

TOWN OF KINDERSLEY

OFFICIAL COMMUNITY PLAN

Prepared for:

THE TOWN OF KINDERSLEY

Prepared by:

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APRIL 2014

Amendments to the Official Community Plan of the Town of Kindersley

Amendment Bylaw No.	Date of Approval
14-16	October 21, 2016

THE TOWN OF KINDERSLEY

Bylaw No.03-14

A Bylaw to adopt the Official Community Plan

The Council of the Town of Kindersley, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- (1) Pursuant to Section 29 and 32 of *The Planning and Development Act, 2007* the Council of the Town of Kindersley hereby adopts the Official Community Plan, identified as Schedule "A" to this Bylaw.
- (2) The Mayor and Chief Administrative Officer are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this Bylaw.
- (3) Bylaw No. 35-89, A Bylaw to Provide for the Orderly Development of the Town of Kindersley, and all amendments thereto, are hereby repealed.
- (4) This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the	14 th day of April, 2014
Read a Second Time the	26 th day of May, 2014
Read a Third Time and adopted	26 day of May, 2014

Certified a true copy of
Bylaw, No. 03-14
passed at the regular
meeting of Council held
on the 26th day of
May, 2014
Dated this 11 day of
June, 2014


ADMINISTRATOR



(Mayor) - Deputy



(Chief Administrative Officer)



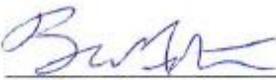
OFFICIAL COMMUNITY PLAN

Being Schedule "A" to Bylaw No.03-14
of the Town of Kindersley





Deputy (Mayor)



(Chief Administrative Officer)

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1 INTRODUCTION

1.1 AUTHORITY

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007 (The Act)*, the Council of the Town of Kindersley has prepared and adopted this Official Community Plan to provide the Town with goals, objectives and policies relating to approximately 20 years of future growth and development within the community.

Section 32 of *The Act* provides that the Official Community Plan is required to contain statements of policy with respect to:

- (1) sustainable current and future land use and development in the municipality;
- (2) current and future economic development;
- (3) the general provision of public work;
- (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; and,
- (7) the means of implementing the Official Community Plan.

The Province of Saskatchewan adopted the Statements of Provincial Interest Regulations effective March 29, 2012 applicable to community planning and development under Section 7 of *The Act*. Section 8 of *The Act* provides that every Official Community Plan and Zoning Bylaw must be consistent with the Statements of Provincial Interest Regulations.

In general the Statements of Provincial Interest Regulations address:

- Agriculture and Value-Added Agribusiness
- Biodiversity and Natural Ecosystems
- First Nations and Métis Engagement
- Heritage and Culture
- Inter-municipal Cooperation
- Mineral Resource Exploration and Development
- Public Safety
- Public Works
- Recreation and Tourism
- Residential Development
- Sand and Gravel
- Shore Lands and Water Bodies
- Source Water Protection

- Transportation

1.2 SCOPE AND PURPOSE

The policies in this Official Community Plan address the need for future land use planning in the Town of Kindersley as well as other matters related to its physical, social and economic development. The policies are intended to provide the Town of Kindersley with direction and guidelines for establishing bylaws, programs and decision making on future land use and development proposals in the Town.

This Plan is intended to guide the growth and development of the Town of Kindersley to a population of approximately 10,000.

All development within the incorporated area of the Town of Kindersley shall conform to the objectives and policies contained in this Official Community Plan.

2 GOALS

The planning goals for the Town of Kindersley are as follows:

- (1) To support economic development and growth as a means of enhancing the quality of life of the residents of Kindersley.
- (2) To direct the development and growth of Kindersley in a manner that is sustainable, consistent with the values of the community, orderly and cost-efficient.
- (3) To promote and encourage innovative and sustainable development within the community.
- (4) To encourage housing development in a variety of forms and locations to address the diverse needs of residents specifically including issues of housing affordability.
- (5) To encourage the provision of an adequate supply of developable land to meet existing and future market demands for residential, commercial and industrial uses.
- (6) To promote and encourage an attractive and thriving downtown and a safe and aesthetically pleasing highway commercial corridor.
- (7) To facilitate a safe and up-to-date transportation network including pedestrian and cycling linkages.
- (8) To ensure that the Town's current and future infrastructure requirements are planned and developed in a manner which facilitates growth in an environmentally and financially sustainable manner.
- (9) To ensure that land use planning is fully integrated with the Town's long term strategic, financial, infrastructure, transportation, and asset management planning initiatives.
- (10) To market and promote the Town of Kindersley as the regional destination of choice for commercial and industrial development, tourism and culture, education, health care, and community services.
- (11) To protect natural resources and environmentally sensitive areas for the benefit of current and future generations.
- (12) To encourage healthy, active lifestyles among Town residents.
- (13) To work with other local and senior governments to strengthen regional partnerships and initiatives.
- (14) To ensure that the Town maintains its commitment to an open, consultative and transparent planning and decision making process.
- (15) To support and complement the Statements of Provincial Interest Regulations in the realization of the goals and objectives of this plan.

3 OBJECTIVES & POLICIES

3.1 RESIDENTIAL

3.1.1 Residential Objectives and Policies

Objective 3.1.1.1

To identify the areas, within Kindersley and outside of the Town's current boundaries, that are most suitable for future residential development in order to provide adequate land for future residential development.

Policy (a) The Town will ensure that new residential development locates in the areas noted as "Future Residential" on the Future Land Use Concept. At the time of subdivision, these areas will be zoned, in the Zoning Bylaw, for residential uses and compatible development. Prior to such rezoning, development in these areas will be regulated to prevent development of uses which would conflict with the long term use of these areas.

Policy (b) If and when sufficient land is no longer available to accommodate additional residential development, the Town will ensure that new residential development shall locate in the areas noted as "**Potential Residential**" on the Future Land Use Concept. Prior to the build-out of land identified as "**Potential Residential**" on the Future Land Use Concept, noted herein, the Town shall undertake the necessary studies and analysis to identify the lands necessary to accommodate residential development to a population of approximately 10,000.

Policy (c) Subject to policies contained in Section 3.9 – Intermunicipal and Interjurisdictional Cooperation, Council will initiate required actions to bring the areas noted as "**Potential Residential**" within the corporate limits of the Town through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for residential uses and compatible development when they are included within the corporate limits of the Town. Those lands that are designated and zoned for future urban development will be rezoned for residential uses and compatible development once plans for such development have advanced to the point where the appropriate residential zoning designation has been clarified and once the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner.

Policy (d) Support residential subdivision development in order to ensure a three to five year supply of serviced lots, based on the rate of serviced lot uptake in the preceding years. Where Council is of the opinion that a sufficient supply of desirable lots is unavailable, or a sufficiently wide range of lots for certain dwelling types is unavailable, this guideline may be adjusted.

Objective 3.1.1.2

To provide a variety of housing options to address the needs of residents of the community and to address housing affordability issues.

- Policy (a)** The Zoning Bylaw shall contain residential zoning districts which will facilitate a wide range of residential uses. These districts will provide appropriate development standards to address building forms and dwelling unit densities. Certain community facilities will be permitted in all residential districts.
- Policy (b)** The Town will continue to promote and support programs and opportunities to provide affordable and attainable housing.
- Policy (c)** Supportive housing, such as care homes and day care centres, will be facilitated in all areas of the Town. The Zoning Bylaw will contain development standards for these uses.
- Policy (d)** The Town will accommodate affordable and alternative housing opportunities for residents by facilitating the development of secondary suites, garden suites and garage suites. The Zoning Bylaw will include appropriate standards to ensure that these uses are not detrimental to the residential character of the areas where they are located.

Objective 3.1.1.3

To ensure that infill developments support and enhance Kindersley's existing residential neighbourhoods.

- Policy (a)** In order to enhance the viability of the downtown and to optimize the use of existing infrastructure and services, consideration will be given to higher density residential and mixed use residential/commercial developments in proximity to the Downtown. Proposed developments shall be compatible with nearby land uses and shall be capable of being economically serviced.
- Policy (b)** In order to facilitate access to downtown commercial services by seniors or others with mobility constraints; seniors housing, community services and other essential services should be encouraged to locate in close proximity to the Downtown.
- Policy (c)** In order to provide a variety of housing options and to optimize the use of existing infrastructure and services, consideration will be given to higher density residential developments in appropriate locations in existing neighbourhoods. Proposed developments shall be compatible with nearby land uses and shall be capable of being economically serviced.
- Policy (d)** Insofar as practical, the Town of Kindersley will encourage the use of vacant or underutilized historic buildings for residential development.

Objective 3.1.1.4

To ensure that new residential neighbourhoods are designed in a manner which provides a high quality living environment and a range of housing options.

- Policy (a)** New neighbourhoods shall be designed to be pedestrian friendly, walkable and connected by orienting development to serve pedestrian and cycling traffic in addition to automobile traffic.

- Policy (b)** Residential uses shall be properly buffered from incompatible uses, railways, and major roadways.
- Policy (c)** The design of new neighbourhoods should consider passive and active solar opportunities.
- Policy (d)** New neighbourhoods should contain a variety of housing forms, including single detached dwellings, semi-detached and two unit dwellings, secondary suites, special needs housing, and townhouse and apartment style multiple unit dwellings, to accommodate a range of users including attainable and affordable housing, seniors' housing and rental housing.
- Policy (e)** Multiple unit dwellings should generally be located with satisfactory access to neighbourhood entrance points and should be sited to minimize potential conflicts with other residential uses.
- Policy (f)** Ensure that new residential neighbourhoods connect to and complement existing and future developments, by requiring that concept plans be submitted to the Town for approval prior to consideration of rezoning applications associated with formal subdivision applications.

Objective 3.1.1.5

To facilitate economic development and foster entrepreneurship through home based businesses that are clearly secondary to the residential use of the property and compatible with the surrounding residential environment.

- Policy (a)** Home based businesses that are clearly secondary to the principal residential use of the dwelling unit and are compatible with the residential environment shall be accommodated.
- Policy (b)** The amenity of the overall residential environment shall be preserved by ensuring home based businesses are compatible with nearby residential properties and that they do not generate traffic, parking, noise, electrical interference, vibration, odour or other elements that are not normally found in the residential environment.
- Policy (c)** Land use conflicts shall be minimized by specifying the types of activities to be fully permitted as home based businesses in the Zoning Bylaw and ensuring that these uses are compatible with a residential environment.
- Policy (d)** Those types of home based businesses that are generally compatible with a residential environment, but may involve certain activities that are not acceptable in all locations, may be specified in the Zoning Bylaw as discretionary uses, and permitted only at Council's discretion.
- Policy (e)** The Zoning Bylaw shall contain development standards pertaining to permitted and discretionary home based businesses, including standards for parking, use of accessory buildings, storage, product sales, resident and non-resident employees, number of business related vehicle trips per day, and other relevant matters.

Objective 3.1.1.6

To provide for certain complementary land uses within residential neighbourhoods.

Policy (a) The predominant use of land within neighbourhoods shall be residential. Neighbourhoods shall also permit a range of complementary institutional and community oriented uses that are compatible with a residential environment. Examples may include places of worship, schools, community centres, public parks and recreation facilities, health services, other institutional uses, and neighbourhood convenience commercial. These activities shall be compatible with the use and scale of the neighbourhood, shall provide a needed service, and shall appropriately address issues of transportation, parking and land use conflicts.

Objective 3.1.1.7

To facilitate the orderly redevelopment of the existing mobile home parks and work camps in the Town of Kindersley to alternate forms of development.

Policy (a) A separate mobile home zoning district, for mobile homes and compatible development, will be established in the Zoning Bylaw. No new mobile home parks shall be developed within the Town of Kindersley.

Policy (b) Consideration shall be given to proposals to convert existing mobile home parks to alternate forms of development. The alternate form of development shall be compatible with nearby land uses and shall be capable of being economically serviced. Redevelopment of mobile home parks shall take place in an orderly and planned manner which may include phasing of the redevelopment where appropriate. The redevelopment of individual lots or sites within an existing mobile home park to another type of housing shall not be permitted.

Policy (c) Prior to the redevelopment of any existing mobile home park, consultations should be undertaken with affected residents, the Town, and other appropriate stakeholders to develop strategies to mitigate any hardships associated with the redevelopment.

Policy (d) No new work camps shall be developed within the Town of Kindersley. Any existing work camps shall be considered non-conforming uses pursuant to Sections 88 to 93 of *The Planning and Development Act, 2007*.

3.2 COMMERCIAL

3.2.1 Downtown Commercial Objectives and Policies

Objective 3.2.1.1

To promote an attractive and viable Downtown commercial area.

Policy (a) The Downtown shall continue to be prioritized as a primary location for retail activity, professional services, government functions and cultural activities in the community.

Policy (b) The character of the Downtown may be enhanced by:

- encouraging development with minimal front yard setbacks, grade level direct entrances, and clear glazing at street level;
- encouraging residential/commercial mixed use and small to mid-scale commercial developments to locate in the downtown.

Policy (c) Consideration may be given to the enhancement of the Downtown commercial area through:

- the construction of infrastructure;
- investment in public buildings;
- public realm improvements such as streetscapes and public park development;
- encouragement of public - private partnerships;
- tax abatement incentives;
- incentives to promote the use of vacant and underutilised buildings or sites;
- planning and building permit fee rebates; and
- the promotion of the Town of Kindersley as a place for new business development.

3.2.2 Highway and Shopping Centre Objectives and Policies

Objective 3.2.2.1

To enhance the visual and functional quality of the Highway Commercial corridors in the Town.

Policy (a) The Town, in consultation with the Ministry of Highways and Infrastructure, affected business and property owners, and other stakeholders, shall initiate a review of the Highway Commercial corridors to address issues such as traffic safety, intersection improvements, public realm and private property landscaping and signage, future development options, and funding strategies.

Policy (b) Ensure that a high standard of landscaping and screening is provided to achieve aesthetically appealing gateways.

Objective 3.2.2.2

Highway and Shopping Centre Commercial development should accommodate uses which by virtue of their scale or locational requirements are not readily suited to a Downtown location.

Policy (a) The Zoning Bylaw shall contain Commercial districts which provide for an appropriate range of uses and development standards.

Objective 3.2.2.3

To ensure that sufficient land is designated along Highways 7 and 21, for the development of Highway and Shopping Centre Commercial uses.

Policy (a) Ensure new Highway and Shopping Centre Commercial development locates in the areas noted as "Future Commercial" on the Future Land Use Concept. Prior to the time of subdivision, these areas will be zoned, in the Zoning Bylaw, for commercial use. Prior to such rezoning, development in these areas will be regulated to prevent development of uses which would conflict with the long term use of these areas.

Policy (b) If and when sufficient land is no longer available to accommodate additional commercial development, new commercial development will be encouraged to locate in the areas noted as "**Potential Commercial**" on the Future Land Use Concept. Prior to the build-out of land identified as "**Potential Commercial**" on the Future Land Use Concept, noted herein, the Town shall undertake the necessary studies and analysis to identify the lands necessary to accommodate commercial development which will be required at such time as the population of the Town reaches approximately 10,000 people.

Policy (c) Subject to policies contained in Section 3.9 – Intermunicipal and Interjurisdictional Cooperation, Council will initiate required actions to bring the areas noted as "**Potential Commercial**" within the corporate limits of the Town through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for highway commercial uses and compatible development when they are included within the corporate limits of the Town. Those lands that are designated and zoned for future urban development will be rezoned for highway commercial uses and compatible development once the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner.

3.2.3 Core Area and Neighbourhood Commercial Objectives and Policies

Objective 3.2.3.1

To recognize the existing core commercial area.

Policy (a) The Zoning Bylaw shall contain a Core Area Commercial district, in proximity to the downtown, which provides for an appropriate range of uses and development standards to minimize potential land use conflicts.

Objective 3.2.3.2

To facilitate neighbourhood convenience commercial developments in new residential areas.

Policy (a) Neighbourhood commercial convenience developments may be provided in new residential areas. The scale of development shall be appropriate to complement the residential character and to serve the daily convenience needs of the residents of the area.

Policy (b) Neighbourhood commercial convenience developments should be strategically located adjacent to arterial or collector roadways, in close proximity to neighbourhood entrance points.

3.3 INDUSTRIAL

3.3.1 Industrial Objectives and Policies

Objective 3.3.1.1

To ensure that sufficient land is designated within the Town to accommodate industrial development opportunities.

- Policy (a)** The area shown as "Industrial", on the Future Land Use Concept will be zoned for industrial uses and compatible development.
- Policy (b)** If and when sufficient land is no longer available to accommodate additional industrial development, new industrial development will be encouraged to locate in the areas noted as "**Potential Industrial**" on the Future Land Use Concept. Prior to the build-out of land identified as "**Potential Industrial**" on the Future Land Use Concept, noted herein, the Town shall undertake the necessary studies and analysis to identify the lands necessary to accommodate industrial development which will be required at such time as the population of the Town reaches approximately 10,000 people.
- Policy (c)** Subject to policies contained in Section 3.9 – Intermunicipal and Interjurisdictional Cooperation, Council will initiate required actions to bring the areas noted as "**Potential Industrial**" within the corporate limits of the Town through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for industrial uses and compatible development when they are included within the corporate limits of the Town. Those lands that are designated and zoned for future urban development will be rezoned for industrial uses and compatible development once the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner.
- Policy (d)** In order to accommodate a range of economic development opportunities, the Zoning Bylaw will make provision for light industrial, heavy industrial, and railway industrial development.
- Policy (e)** New industrial developments will be required to connect to and complement existing and future development in Kindersley through the requirement of a concept plan, submitted for Council approval prior to consideration of rezoning applications associated with formal subdivision applications.
- Policy (f)** All Industrial developments will be serviced by water and sanitary sewer and any other appropriate services which are available.

Objective 3.3.1.2

To minimize the potential for land use conflicts between Industrial development and other uses.

- Policy (a)** Lands identified for Industrial development shall be adequately buffered, screened and separated from incompatible land uses.

- Policy (b)** Industrial development shall be directed to areas which are readily accessible to major transportation infrastructure, which are capable of being economically serviced, and which shall not have adverse impacts on the natural environment, including groundwater resources.
- Policy (c)** Heavy industrial uses, which may create land use conflicts in the normal course of operations, shall be located in areas which provide appropriate separation from residential areas and from highways and other entrance ways into the Town.
- Policy (d)** Visually appealing industrial development will be facilitated and encouraged by establishing appropriate landscaping requirements and signage standards in all industrial areas.
- Policy (e)** Appropriate buffers shall be provided at the time of subdivision to minimize conflict between industrial areas and other, incompatible uses.

Objective 3.3.1.3

To recognize the existing railway industrial area.

- Policy (a)** The Zoning Bylaw shall contain a Railway Industrial district to provide for the operation of the railway, railway yards, and uses related to the railway.

3.4 TRANSPORTATION & INFRASTRUCTURE

3.4.1 Integrated Decision Making

Objective 3.4.1.1

To integrate planning, finance and engineering to effectively manage existing and new infrastructure in a sustainable, innovative and cost effective manner.

- Policy (a)** The Town will continue to inform their decision making processes by preparing and coordinating strategic planning, financial planning, asset management and other similar initiatives.
- Policy (b)** The Town will continue to pursue innovative opportunities to enhance municipal service delivery.
- Policy (c)** The Town shall undertake comprehensive infrastructure and transportation studies, as necessary, to plan for changes or improvements to the Town's infrastructure systems to meet current engineering standards, accommodate growth and improve operational efficiency.
- Policy (d)** The Town will ensure that development can be adequately serviced by infrastructure and utility systems and services by understanding the Town's infrastructure needs and the costs associated with those needs by using the most up to date information available.

3.4.2 Transportation Objectives and Policies

Objective 3.4.2.1

To provide a safe, efficient, cost effective and convenient transportation network for all users.

- Policy (a)** A street hierarchy of arterial, collector and local streets should be established to promote orderly and efficient street systems. New developments and roadways will be planned and designed with regard to their role in this hierarchy. Service roads, lay-bys and similar structures are encouraged where appropriate.
- Policy (b)** Developments shall be located and designed in a manner which ensures safe and efficient traffic operations.
- Policy (c)** Subdivisions shall provide for the expansion of the transportation network and the extension of roadways beyond the area being subdivided as necessary.
- Policy (d)** The Town shall continue to monitor and implement appropriate improvements to ensure that vehicle and pedestrian conflicts are minimized in proximity to schools.
- Policy (e)** Traffic impacts shall be a factor in the evaluation of development proposals. An engineering assessment may be required in order to identify traffic impacts. The costs associated with preparing the engineering assessment shall be borne by the developers. The costs of implementing the necessary transportation changes or improvements may be

negotiated by the Town and the affected developers based on the extent to which the impact of the proposed development necessitates the need for the improvements.

Objective 3.4.2.2

To promote land use and development patterns that encourage walking and cycling while ensuring pedestrian and traffic safety.

Policy (a) Connectivity and traffic safety for pedestrians, cyclists and private vehicles shall be considered in all land use and development decisions and in the planning and design of street improvements or new roadways.

Policy (b) Opportunities should be provided for the development of walking and cycling facilities within the Town by exploring and envisioning linkages and connections between commercial areas, green spaces, destination sites and residential areas.

Objective 3.4.2.3

To ensure that Highways 7 and 21 continue to function in a safe and efficient manner for the residents of Kindersley and the travelling public.

Policy (a) The Town, in consultation with the Ministry of Highways and Infrastructure, affected business and property owners, and other stakeholders, shall initiate a review of the Highway Commercial corridors to address issues such as traffic safety, intersection improvements, public realm and private property landscaping and signage, future development options, and funding strategies.

Objective 3.4.2.4

To ensure that the railway continues to provide vital services to the community while mitigating any negative impacts resulting from ongoing railway operations.

Policy (a) The Town shall provide for efficient and effective land use and transportation planning, including consultation with the railway, in order to reduce the potential for future land use conflicts and to provide appropriate protection for rail infrastructure.

Policy (b) The Town shall continue to explore opportunities to improve linkages across the railway lines to enhance both vehicular and pedestrian connectivity.

Policy (c) Noise and vibration levels near rail lines shall be a factor in the evaluation of development proposals. Noise and vibration assessments may be required in order to identify attenuation measures for development in proximity to rail lines, as well as to determine the viability of foundation structures. All costs associated with preparing the noise and vibration assessment and implementing the approved attenuation measures shall be borne by the affected developers.

3.4.3 Infrastructure Objectives and Policies

Objective 3.4.3.1

To ensure that future development contributes to the cost of infrastructure services in a manner which does not create a burden for existing residents and which does not impede long term growth.

Policy (a) Where a subdivision of land will require the installation or improvement of municipal services such as water and/or sewer lines, drainage, streets, or sidewalks within the subdivision, the developer will be required to enter into a servicing agreement with the Town to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

3.5 ECONOMIC DEVELOPMENT

3.5.1 Economic Development Objectives and Policies

Objective 3.5.1.1

To enhance, develop and implement strategies and tactics designed to improve and nurture the Town's relationship with the local and regional business community with a view towards attracting and retaining business and making Kindersley a welcoming place to live, work and play.

Policy (a) The Town will be attentive to businesses' needs.

Policy (b) The Town will give high consideration to the impacts its policies and practices have on the prosperity of the business community.

Objective 3.5.1.2

To attract investment and foster economic and population growth by promoting the benefits of living and working in the Town of Kindersley, and through marketing the Town as the destination of choice for commercial and industrial development, tourism and culture, education, health care, and community services.

Policy (a) The Town, in partnership with other stakeholders, will work to highlight and enhance Kindersley's competitive advantage, these being the factors that distinguish Kindersley and the west central Saskatchewan region from other communities as the most attractive community to work, live and play.

Policy (b) The Town, in partnership with other stakeholders, will pursue opportunities to market and promote Kindersley's investment properties, events, services, culture, heritage and the tourism industry in general.

3.6 COMMUNITY SERVICES

3.6.1 Community Service Objectives and Policies

Objective 3.6.1.1

To support, encourage and facilitate, where feasible, the development and enhancement of community facilities and programs for the benefit of the residents of the Town and region.

Policy (a) The Town will continue to support the volunteer organizations that participate in the delivery of services to the community.

Policy (b) The Town will continue to work with other levels of government in the provision of social, cultural and recreation programs and opportunities.

Policy (c) The Town will consult with the Sun West School Division No. 207 with respect to the provision of new schools, school capacity and school expansion issues, and opportunities for joint use facilities.

Policy (d) Neighbourhood scale community facilities, such as places of worship, schools and day care centres, may be located within residential areas.

Objective 3.6.1.2

To monitor shifts in population structures and the demands and recreation and culture needs, and adjust program delivery and facility provision on the basis of these shifts.

Policy (a) The Town will examine, from time to time, the feasibility of expanding the types of programs and facilities in the community in accordance with town demographics and population growth.

Objective 3.6.1.3

To support public service delivery agencies in the provision of services and, where appropriate, to assist in the programming of services to the public.

Policy (a) The Town will encourage extensive participation by service clubs, community and public agencies, developers, the R.M. of Kindersley and other interested groups, in the development of recreation and other community facilities.

Objective 3.6.1.4

To encourage the coordination and integration of community facilities where appropriate.

Policy (a) The Town will facilitate cooperation and communication between service clubs and groups, community service agencies and other stakeholders in the development or redevelopment of community facilities in the Town.

Objective 3.6.1.5

To facilitate youth engagement in community activities and support opportunities to retain and attract young people to Kindersley.

Policy (a) The Town will continue to work with community groups and agencies to support youth activities.

Policy (b) The Town will pursue programs and activities to specifically engage and include the youth in the community.

3.7 AMENITIES AND DEDICATED LANDS

3.7.1 Amenities and Dedicated Lands Objectives and Policies

Objective 3.7.1.1

To safeguard and enhance Kindersley's green space in order to contribute to the wider objectives of sustainable community development.

Policy (a) The Town shall adopt appropriate policies to ensure the protection and enhancement of green space.

Objective 3.7.1.2

To make provision for municipal reserves when land is subdivided.

Policy (a) The following factors shall be considered in making decisions on the provision of municipal reserves:

- (i) Smaller municipal reserve areas within new residential subdivisions should be provided for neighbourhood parks and playgrounds.
- (ii) In commercial and industrial subdivisions, cash-in-lieu of municipal reserve dedication will be considered as the primary method of meeting the municipal reserve requirement, unless the requirement can be transferred to an acceptable area and dedicated.

Policy (b) Municipal reserves shall only be used to convey storm water runoff to storm water storage basins and shall act as temporary water storage to allow for water retention for a design period of no longer than a twenty-four hour period after a storm event. Areas that are designed to store or retain water for more than twenty-four hours after a storm event shall be classified as storm water management facilities and shall be identified as "utility parcels" on subdivision plans.

Objective 3.7.1.3

To support, encourage and facilitate connectivity and walkability throughout the Town.

Policy (a) The Town will pursue opportunities to link natural areas, parks, and walking and cycling facilities in a continuous open space system.

Policy (b) The Town will facilitate the development of a walkable community, through consideration of the provision of adequate sidewalks, pathways in linear parks and appropriate lighting. The development of pedestrian amenities should contribute to public safety.

Objective 3.7.1.4

To support the equitable access of community parks and open spaces to all residents and provide park space suitable for all community needs.

Policy (a) The Town will encourage extensive participation by service clubs, community and public agencies, and other stakeholders in the development of parks, green space and trail systems.

Objective 3.7.1.5

To consider opportunities to further enhance the recreation potential of the Kindersley Regional Park and the Motherwell Reservoir.

Policy (a) The Town, along with other stakeholders, will continue to pursue improvements to the Kindersley Regional Park and Motherwell Reservoir.

Objective 3.7.1.6

To ensure the perpetuation of Kindersley's urban forest through new plantings and the protection and maintenance of existing trees throughout the Town.

Policy (a) The Town will implement an effective and efficient urban forestry management program in order to ensure the urban forest is properly maintained as an asset.

Policy (b) The Zoning Bylaw shall contain standards for the design and maintenance of landscaping, including the planting of trees, when properties are developed.

3.8 BIOPHYSICAL CONSTRAINTS ON DEVELOPMENT

3.8.1 Biophysical Constraints Objectives and Policies

Objective 3.8.1.1

To discourage inappropriate development in areas with potentially hazardous site conditions and to ensure that environmentally sensitive or hazardous lands are dedicated, as appropriate, as environmental reserve, during the subdivision process.

- Policy (a)** Urban development will be directed to areas believed to be capable of supporting such development.
- Policy (b)** The Town will ensure that the subdivision of land or the development of structures does not occur on hazard lands or, if applicable, occurs in accordance with specified mitigation measures. Any required hazard report shall be prepared by a qualified professional at the cost of the proponent of the proposed development.
- Policy (c)** The Town will work with the Saskatchewan Watershed Authority, as necessary, on potential flood protection issues in the municipality.
- Policy (d)** The Zoning Bylaw will contain standards for development on or near hazard lands.
- Policy (e)** Environmentally sensitive areas should be used for public open space.
- Policy (f)** Stormwater management systems shall be designed by a professional engineer in accordance with appropriate engineering standards.
- Policy (g)** As per the Statements of Provincial Interest, insofar as is practical, the development of new buildings and additions to buildings in the floodway in the 1:500 year flood elevation of any watercourse or waterbody shall be prohibited.
- Policy (h)** As per the Statements of Provincial Interest, insofar as is practical, development of new buildings and additions to buildings to an elevation of 0.5 metres above the 1:500 year flood elevation of any watercourse or waterbody in the flood fringe shall be flood-proofed.

3.9 INTERMUNICIPAL & INTERJURISDICTIONAL COOPERATION

3.9.1 Intermunicipal & Interjurisdictional Cooperation Objectives and Policies

Objective 3.9.1.1

To pursue opportunities with the federal and provincial governments to enhance services and to provide innovative opportunities for Kindersley and the region.

Policy (a) The Town will pursue opportunities to take advantage of federal and provincial programs which will benefit Kindersley and the region.

Objective 3.9.1.2

To facilitate intermunicipal and interjurisdictional cooperation on a regional basis.

Policy (a) The Town will pursue agreements and cooperation with neighbouring municipalities, planning commissions, First Nations, and other stakeholders that will address joint planning, future growth, and joint delivery of services, based on common interests of the region as a whole.

Objective 3.9.1.3

To maintain the financial integrity of the Town, its tax base and its municipal services while ensuring compatible and enforceable land use and development standards in any Urban Reserve that may be established in Kindersley.

Policy (a) Ensure an agreement is sought pursuant to part 9 of the Treaty Land Entitlement Framework Agreement before an Urban Reserve is created with reserve status. The Agreement shall be negotiated in good faith by the Town, and will be based on the objective noted above.

Objective 3.9.1.4

To alter the Town limits based on need and to provide for orderly development of land uses and services.

Policy (a) In order to provide for orderly development in accordance with the development policies contained in this Official Community Plan, Council may, from time to time, seek to alter the Town boundaries in a manner that will ensure that sufficient lands are available within the Town limits. Sufficient lands are deemed to exist within the Town if they can accommodate future development for a period of twenty years and if they can be serviced in a practical, cost-effective manner.

Policy (b) The Town will support requests for alteration of Town boundaries which are consistent with sound land use planning principles and this Official Community Plan and is determined to be of benefit to the Town.

3.10 AGRICULTURAL LAND AND FRINGE AREAS

3.10.1 Agricultural Land and Fringe Areas Objectives and Policies

Objective 3.10.1.1

To ensure that future urban land requirements are not restricted by the development of uses, such as intensive livestock operations, near or within the corporate limits of the Town.

Policy (a) The Town shall continue to work with the R.M. of Kindersley and the District Planning Commission to address and resolve issues and concerns of mutual interest.

Policy (b) Intensive livestock operations shall not be permitted within the Town.

Objective 3.10.1.2

To safeguard municipal services from incompatible land uses.

Policy (a) The Zoning Bylaw will identify, areas suitable for development within the corporate limits of the Town not immediately required for urban development, as a "Future Urban Development" district and will identify land use restrictions and development standards so as not to jeopardize or otherwise unduly restrict future development.

3.11 CULTURE AND HERITAGE RESOURCES

3.11.1 Culture and Heritage Resources Objectives and Policies

Objective 3.11.1.1

To protect and conserve the cultural and heritage resources within the Town, and where such protection cannot be achieved, to implement appropriate mitigation measures.

- Policy (a)** Support the designation and management of provincial heritage and municipal heritage buildings and sites within the Town, including those owned by the Town, as well as those owned privately.
- Policy (b)** The Town's land use and development decisions will be sensitive to the conservation and protection of culture and heritage resources.
- Policy (c)** The Town shall consider the use of dedicated lands, such as environmental and municipal reserve, to protect and conserve culture and heritage features, where possible.
- Policy (d)** Insofar as practical, the Town shall utilize the provisions set out in the *Standards and Guidelines for the Conservation of Historic Places* to guide protection and conservation efforts of heritage places.
- Policy (e)** The Zoning Bylaw shall contain a series of development standards that will aid in the facilitation and repurposing of historic buildings through the use of contract zoning districts and, at the discretion of Council, other potential means.

Objective 3.11.1.2

To encourage the conservation of intangible cultural resources including historically and culturally significant landscapes, cultural facilities and events, heritage languages, community traditions and customs, locally important arts, crafts, and traditional skills.

- Policy (a)** The Town may wish to consider the development of a municipal Culture Plan that identifies and maps local culture and heritage resources while creating awareness of the benefits of preserving and promoting culture and heritage resources for community development purposes.
- Policy (b)** The Town shall continue to support heritage and cultural events, including the Goose Festival, the continued development the Town Square Project, and others.
- Policy (c)** The Town shall continue to work with community and culture groups, service clubs, sports and recreation clubs, to promote and celebrate the existing and future programs available to residents and visitors alike.
- Policy (d)** The Town shall endeavour to create new partnerships with community groups with the intention of fostering support and promoting interest in culture and heritage.

4 IMPLEMENTATION

4.1 ZONING BYLAW

The Zoning Bylaw will be the principal method of implementing the objectives and policies contained in this Official Community Plan, and will be adopted in conjunction herewith.

4.1.1 Purpose

The purpose of the Town's Zoning Bylaw is to control the use of land providing for the amenity of the area within Council's jurisdiction and for the health, safety, and general welfare of the inhabitants of the Town of Kindersley.

4.1.2 Content and Objectives

The Zoning Bylaw will implement the land use policies contained in this Official Community Plan by prescribing and establishing zoning districts for residential uses, commercial uses, industrial uses, community service and institutional uses, and other municipal uses. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations, off-street parking, landscaping, and so forth.

4.1.3 Amending the Zoning Bylaw

When considering applications to amend zoning regulations or standards, or requests for the rezoning of land, Council shall consider such proposals within the context of:

- (1) The nature of the proposal and its conformance with all relevant provisions of this Official Community Plan.
- (2) The need to foster a rational pattern of relationships among all forms of land use and to protect all forms of land use from harmful encroachments by incompatible uses.
- (3) The need for the form of land use proposed and the supply of land currently available in the general area capable of meeting that need.
- (4) The capability of the existing road system to service the proposed use and the adequacy of the proposed supply of off-street parking.
- (5) The capability of existing community infrastructure to service the proposal, including water and sewer services, parks, schools and other utilities and community services.

4.1.4 Zoning by Agreement

- (1) Where an application is made to Council to rezone land to permit the carrying out of a specified proposal, Council may, for the purpose of accommodating the request, enter into an Agreement with the Applicant pursuant to Section 69 of *The Act*.

- (2) Contract Zoning permits a municipality to manage the use of a site and layout of a specific proposed development that requires rezoning. Council may use a Contract Zone to rezone a site to allow a proposed development, but may also restrict uses normally allowed in the zoning district through a contract.
- (3) Section 4.1.3 of this Official Community Plan shall apply in the review of applications for rezoning by agreement.
- (4) Council may enter into an agreement with the applicant setting out a description of the proposal and reasonable terms and conditions with respect to:
 - (a) the uses of the land and buildings and the forms of development;
 - (b) the site layout and external design, including parking areas, landscaping and entry and exit ways;
 - (c) any other development standards considered necessary to implement the proposal, provided that the development standards shall be no less stringent than those set out in the requested underlying zoning district.
- (5) Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.
- (6) Council may consider rezoning by agreement to accommodate development or subdivision proposals when:
 - (a) limiting the uses within a zoning district will avoid land use conflict;
 - (b) it is necessary to ensure that appropriate services and infrastructure are provided.

4.1.5 Use of the Holding Symbol "H"

- (1) Pursuant to Section 71 of *The Act*, Council may use the Holding Symbol "H" in conjunction with any zoning district designation, to specify the use to which lands or buildings may be put at any time that the holding symbol is removed by amendment to the Zoning Bylaw.
- (2) Council may use the Holding Symbol "H" to accommodate multiple phase subdivisions and developments.
- (3) In making a decision as to whether to remove the Holding Symbol "H" by amendment to the Zoning Bylaw, Council shall consider whether development has progressed to a point where extension of municipal services is appropriate.

4.1.6 Bonus Provisions

To facilitate a degree of flexibility for optimal site utilization as well as encourage certain desirable elements not normally proposed in the development process, the Zoning Bylaw may provide for adjustments to specific development standards in exchange for commensurate facilities, services or matters as specifically set out in the Zoning Bylaw.

In this regard, the Zoning Bylaw may provide for adjustment to density limits, parking standards, building height, number of principal buildings on a site or other similar standards for the provision of supportive housing units, community facilities which are owned by a non-profit corporation or public authority, the conservation of important natural areas, the provision of enclosed parking, the designation of designated heritage properties, and the rehabilitated or repurposed designated or non-designated heritage buildings.

4.2 OTHER IMPLEMENTATION TOOLS

4.2.1 Subdivision Application Review

In reviewing any application for subdivision, Council shall indicate support for such application only when it has:

- (1) Ensured that all policies and guidelines established regarding occupancy levels, development standards and design of the subdivision, as set out in this Official Community Plan, have been satisfied.
- (2) Ensured that the application is in conformity with the Zoning Bylaw.
- (3) Negotiated the terms of a servicing agreement, if required, with the applicant.
- (4) Determined its wishes with respect to the dedication of lands.

4.2.2 Dedicated Lands

- (1) When reviewing any application for subdivision, Council may indicate to the approving authority, its desire to have *unstable or flood-prone areas* set aside as environmental reserve and/or municipal reserve, as a condition of subdivision approval, pursuant to Section 185 of *The Act*.
- (2) Pursuant to *The Act*, Council may elect to request that an approving authority require the owner of land that is the subject of a proposed subdivision to provide money in place of all or a portion of land that would otherwise be required to be dedicated as municipal reserve.

4.2.3 Building Bylaw

- (1) Council will use its building bylaw to provide standards for the construction, repair and maintenance of buildings in the community as well as ensuring acceptable physical conditions. Provisions for occupancy permits and inspections can be included in the bylaw.

4.2.4 Development Levies and Servicing Fees

- (1) In accordance with Section 169 of *The Act*, the Council may establish, by separate bylaw, development levies for the purpose of recovering all or a part of the capital cost of providing, altering, expanding or upgrading services and facilities associated with a proposed development within an existing subdivided area. Such bylaw must be based on studies to establish the cost of municipal servicing and recreational needs and on a consideration of future land use and development and the anticipated phasing of associated public works.
- (2) In accordance with Section 172 of *The Act*, Council may require a servicing agreement with the proponent of a subdivision development. In order to provide overall direction and guidance in the negotiation of agreements with developers, Council may establish, by resolution, a schedule of development specifications and servicing fees. Such servicing specifications will provide a consistent set of development standards for provision of services and works by developers within a proposed subdivision development. Subdivision servicing fees contribute in whole or in part

towards the capital costs of services within or outside the subdivision that directly or indirectly serve the proposed subdivision.

(BYLAW 14-16)

4.3 OTHER

4.3.1 Updating the Official Community Plan

Plans and projections for future development shall be monitored on an ongoing basis. Policies contained in this Official Community Plan, including the Future Land Use Concept, shall be reviewed and updated within five years of adoption.

4.3.2 Further Studies

As necessary, Council will undertake such studies or programs required to facilitate and encourage the growth and development of the Town of Kindersley.

4.3.3 Community Engagement

In addition to the requirements of *The Act*, provisions for public participation may be initiated which are appropriate to the nature and scope of the planning matter being addressed. Examples of initiatives for which the community engagement process applies includes land use issues, social issues, safety issues, recreation issues and utility services.

For any situation where the community engagement process applies, the Town will consider the following principles:

- Municipal government decisions must be made in a context that is sensitive and responsive to public concerns and values.
- The community engagement process must demonstrate openness, honesty and transparency of purpose, as well as the communication of the results.
- The process must be respectful of decision making protocols.
- The process must demonstrate a commitment to being time-sensitive and cost-effective.

4.3.4 Cooperation and Inter-Jurisdictional Consideration

Council shall cooperate with senior governments, other municipalities and public and private agencies to implement this Official Community Plan.

4.3.5 Programs

Council shall participate in senior government economic development, public utility, resource enhancement, housing, social and environmental protection programs and projects, where such will help in achieving its goals and objectives.

4.3.6 Provincial Land Use Policies and Interests

This bylaw shall be administered and implemented in conformity with applicable provincial land use policies and interests, statutes and regulations and in cooperation with provincial agencies. Where a reference is made in this Plan to a provincial statute or regulation and that statute or regulation is amended or repealed and substituted with a replacement statute or regulation, the reference herein to the statute or regulation shall be taken to mean the amended or replacement statute or regulation.

4.3.7 Binding

Subject to Section 40 of *The Act*, the Official Community Plan shall be binding on the Town of Kindersley, the Crown, and all other persons, associations and other organizations, and no development shall be carried out that is contrary to this Official Community Plan.

4.3.8 Definitions

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

5 FUTURE LAND USE CONCEPT

Map 1 – Future Land Use Concept

6 CONCEPT PLANS
