES AND SERVICE FOR ALL USERS.

TO PROVIDE A SYSTEM OF ARTERIAL, COLLECTOR AND LOCAL ROADS TO ACCOMMODATE ANTICIPATED TRAFFIC MOVEMENTS WITHIN THE TOWN AND PROVIDE AN EFFECTIVE LINKAGE TO THE PROVINCIAL HIGHWAY SYSTEM.

TO ENSURE THAT ROAD DESIGN PERMITS SAFE AND CONVENIENT VEHICLE, PEDESTRIAN AND BICYCLE CIRCULATION.

TO MAINTAIN AN ADEQUATE SYSTEM OF ACCESS AND INTERNAL ROADS TO SERVE THE EXISTING AND FUTURE NEEDS OF THE TOWN.

TO INVESTIGATE THE POTENTIAL FOR PUBLIC TRANSPORTATION ROUTES BETWEEN THE TOWN AND MOSAIC POTASH MINE.

8.2 TRANSPORTATION NETWORK POLICIES

- 8.2.1 Developments will ensure safe access and egress from adjacent roadways without disrupting their transportation function by locating: on service roads adjacent to highways, on municipal streets, roads or at existing intersections.
- 8.2.2 Appearance standards that improve the visual appearance when entering Esterhazy may include landscaping, signage, or screening shall apply to lands near these entryways.
- 8.2.3 Ongoing consultation with the Ministry of Highways and Infrastructure shall occur with regards to Highways 22 and 80. The Town will endeavour to coordinate the planning, construction, or alteration and any plans for future interchanges/intersections to address access requirements and to minimize any negative effects to town residents and

businesses. Signed truck routes shall continue to be monitored in order to minimize intrusion into residential areas.

- 8.2.4 All new subdivision development or redevelopment should provide rights-of-way of sufficient width to accommodate alternate forms of transportation to the automobile.
- 8.2.5 Street classification of local, arterial and collector streets should be established in order to promote orderly and efficient street systems. Control of access points and/or provision of service roads may be required in some instances.



9.1 RECREATIONAL OBJECTIVES

TO PROVIDE FOR EFFECTIVE PEDESTRIAN LINKAGES BY IDENTIFYING WALKWAYS AND TRAIL CORRIDORS BETWEEN OPEN SPACES, PARKS, RECREATIONAL FACILITIES AND INSTITUTIONAL USES.

TO ENSURE THAT NEW RESIDENTIAL SUBDIVISIONS AND DEVELOPMENT CONSERVE SIGNIFICANT NATURAL AREAS INCLUDE MUNICIPAL RESERVE OR OTHER PUBLIC LAND THAT FACILITATE CONVENIENT PEDESTRIAN AND CYCLING LINKAGES.

TO EXPLORE THE NEED FOR A GREATER VARIETY OF MULTI-FUNCTION INDOOR RECREATIONAL FACILITIES AND SUPPORT LOCAL INTEREST IN EXISTING YEAR-ROUND OUTDOOR ACTIVITIES.

TO PROVIDE FOR APPROPRIATE SPORT, RECREATIONAL, AND CULTURAL FACILITIES THAT ARE ACCESSIBLE AND AVAILABLE FOR ALL AGES AND LIFESTYLES.

TO ENCOURAGE CONTINUED CORPORATE INVESTMENT IN THE COMMUNITY'S RECREATIONAL ASSETS.

TO PROVIDE RECREATION AND PRESERVE OPEN SPACE AREAS WITH AESTHETIC VALUE TO MEET THE COMMUNITY NEEDS AND CONTRIBUTE TO THE COMMUNITY'S APPEARANCE.

TO SEPARATE NON-COMPATIBLE LAND USES WITH OPEN SPACE OR LANDSCAPED BUFFERS IN ORDER TO MINIMIZE CONFLICTS.

TO ENSURE THAT LANDS GIFTED TO THE TOWN BY MOSAIC ARE RETAINED FOR RECREATIONAL AND IN A NATURAL STATE AS PER THE AGREEMENT.

9.2 PARKS, TRAILS AND RECREATIONAL POLICIES

- 9.2.1 A balance of indoor and outdoor experiences shall be provided to ensure recreational facilities receive optimum usage and can be used by all residents in the region for year-round recreational pursuits.
- 9.2.2 Future recreational uses in Esterhazy 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.
- 9.2.3 The Town will work with public organizations and private sector developers to encourage and facilitate the development of new, or the upgrading of existing recreational and/or community facilities and programming.
- 9.2.4 A network of pedestrian/bicycle trails between parks, recreational and institutional uses within the community shall be identified. The Town shall strive to provide and maintain year-round, safe, well-lit and convenient trails for pedestrians, scooters and cyclists.
- 9.2.5 In new residential subdivisions, the provision and development of buffer and pathways will be encouraged to separate incompatible land uses, and, if possible, to keep important natural and nature-like areas generally intact.
- 9.2.6 Most of the recreational facilities and programs are provided by the Town through the Parks and Recreation Board. Recreation and open space should be provided for the enjoyment of residents and visitors. Expanding and maintaining these amenities for a multi-function year-round indoor facility should be a priority in order to enhance the lifestyle options for Esterhazy's residents.
- 9.2.7 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 a desire to establish public trails and multi-use paths along streets to connect the Town Centre to outlying areas including Kaposvar Valley and Esterhazy Regional Park.
- 9.2.8 Any changes to the Mosaic Agreement on the N1/2 Sec 27-19-1 – W 2nd will require public consultation and negotiation between the Town and Mosaic Potash and any changes will not adversely affect the natural surroundings nor diminish recreational use.

- 9.2.9 Private sector development and operation of parks and recreation facilities will be encouraged. Designation of lands for parks and recreational purposes indicates suitability of such lands for the purpose and offers opportunity for private/public partnerships or ownership.

Municipal and Environmental Reserve

- 9.2.10 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, or other similar use.
- 9.2.11 When dedication of municipal reserve is required for subdivision, the municipality may accept cash-in-lieu of dedication unless there is an identified need for recreational land in the vicinity of the development. Monies collected in lieu of municipal reserve shall be allocated for recreational facility construction in the District.
- 9.2.12 Subdivision applicants will be required to dedicate, as environmental reserve, all lands in an area to be subdivided that can be defined as environmental reserve in accordance with the provisions of The Planning and Development Act, 2007. In some instances, the approving authority may consider conservation easements in place of environmental reserves.
- 9.2.13 New subdivisions must include walkway easements or municipal reserve linking to existing development. The use of municipal reserve dedication for recreational function shall be encouraged including the consolidation of reserve land into larger parks and the provision of trail linkages between these parks and around the Town when possible.
- 9.2.14 Buffer Strips should be maintained adjacent to watercourse and water bodies to allow for protection measures against erosion, sediment control and flood hazards. Wetlands shall be preserved for the benefit they serve as catchment basins for drainage.

Implementation

The Zoning Bylaw shall include recreational land uses and activities in one Zoning District.

CS – Community Service District

CS-1 Community Service District (Mosaic Lands)



10 COMMUNITY SERVICE LANDS

10.1 COMMUNITY SERVICE LAND OBJECTIVES

TO PROVIDE SUFFICIENT LAND AND BUILDINGS ARE MADE AVAILABLE FOR A FULL RANGE OF INSTITUTIONAL, PUBLIC AND COMMUNITY SERVICES IN AREAS OF EDUCATION, HEALTH AND SPIRITUAL DEVELOPMENT FOR THE RESIDENTS OF ESTERHAZY AND DISTRICT.

TO ENCOURAGE AND REINFORCE EXISTING INSTITUTIONAL SERVICES AND AMENITIES TO LOCATE IN AREAS EASILY ACCESSED BY RESIDENTS.

TO SUPPORT EDUCATION AND HEALTH SERVICES TO MEET THE NEEDS OF THE TOWN AND REGION.

TO ENCOURAGE COMMUNITY SERVICES AND AMENITIES TO LOCATE IN AREAS EASILY ACCESSED BY RESIDENTS.

TO SUPPORT PUBLIC RECREATIONAL USES TO BE DEVELOPED IN ASSOCIATION WITH OTHER COMMUNITY SERVICES

10.2 COMMUNITY SERVICE LAND POLICIES

- 10.2.1 The Town will monitor the adequacy of institutional services and strive to recognize and respond to the needs of a growing community. The Town will work with various community groups and organizations to determine these needs and the best methods to provide and maintain needed community facilities.
- 10.2.2 The Town will ensure that adequate land and buildings are made available to a full range of institutional, public and community services. When possible, social and cultural institutions will be encouraged to locate in or close to the downtown area in order to promote accessibility and support revitalization efforts.

- 10.2.3 The development of institutional, recreation or cultural facilities shall be encouraged to locate where services can be shared or have a joint use.
- 10.2.4 Institutional uses may be located in any district in the Plan area based on individual merit, adequate services and compatibility with surrounding land uses.
- 10.2.5 Neighbourhood-oriented institutional uses such as schools, churches, day care facilities may locate within the neighbourhood area they serve. These uses will not require Development Plan amendments in order to be situated within a residential, industrial, commercial or agricultural area.

Implementation

The Zoning Bylaw shall include Community, Institutional Services and Activities in one Zoning district.

CS- Community Service District



11 INFRASTRUCTURE: ASSET MANAGEMENT PLANNING

11.1 INFRASTRUCTURE OBJECTIVES

TO TAKE A PROACTIVE APPROACH IN INFRASTRUCTURE PLANNING IN ORDER TO DIRECT INVESTMENT AND CONSERVE FINANCIAL RESOURCES.

TO IMPROVE THE INFORMATION DATA BASE IN ORDER TO PROVIDE MORE CONSISTENT LEVELS OF SERVICE AT A LOWER COST AND TO PLAN LIFE-CYCLE COSTS FOR ASSETS.

TO PROVIDE EFFECTIVE MUNICIPAL SERVICES THAT CAN BE SUPPLIED ECONOMICALLY AND SAFELY TO A STANDARD EQUAL FOR ALL RESIDENTS OF ESTERHAZY.

TO EXTEND MUNICIPAL SERVICES IN AN EFFICIENT MANNER BY ENCOURAGING INFILL DEVELOPMENT ON EXISTING SERVICED LANDS.

TO MAINTAIN, PRESERVE AND ENHANCE THE INFRASTRUCTURE SYSTEM, BY ENCOURAGING A CONTINUOUS PROCESS OF UPGRADING AND PROJECT PRIORITIZING.

TO MAINTAIN AN ADEQUATE SYSTEM OF ACCESS AND INTERNAL ROADS TO SERVE THE EXISTING AND FUTURE NEEDS OF THE TOWN.

11.2 INFRASTRUCTURE POLICIES

11.2.1 Developing and maintaining an Asset Management Strategy for infrastructure is a priority for the Town of Esterhazy to ensure affordability in the long-term to:

- provide baseline information to measure performance,
- improve efficiency and effectiveness.
- rank relevant and up- to-date inventory,
- analyze the system's condition and capacity, and

- budget service life for long term replacement.

- 11.2.2 The progress of the asset management plan shall be monitored as it is a working document for the short and long term and as such has a schedule, budget and deliverables. The asset management plan responds to higher community expectations and greater societal regulations, overcoming obstacles for the community's benefit.
- 11.2.3 The Town shall ensure that capital works/infrastructure assets maintain or exceed current standards and shall incorporate servicing standards into all infrastructure upgrading and extensions.

Public Works

- 11.2.4 Adjacent lands shall be setback from existing public works facilities and any planned future expansion to minimize the encroachment of incompatible lands near landfills, waste management facilities, airstrips, transportation corridors, rail yards, and industrial activities.
- 11.2.5 Strategies and standards for the orderly, efficient and economical extension of water distribution systems, streets, waste management facilities and storm water management requirement within the Town will require adopting and implementing an infrastructure maintenance and rehabilitation plan. The Asset Management Plan will inventory infrastructure assets and provide an upgrade and replacement schedule for the municipality's utility systems.
- 11.2.6 All developments shall be serviced in agreement with the Future Land Use Concept Plan or any future Area Concept Plans. The adequacy of municipal services will be monitored and upgrading or expansion of these systems shall equitably meet the needs of residents and other customers. Front-end costs of expanding municipal services and infrastructure shall be recovered through off-site development levies.
- 11.2.7 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.
- 11.2.8 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.

- 11.2.9 The building of facilities and activities that encourage or enhance energy efficiency, waste reduction, re-use or recycling of wastes shall be accommodated.
- 11.2.10 The Town shall pursue a comprehensive waste management plan to explore/continue the regionalization of Solid Waste Management and waste disposal alternatives. Emphasis on solid waste management shall include waste minimization principles with emphasis on organic waste diversion.

Streets, Roadways and Access

- 11.2.11 Developments will ensure safe access and egress from adjacent roadways without disrupting their transportation function by locating: on service roads adjacent to highways, on municipal streets, roads or at existing intersections.
- 11.2.12 Appearance standards that improve the visual appearance when entering Esterhazy may include landscaping, signage, or screening shall apply to lands near these entryways. These areas shall be connected by pathways to the community.
- 11.2.13 Protection or mitigation for loss of existing trees and planting of new trees will be required in a safe and visually appealing manner along streets, roadways and in open spaces associated with new development.



12 GROUND WATER AND SOURCE WATER PROTECTION

12.1 GROUND WATER POLICIES

- 12.1.1 Development shall not deplete or pollute groundwater resources within the district. Ground water resources shall be managed in a manner that would not deprive existing users of their water supply and would not have a known detrimental effect on ground water potential.
- 12.1.2 Development shall occur in a manner which sustains the yield and quality of water supply from the Saskatchewan Watershed Authority or a qualified engineering professional shall be utilized as a source for technical advice to assess the impact of a development on groundwater resources in order to protect aquifers and their supply.
- 12.1.3 Developments will be encouraged in a manner, which ensures that waterways, water bodies, shore land areas and groundwater resources are sustained. Public health shall be protected by locating unserviced subdivisions only where soil and ground water conditions can sustain development and not pollute aquifers.
- 12.1.4 Development proposals, which may impact upon water ways or water bodies will be referred to Saskatchewan Watershed Authority for review and advice prior to approval. Saskatchewan Watershed Authority or a qualified engineering professional shall be utilized as a source for technical advice to assess the impact of a development on groundwater resources in order to protect aquifers and their supply.
- 12.1.5 In the case of development proposals that require significant volumes of surface water and/or groundwater, including irrigation projects, the proponent will be required to investigate the need for a Provincial Water Rights License. Development approval may be withheld until such time as a license is issued.
- 12.1.6 Waterways, water bodies and shore lands in the District may require protection to limit impacts of development. This may be achieved through site-specific planning programs and cooperation with Federal, Provincial or regional programs. The extent of protection required will be directly related to the characteristics of the local situation. The size and configuration of the waterway, water body or shore land; the need for public access; environmental characteristics; and economic potential will all have a bearing on the method of protection adopted.

- 12.1.7 The use of best management practices for agricultural enterprises, particularly with regard to manure management and chemical applications, shall be encouraged in order to minimize risks to groundwater and surface water.
- 12.1.8 The preferred locations for major development or activities that may cause pollution under normal operating conditions or by accident should be located outside sensitive environmental areas as defined by locations displaying soil characteristics associated with high risks of groundwater impacts and slope conditions where erosion risks have the high potential of surface water impacts. Siting of such developments will be undertaken with direct discussion with the affected and interested rural municipality.



13 HERITAGE AND CULTURAL RESOURCES

13.1 HERITAGE AND CULTURAL RESOURCE OBJECTIVES

TO IDENTIFY AND CONSERVE TO THE EXTENT FEASIBLE, THE BEST ELEMENTS OF THE TOWN'S CULTURAL HERITAGE, ARCHITECTURAL CHARACTER, BUILDINGS, SITES AND OTHER FEATURES OF THE TOWN'S HISTORY AND CULTURE.

TO PRIORITIZE PROJECTS WHICH PROMOTE LOCAL INTEREST IN ESTERHAZY'S CULTURE, HERITAGE ATTRIBUTES AND IDENTITY.

TO ENCOURAGE PARTNERSHIPS AMONG COMMUNITY INTEREST GROUPS AND BUSINESSES TO PROMOTE THE TOWN'S CULTURAL ASSETS THROUGHOUT THE REGION.

13.2 HERITAGE AND CULTURAL RESOURCE POLICIES

- 13.2.1 The Town will cooperate with community stakeholders to identify and continually assess the significance of historic, cultural sites and special areas within Esterhazy.
- 13.2.2 At the request of owners and in accordance with *The Heritage Properties Act*, significant historic sites and architectural features shall be designated as heritage properties and suitably recognized.
- 13.2.3 Existing heritage resources should be protected from incompatible or potentially incompatible land uses, which may threaten their integrity or operation.
- 13.2.4 The Town will work with community stakeholders to identify and assess the importance of natural, heritage sites and areas by encouraging partnerships amongst urban and rural municipalities to identify and promote the heritage and cultural assets of Esterhazy and the region.

- 13.2.5 The Town shall encourage owners to conserve buildings and sites with heritage merit. Research and the collection of historical information of heritage building inventory shall be continued.
- 13.2.6 The Town shall promote the Museum and Flour Mill as the primary community/regional cultural asset. The museum shall be encouraged to market on-site activities and programming that stimulates a regional tourism experience that commences in Esterhazy.
- 13.2.7 The Town may highlight its industrial heritage and corporate pride through the naming or sponsorship of public amenities and spaces.
- 13.2.8 Recognition, through signage or place naming, shall be encouraged throughout Esterhazy to honour significant citizen and corporate contributions.

Implementation

Heritage and cultural resources and sites shall be exempted from site frontage area requirements and shall be a discretionary use in all zoning districts.



14 NATURAL ENVIRONMENTAL LANDS

14.1 NATURAL ENVIRONMENTAL LAND OBJECTIVES

TO ACKNOWLEDGE AND PROTECT NATURAL, ENVIRONMENTAL FEATURES, AND SYSTEMS WITHIN THE TOWN AND LOCATED IN ADJACENT RURAL MUNICIPALITIES.

TO ENSURE THAT THE TOWN WILL WORK WITH PROVINCIAL DEPARTMENTS AND AGENCIES TO IDENTIFY SIGNIFICANT CRITICAL WILDLIFE HABITAT AND RARE OR ENDANGERED SPECIES, WETLANDS AND SENSITIVE ENVIRONMENT AREAS.

TO RESTRICT DEVELOPMENT ACTIVITIES WHICH WOULD ACCELERATE OR PROMOTE DAMAGES ARISING IN AREAS THAT ARE CONSIDERED HAZARDOUS FOR REASONS OF GROUND INSTABILITY, EROSION, AND/OR FLOODING.

TO ENCOURAGE THE PRESERVATION OF THE NATURAL VEGETATION OR OTHER MEANS OF ASSURING STABILITY OF THE BANKS OF MAJOR WATER COURSES.

TO EXTEND THE RESPONSIBILITY FOR SOUND ENVIRONMENTAL MANAGEMENT TO PROPERTY OWNERS AND DEVELOPERS.

14.2 NATURAL ENVIRONMENTAL LAND POLICIES

14.2.1 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. Council may refuse to authorize development of structures on such land or may authorize such developments only in accordance with recommended preventative mitigation measures which eliminate the risk or reduce the risk to an acceptable level and remedial measures.

- 14.2.2 The Saskatchewan Watershed Authority, Sask Water, 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 Saskatchewan Watershed Authority for review and technical comment prior to consideration of approval.
- 14.2.3 It may not be practical or desirable for economic or social reasons to restrict certain development in natural hazard areas. Developments should, however, be carefully controlled and planned to ensure that they are compatible with the risks or that the hazard has been eliminated or protected against. In these instances, the following criteria should be applied:
- a) Proposed developments shall not obstruct, increase or otherwise adversely alter water and flood flows and velocities. No building construction is allowed within the 1:500 floodway of the Kaposvar Creek.
 - b) Proposed building construction within the flood fringe of Kaposvar Creek shall be flood proofed to 0.5 metres above the 1:500 flood fringe.
 - c) There should be no added risk to life, health or personal safety;
 - d) Structures and services must be protected against flood damage and should be fully functional during hazard conditions;
 - e) Activities which alter existing slopes and may accelerate or promote erosion or bank instability should be prohibited, unless appropriate mitigation measures are taken to minimize the potential of such erosion or bank instability; and
 - f) Existing tree and vegetation cover should be preserved where appropriate to reduce erosion and maintain bank stability.
- 14.2.4 Surveys of landscapes, soils, vegetation, wildlife and Heritage Resources should be reviewed. If sensitive features are identified (coulees, wetlands, riparian areas) the development shall be modified to avoid these areas. If avoidance is impossible, mitigative strategies shall be developed in consultation with environmental managers and included as conditions of development approval.
- 14.2.5 Public access to natural areas and wildlife and fisheries habitat will be encouraged, where feasible, to foster appreciation for and enjoyment of nature, but such access should not lead to levels of activity which will exceed the capability of the area to

sustain the environment and ecosystem integrity. In cases where private lands are involved, access to these areas will be subject to the approval of landowners

14.2.6 Natural areas and sensitive environmental area shall be identified and protected where human activities may create potential to stress the environment, by managing these activities as discretionary uses in the Zoning Bylaw.

14.2.7 When reviewing a development proposal, an attempt shall be made:

- To provide for minimum loss of habitat by retaining natural vegetation and watercourses;
- Providing continuous wildlife corridors; and
- Conserving habitat for rare and endangered species; and providing landscaping, naturalization or otherwise mitigating the loss of natural habitat where such habitat loss is necessary in the context of a desirable development.



15 FUTURE URBAN DEVELOPMENT

15.1 FUTURE URBAN DEVELOPMENT POLICIES

- 15.1.1 Future Urban Growth Areas are identified within the Town limits on the Future Land Use Concept Plan. These are areas where the future use of land or the timing of development is uncertain due to issues of servicing, transitional use, or market demand.
- 15.1.2 In areas where higher density residential development is not practical or desirable at the time, limited, low density residential use or, appropriate, agricultural activities shall continue, until such time as the area is developed for any urban use.
- 15.1.3 Urban Holding Areas may include:
- a) Lands which are capable of being a full range of utilities, but for which no overall area concept plan has been approved for the general area; or
 - b) Lands which are not readily capable of being serviced with a full range of utilities, and for which no concept plans have been approved.

Urban Agricultural Policies

- 15.1.4 Land areas shall remain in large acreages in order to facilitate future land assembly and development proposals. The type of agricultural buildings and structures shall be located in a manner that Agricultural uses may continue until required for residential development.
- 15.1.5 In order to facilitate an orderly and economic conversion, the zoning regulations on these lands should take into consideration the following criteria:
- a) Lands presently in agriculture use shall be retained for such use in the interim period.
 - b) Agricultural activities will be of a type which will not create any unacceptable nuisance factors or hazard;
 - c) The interim development of these lands shall be regulated in such a manner so as to facilitate an economic conversion to urban use, and
 - d) Capital investment in buildings and structures shall be limited in order to minimize obstacles for future urban development

Implementation

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

FUD- Future Urban Development District



16 SPECIAL PLANNING AREA: MOSAIC POTASH MINE

Any major expansion at the Mosaic mine will need to be closely monitored. Given the relatively stable population levels in recent years, estimated at an annual growth rate of 0.5 percent, the Town of Esterhazy should assume and plan for mine expansion. Approximately 450 persons in the 19-39 year age cohort live in Esterhazy and area with a further 100 Mosaic personnel living in Yorkton and community to the mine.

The expectation of an expansion of Mosaic, at its two mines in the Esterhazy area, K1 and K2., warrants planning for an additional 190-200 persons (100 + 90) within the next 1-3 years at a minimum. A significant potash mine expansion and early retirements of mine employees would be in addition.

The work camp discussed to take place during the development of the expansion is temporary and should be located east of Esterhazy and closer to the K1-K3 mine sites.



17 FRINGE AREA: INTER/INTRA JOIN MANAGEMENT AREAS

Development pressures exist on lands adjacent to urban municipalities. While these developments have potential benefit for the town, there is concern that servicing and development standards be applied consistently. A clear distinction should be made between urban and rural communities through permitted land uses, lot sizes, and connections to transportation infrastructure and municipal servicing. The Town of Esterhazy should coordinate development with the Rural Municipality of Fertile Belt which abuts the Town boundaries.

17.1 FRINGE AREA OBJECTIVES

URBAN AREAS WILL CONTINUE TO PROVIDE FOR A RANGE OF COMMERCIAL AND PUBLIC SERVICES AND FACILITIES, INDOOR RECREATIONAL, INSTITUTIONAL, SMALL LOT AND MULTI-PARCEL RESIDENTIAL USES WHICH SHOULD BE DIRECTED TO LOCATIONS NEAR EXISTING COMMUNITIES.

TO ENCOURAGE ORDERLY AND TIMELY DEVELOPMENT ON THE FRINGE AREAS TO ENSURE THAT FUTURE URBAN DEVELOPMENT POTENTIAL OR SERVICING NEEDS ARE NOT COMPROMISED AND THAT BOUNDARIES CAN BE ALTERED.

TO RECOGNIZE THE PLANS AND AMBITIONS OF THE SURROUNDING RURAL MUNICIPALITIES IN THE MANAGEMENT OF THE FRINGE AREAS.

17.2 FRINGE AREA POLICIES

- 17.2.1 The Town shall be encouraged to pursue inter-municipal partnerships with the surrounding rural municipalities within the revitalized Esterhazy Planning District to minimize potential land use conflicts for existing and proposed uses on the undeveloped lands adjacent to the Town of Esterhazy and the other urban municipalities.
- 17.2.2 The Town will cooperate with the rural municipalities to ensure that development and land use patterns which are adjacent or in proximity to the Town that may have negative effects on future urban design and/or densities that may hinder expansion will be discouraged, or mitigated. This does not apply to such effects that arise in the course of normal, non-intensive farm operations.
- 17.2.3 The physical and economic ability to extend urban services to specific areas within the district should be logical, reasonable and cost effective. When the urban and the rural municipalities enter into an agreement to service land, the agreement shall address annexation.

Inter-Municipal Cooperation

- 17.2.4 The Town of Esterhazy shall work with the surrounding rural municipalities to promote inter-municipal partnerships.
- 17.2.5 Inter-municipal cooperation and public/private sector initiatives that focus on a cooperative approach to providing and sharing cost efficient and effective services that optimize use of the district's financial and infrastructure resources shall be encouraged.
- 17.2.6 An Example of a policy may be that the Town will continue to provide serviced land for development whereas the Rural Municipality should continue to provide unserved land for developments. This is a traditional approach, however with resource-based associated developments it is not always feasible.

Inter-Municipal Agreements

- 17.2.7 Inter-municipal agreements shall be pursued to ensure that local and regional growth issues are addressed proactively. A coordinated, integrated and comprehensive

approach should be used when dealing with planning matters within municipalities, or which cross municipal boundaries, including:

- a) managing and/or promoting growth and development;
- b) managing natural heritage, water, agricultural, mineral, tourism, cultural, heritage and archaeological resources;
- c) infrastructure, public service facilities and waste management systems;
- d) ecosystem, shoreline and watershed related issues;
- e) natural and human-made hazards; and
- f) population, housing and employment projections, based on regional market areas.

17.2.8 Coordination requires that municipalities inform one another, on a regular basis, of infrastructure and service requirements within the region in order to protect the proposed location from development that may hinder their implementation.

- a) Each municipality should collaborate with the adjacent municipalities in the planning and provision of infrastructure and services that meet at the municipal boundaries to ensure proper coordination.
- b) Each municipality shall cover the cost of its infrastructure and services up to its boundary, unless both municipalities agree to share the cost as may be mutually deemed appropriate.
- c) The municipalities may jointly identify and explore opportunities to collaborate in the planning of, or, where mutually agreed upon, in providing access to, inter-municipal infrastructure and services to provide cost efficiency and avoid duplication.

Revenue Sharing

17.2.9 Revenue sharing shall be explored where there are significant opportunities to promote and enhance development and growth within the region by working together in a cooperative manner, and when any “regional type” business or development is considering this region and will provide benefit to a number of individual municipalities.

17.2.10 All tax sharing arrangements will be negotiated on fair and equitable basis with respect to the recovery of capital investment, land use development standards, and negotiating compatible servicing agreements.

17.2.11 Inter-municipal revenue sharing and other agreements to equitably share costs and benefits of future development in the region shall be encouraged.

Boundary Alteration/Annexation

- 17.2.12 The Town of Esterhazy is expected to continue growing as it offers a desirable small town character with diverse services, highway access, and distance from a large urban centre. The Town has expanded its boundaries in the past, in anticipation of this growth. Annexations involving smaller amounts of land occurring on an as-needed basis shall be preferred, where the annexation area can be serviced with a logical extension of existing road and servicing networks.
- 17.2.13 The Town of Esterhazy and surrounding municipalities should utilize and revitalize the Esterhazy Planning District to develop a coordinated approach for future boundary expansions in order to ensure consistent planning, cost effective and efficient service delivery and good governance for residents throughout the region.
- 17.2.14 The periodic need for urban expansion through the annexation process should be logical and consistent with the policies of this Plan. Annexation shall be undertaken in a positive, orderly, timely and agreed-upon process where there is a clear and present need and development is expected to occur within a five (5) year period. Municipalities should avoid a large and complex annexation in favour of annexations involving smaller amounts of land occurring on an as-needed basis.
- 17.2.15 Where it is necessary to expand the boundaries of the Town, community expansion should occur on a logical basis and should be well-integrated with the existing community structure and directed away from large acreages of prime farmland and livestock operations. Where the growth warrants the expansion onto adjacent agricultural lands, the land requirement of these communities will take precedence over any existing agricultural use of these lands.
- 17.2.16 The need for community expansion should be demonstrated, to the satisfaction of the affected municipalities that the conversion of rural land for urban expansion in areas adjacent to the Town is timely and will protect existing rural land uses from premature conversion to urban forms of development. Annexation shall follow legal boundaries or natural features to avoid creating a fragmented pattern of land ownership and should as much as possible have the support of the current landowners involved.
- 17.2.17 In the event of annexation where land is not currently serviced, the Town may enter into an agreement to compensate the Rural Municipality for the existing municipal portion of property taxes on a descending scale. The annexation should not dramatically alter the taxes collected from agricultural lands in the annexation area simply because of annexation. The two municipalities may look at harmonizing their agricultural mill rates.

18 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.

The Future Land Use Concept Plan

The Future Land Use Concept Plan identifies areas that are a high priority for inclusion into the Town of Esterhazy with the intent of accommodating future development. The Town's intention for the future use of land is shown on the "Future Land Use Concept Plan" (AppendixA), which is attached to and forms part of this Official Community Plan. The Plan's land use policy areas provide geographic references for the OCP's policies. If the Town is to move closer to the future envisioned by the Plan, the Plan must guide other related decisions of Council.

The Planning and Development Act, 2007 requires that all Bylaws enacted conform to this Plan:

- Municipal bylaws and public works will conform to this Plan.
- The decisions and actions of Councils and staff, including public investment in services, service delivery and infrastructure, will be guided by this Plan.
- Implementation plans, strategies and guidelines, consistent with this Plan will be adopted, identifying priorities, detailed strategies, guidelines and actions, to advance the vision, goals and objectives of this Plan.








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 been included 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 will require an Implementation Committee to be established which will prioritize the action items and work with the Esterhazy Planning Commission for the benefits of the greater community. The action items should be reviewed regularly to monitor progress and to determine if changes are required.

Community Development

Action Item	Policy Reference	Key Participants
 Schedule regular inter-municipal meetings or forums		
 Develop an Action plan for the district to organize community development initiatives		
 Coordinate Economic Development initiatives		
 Prepare a Fire Master Plan and Emergency Response Plan for the district		
 Research a Cost Sharing Strategy for Community Services to increase equity between urban and rural residents		
 Provide support for a regional tourism strategy		
 Develop Community Recreational Plan including Mosaic Land Review.		

Land Use Planning

Action Item	Policy Reference	Key Participants
 Set up administrative procedures for review and amendments to the Official Community Plan and Zoning Bylaw		
 Set up a Communication protocol between the municipalities regarding land uses and development		
 Integrated Road Network/Infrastructure Planning including Highway access roads		
 Review Subdivision/Development Fees and Servicing Agreements		
 Explore Regional Waste Management opportunities		
 Research Affordable Housing Initiatives		
 Research Revenue/Tax Sharing and opportunities for collective service provision		
 Explore the opportunity for a District Development Appeals Board		
 Revitalize the Esterhazy Planning District and the potential benefits of Planning District status		

19 ADMINISTRATION

19.1 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.

19.2 PLANNING TOOLS

This Section outlines the variety of traditional tools Municipalities have available to make things happen. *The Planning and Development Act, 2007* provides the authority that governs plans of subdivision, zoning bylaws, servicing agreement, development levies and review processes to ensure that the Plan is effective over the long term.

19.3 ADOPTION OF THE OFFICIAL COMMUNITY PLAN (OCP)

Adoption of this Plan by the Town will give it the force of law. Once adopted, no development or land use change may be carried out within the area affected by the Official Community Plan that is inconsistent or at variance with the proposals or policies set out in the Plan.

By setting out goals, objectives, and policies, the OCP 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 district will be achieved.

The application of the OCP policies is illustrated in the Future Land Use Concept Plan contained in “Appendix A.” This Plan is intended to illustrate the locations of the major land use designations within the Town. This “map” should not be interpreted in isolation without consideration of the balance of the OCP. The Land use designations have been determined by a number of factors including existing patterns of land use, projected land needs, servicing requirements, resource areas, natural attributes and man-made features.

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 Municipality are the Zoning Bylaw and the subdivision process, including associated agreements.

19.4 DEFINITIONS

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

19.5 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.

The objective of the Zoning Bylaw is to ensure:

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

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

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

19.6 CONTRACT ZONING AND PLANNED UNIT DEVELOPMENT

For purposes of accommodating a rezoning for unique development situations, Council may consider rezoning areas to Planned Unit Development (PUD) under the Zoning Bylaw or 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;
- Planned Unit Development (PUD) Zoning District will be used for unique developments that integrate mixed uses with on site amenities and is a standalone Zoning District
- The use of Contract Zoning will be used to allow a specific use or range of uses contained within the zoning district to which the land is being rezoned;

19.7 CONCEPT PLANS

Concept plans represent design layout concepts to provide direction for new developments to:

- Ensure the efficient provision of infrastructure services;
- Demonstrate how site development will be organized to ensure compatibility with adjoining land uses and transportation systems; and

In accordance with Section 44 of *The Planning and Development Act, 2007*, a Council may, as part of the Official Community Plan, adopt a concept plan for the purpose of providing a framework for subsequent subdivision and development of an area of land. The Council shall ensure that any concept plan is consistent with its Official Community Plan, and any part of a concept plan that is inconsistent with the official community plan has no effect insofar as it is inconsistent.

19.8 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, but not limited to traffic studies to determine impacts upon the district's road and highway system, assessments of lands affected by , drainage or slope hazards, endangered species, heritage resources, potential for ground and surface water pollution, and general risk to health and the environment.

19.9 EXISTING AND NON-CONFORMING USES

Where land use is designated in the Plan which differs from existing use, the existing use will be allowed to continue as a non-conforming use in accordance with Sections 88-93 *The Planning and Development Act, 2007*. However, any redevelopment of the parcel of land or expansion of the conforming use will be required to comply with the land use designated in the Plan, unless otherwise approved by Council under the provisions for non-conforming uses in the particular Zoning Bylaw.

Development Levies and Agreements

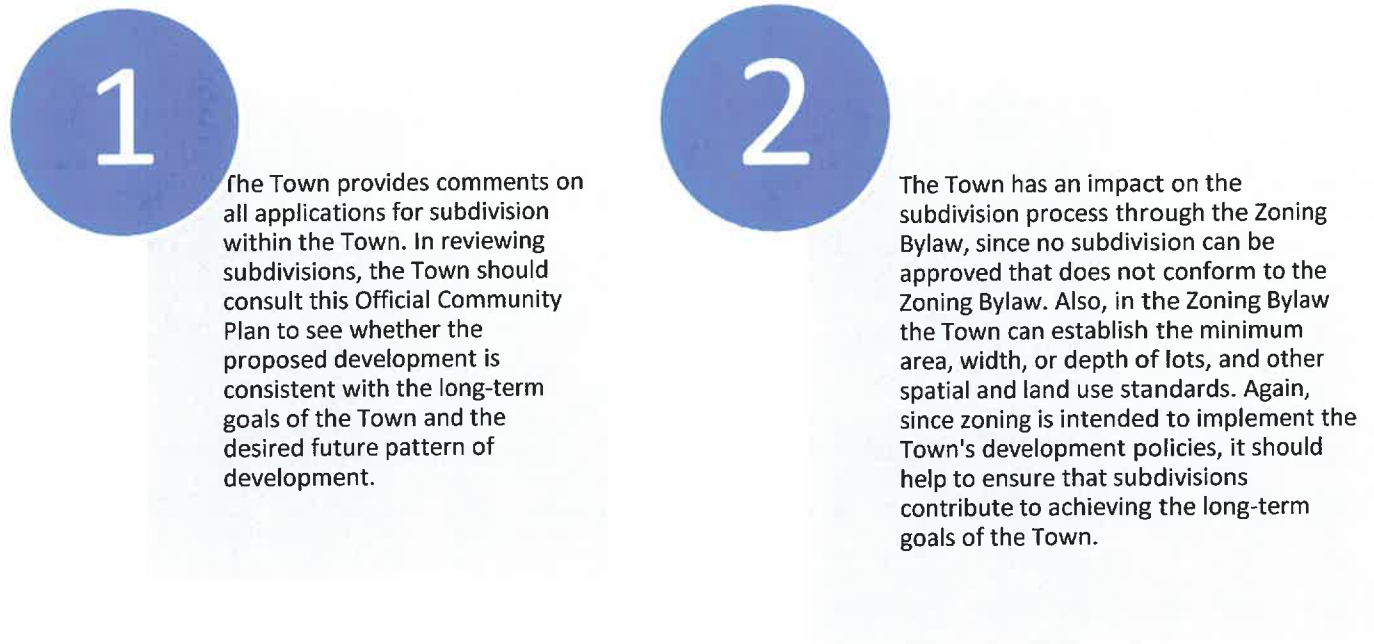
The Town may pass a Development Levy Bylaw in order to be able to use development levies for the purpose of recovering all or part of the Municipalities actual costs as specified in Sections 169 to 170 of *The Planning and Development Act, 2007*. Development Agreements may be required in accordance with Section 171 of *The Act*.

Servicing Agreements

Council may require a servicing agreement in accordance with Section of *The Planning and Development Act, 2007*, and may pass a Servicing Levy Bylaw in accordance with Section 172 of *The Act*, 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.

Subdivision Process

Subdivision, the breaking up of land into smaller legal units, normally is an integral part of the development process. Although the Director of Community Planning for the Ministry of Municipal Affairs is the approving authority for subdivisions, the Town has input into the subdivision procedure at two points.



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 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 for the Town of Esterhazy.

20 REPEAL AND 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 Municipal Affairs.

Council Readings and Adoption

Introduction this day of 2011

Read a first time this day of 2011

Read a second time this day of 2011

Read a third time this day of 2011

Adoption of Bylaw this day of 2011

MAYOR

ADMINISTRATOR

Ministerial Approval Date

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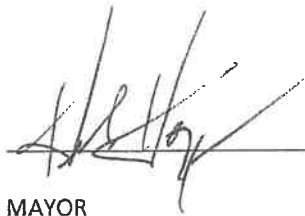
Introduction this **25TH** day of **May** 2011

Read a first time this **25th** day of **May** 2011

Read a second time this **25th** day of **May** 2011

Read a third time this **20th** day of **July** 2011

Adoption of Bylaw this **20th** day of **July** 2011


MAYOR




ADMINISTRATOR







Ministerial Approval Date



TOWN OF ESTERHAZY Saskatchewan LAND USE MAP 2011

Legend

Existing and Short Term Future Land Use

-  Commercial
-  Light Industrial
-  Residential
-  Recreation/Greenspace
-  Future Urban Development
-  Urban Reserve Study

Long Term Future Land Use

-  Airstrip Protection Area
-  Commercial
-  Residential
-  Sewage Lagoon Relocation Option
-  Town Limits
-  Creek



Scale

