

OFFICIAL COMMUNITY PLAN



TOWN OF ASSINIBOIA

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Section 1: Planning Context

The Official Community Plan

Assiniboia's Official Community Plan (OCP) is intended to promote the goals of the community, how the community sees itself growing and developing in the future and ultimately what kind of place the community wants to be. This OCP provides the guide, or plan, to achieving these goals.

The Plan expresses the Community's hope and attitude toward future development and is intended to provide a guideline for planning in Assiniboia for the next twenty to twenty-five years. This Official Community Plan also provides flexibility and a sense of direction when addressing unforeseen economic conditions during that time period.

The intent of the Official Community Plan is to provide a comprehensive policy framework to guide physical, environmental, economic, community and cultural development within the Town of Assiniboia. The policy directions contained herein provide the structure and direction for growth and development in the community. All development must be consistent with the OCP policies.

The OCP works in conjunction with other municipal bylaws which regulate growth and development, such as the Zoning Bylaw. Used together, the location, form and character of development are regulated, providing certainty to residents and property owners about the future development of the community. In addition, the Official Community Plan also enables representatives of the province of Saskatchewan and the Government of Canada to understand the philosophy of development the Town intends to pursue within its corporate limits.

Legislative Authority

This document is the "Official Community Plan" for the Town of Assiniboia to guide land use and development. Section 29(1) of *The Planning and Development Act, 2007*, provides the legislative framework for the preparation and adoption of an Official Community Plan. Official Community Plans address future land use, development and other matters of Community concern affecting lands within the Plan boundaries.

The Town shall, in conjunction with the adoption of this Plan, amend, in accordance with *The Planning and Development Act, 2007*, their respective Zoning Bylaw as required to be consistent with the policies and provisions of this Official Community Plan.

Regional Context

Assiniboia is viewed as the "center" of the region providing goods and services, notably educational and health facilities, for the surrounding population as well as containing a strong base of commercial and industrial enterprises.

Assiniboia is a community that also provides many cultural and recreational amenities for the benefit of regional residents that range from sports facilities, art galleries, institutional services such as a library and performing arts venue.

The 2011 Census population reported there were 2412 residents and 1241 private residential dwellings in the Town.

The Town of Assiniboia is fortunate to be accessed by two major provincial Highways #2 and #13. Freight rail-service is provided by Great Western Railway Ltd and Canadian Pacific Railway.



Present challenges include the expansion of infrastructure, attracting new industries, a lack of affordable housing and capital funding. Increasing the demand for industrial, residential, institutional, retail/commercial and recreational/leisure services is a priority in Assiniboia.

Agriculture is the most significant economic activity for Assiniboia as a lifestyle with commercial and industrial benefits for the Town and region. There is also the potential for oil, gas and wind production to expand into the region which would bring development opportunities to the Town including more residents and business growth.

The Town realizes it needs to upgrade and expand its infrastructure. Attracting new residents, industry and business to Assiniboia will require the Town to accommodate new developments such as increasing residential development as well as expanding industrial subdivisions and infrastructure. The Town needs to be prepared for growth and change.

Plan Area

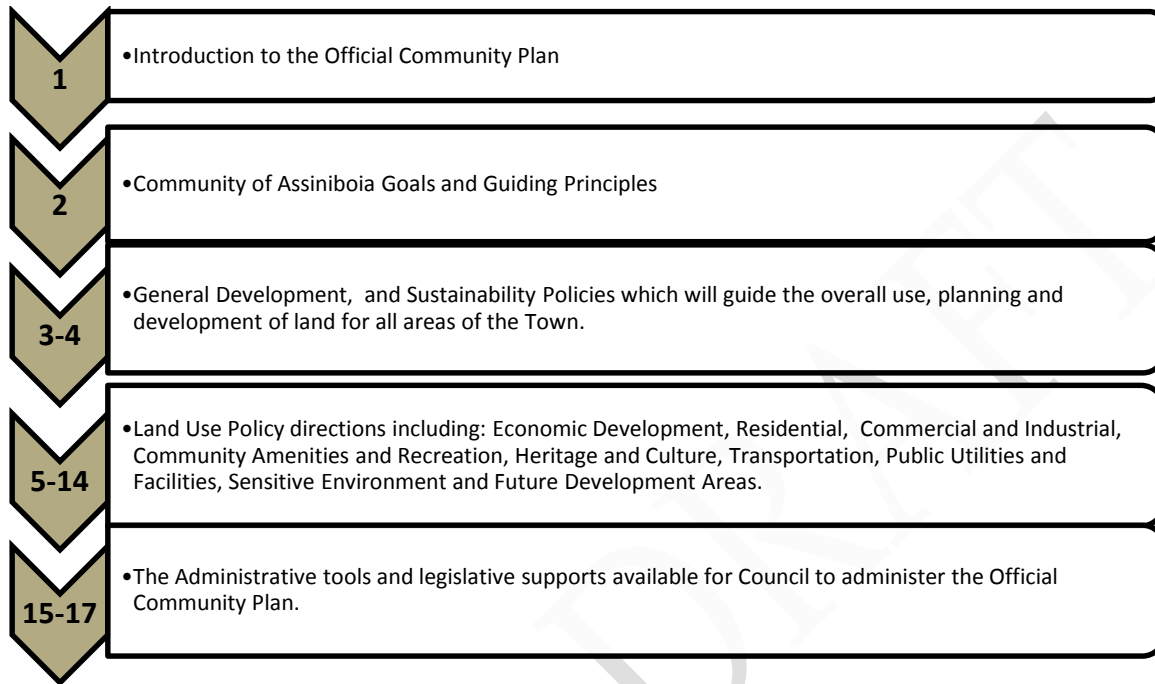
The Assiniboia Official Community Plan applies to the area located within the corporate limits of the Town of Assiniboia. The Town occupies approximately 3.78 square kilometers. The Plan Area is subject to change as the Town grows and extends its boundaries. The Plan Area and corporate limits are outlined on Reference Map 1 entitled “Plan Area Map.”

Reference Map 1 “Plan Area Map” of Assiniboia



Plan Organization

This Official Community Plan is organized into the following Sections



Future Land Use Map: The “Future Land Use Map” (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, engineering reports, resource areas, natural attributes and man-made features.

Reference Maps: The series of reference maps attached in Appendix “B” provide supplementary information. These maps may be updated periodically by resolution of the Town of Assiniboia. All Reference Maps are conceptual only and should not be used to make site specific decision.

Infrastructure Capacities: Attached in Appendix “C”

Community Socio-Economic Profile: Attached in Appendix “D”

Engineering Studies and Reports: Attached in Appendix “E”

Section 2: Goals and Guiding Principles for the Community of Assiniboia

Guiding Principles

- a) **Encourages** sustainable development and growth which efficiently uses land and existing transportation infrastructure and municipal servicing expansion.
- b) **Promotes** commercial and industrial growth to stimulate business investment and expansion, job creation, business stabilization and economic growth for the Town.
- c) **Encourages** community co-operation through this plan, participating in the Assiniboia Economic Regional Alliance and other public/private partnerships to stimulate community initiatives.
- d) **Profiles** the region's economic, cultural, heritage and natural resources and the need to organize community development initiatives.
- e) **Strives** for a variety in housing, educational, health, recreational, cultural and other services which contribute to quality of life enjoyed by residents of the Town and region.
- f) **Recognizes** the need for "Duty to Consult" with First nations when considering development which may impact traditional land uses.

Community Goals

- ❖ **Orderly development and identified land uses which create a sustainable balance between natural, physical, social and economic environment within the Town.**
- ❖ **A thriving downtown core and a safe and attractive highway commercial corridor.**
- ❖ **Assiniboia's role as a regional commercial, cultural, educational, medical and service centre is strengthened and welcomes new residents of all ages and backgrounds.**
- ❖ **A high quality of community service that promotes safety, security and a healthy environment.**
- ❖ **A Town that encourages investment in manufacturing and the development of sustainable primary industries to generate an increased level of economic sustainability.**
- ❖ **A Town that cooperates actively with other local and senior governments to make decisions related to regional projects and service delivery.**
- ❖ **A Town where environmentally sensitive areas are protected for the enjoyment of present and future residents.**

- ❖ ***A fiscally responsible community that ensures the future demands of growth are met and that meeting those demands is balanced with expansions to existing standards and services.***

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Section 3: Sustainable Initiatives

3.1 INTRODUCTION

The objectives outlined in this section include policies that support sustainable initiatives within the corporate limits of the Town. These policies will encourage community cooperation and collaboration.

3.2 OBJECTIVES

- ✓ To encourage cost effective extensions of infrastructure and utility services within corporate limits of the Town.
- ✓ To increase and recognize community investment.
- ✓ To encourage Consumer stewardship and smaller scale (i.e. mixed-use) development.
- ✓ To ensure that Community Amenities and Facilities are economically sustainable.

3.3 POLICIES

- .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.
- .2 The Town shall coordinate civic programs, policies and operations to promote sustainable decision-making within the Town that encourage consideration of social, economic and environmental factors in all discussions and resolutions.
- .3 To achieve the goals and objectives of this Plan, the Town of Assiniboia will advocate for provincial partnerships and technical assistance to deliver services and programs for sustainable economic and community development.
- .4 The Town shall create a culture of sustainability through strong, compact and complete neighbourhoods and community amenities that are viable in the long term.
- .5 The Town will foster integrated decision making on all issues to ensure that environmental, economic and social equity are addressed, for current and future residents alike.
- .6 The Town shall encourage the integration of policy initiatives between civic departments and community organizations that promote the inclusion of all interests.
- .7 The Town shall encourage the planning, design and construction of energy-aware neighbourhoods and buildings, including the minimization of non-renewable energy

use, investing in energy efficient design features for sites and buildings and development of compact, complete communities as outlined in the Future Land Use Map.

- .8 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 Plan policies.
- .9 The building of facilities and activities that encourage or enhance energy efficiency, waste reduction, re-use or recycling of wastes shall be accommodated and programs to reduce the volume of solid waste, such as "reduce, reuse, recycle", shall be supported.
- .10 This Official Community Plan emphasizes innovation in building design and raises awareness of green building options, materials sourcing, energy alternatives and consideration of the needs of future property owners for energy efficient options balanced with the cost of construction.
- .11 This Plan will ensure that Zoning Bylaw provisions do not impede implementation of energy efficient technologies and green building practices which comply with The National Building Code of Canada, and are compatible with adjacent land use.
- .12 The Town shall encourage new civic buildings to be designed and built to meet at least a LEED Gold standard or its equivalent.
- .13 The Town will foster energy conservation and community awareness of energy use and its alternatives. The Town will work with community organizations to promote community energy efficiency, determination of the community carbon footprint and consideration of the creation of a community carbon footprint reduction program.
- .14 The Town may explore green infrastructure options to provide 'natural' infrastructure support and maintain ecological services within the Town. These measures will assist in decreasing the costs associated with the Town's energy demands as related to infrastructure maintenance, repair and replacement over time as green infrastructure tends to be less energy intensive in its operation. Infrastructure Capacity - See Appendix "C"



Section 4: General Location and Development Policies

4.1 INTRODUCTION

The policies outlined in this section address issues which may arise throughout the Town of Assiniboia. In managing change, the Town will undertake comprehensive, integrated and long-term planning to ensure that developments are compatible with the landscape quality of the area, can be sustained by service levels and meet the Provincial Statements of Interest.

4.2 OBJECTIVES

- ✓ To promote orderly growth and provide a land use guideline for Assiniboia.
- ✓ To provide an adequate supply of developable land.
- ✓ To manage the cost of new growth and development through the use of long term and annual budgeting.

4.3 POLICIES

- .1 The Town of Assiniboia will strive, through this Official Community Plan (OCP), to provide policies related to land use, transportation, servicing and other aspects of planning that are consistent throughout the Town.
- .2 Planned development will help to increase land values, shall not be wasteful of the land resource and shall minimize public expenditure in service provision. The Future Land Use Map provided in Appendix "A" shows the general designation of future land uses.
- .3 Primary consideration shall be given to each proposal's conformity with the policies in this Official Community Plan (OCP). A proposal shall be denied when it is detrimental to the health, safety, general welfare of persons residing or working in the area or incompatible with existing or proposed land uses in the vicinity.
- .4 In managing growth the Town of Assiniboia shall ensure that the impact of growth will not place an undue strain on municipal infrastructure or public service facilities nor contradict their long-term asset management plans.
- .5 The Town shall have a sustainable form, mix of uses and densities that allow for the efficient use of land, infrastructure and public facilities. The Plan will help to identify suitable lands to attract a broad range of residential, business enterprise, recreation, institutional and industrial development to meet anticipated long-term needs for the region.

- .6 Cumulative effects, land fragmentation, best management practices, innovative procedures, development phasing, route modification, alternative construction techniques and impacts on municipal servicing shall be considered when reviewing all developments and their compliance with the Official Community Plan.
- .7 Land development shall be guided by Concept Plans and/or comprehensive development reviews, depending on the scale, proposed use and geographic location. These plans or reviews promote orderly, efficient and environmentally safe land development.
- .8 Each proposed subdivision and development proposal shall be reviewed for compliance with the long-term growth and infrastructure servicing strategies. Land development and subdivision shall be contiguous to exiting developed areas wherever possible.
- .9 Prior to approval of any large-scale development, the developer will be required to provide justification of demand to warrant subdivision and/or the potential benefits to the community at large, including employment, tax revenues and other economic and social opportunities.
- .10 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.
- .11 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. Developments 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.
- .12 Rezoning proposals for development will be considered based upon the following criteria:
 - a) impact on surface and groundwater;
 - b) cost effectiveness 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.



- .13 This OCP will ensure compliance with the Building Bylaw to ensure that dwellings and buildings are constructed and maintained to acceptable and safe standards, as defined in The National Building Code of Canada. In addition, council may require a surveyors and elevation certificate to confirm that all habitable buildings are the 1:500 Flood level including the 0.5 metre freeboard.
- .14 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.
- .15 Public Safety and Health requirements shall guide all development. The Town shall ensure that Emergency Response plans are current and reflect changes in land use or activities.
- .16 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.
- .17 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.
- .18 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.

Section 5: Economic Development

5.1 INTRODUCTION

The Town supports regional economic development and participates with the surrounding municipalities to attract sustainable economic growth opportunities in the region. Economic development is dependent on the provision of municipal services together with a thriving business centre, the availability of housing and an effective transportation system. Economic development is the driver of the growth.

The Town is the largest of its neighbouring communities and serves as the hub for major services. The Town of Assiniboia itself is undergoing a reconstruction of sorts, which has the Town partnering regionally with the neighbouring Municipalities to become investment ready and revitalize with new strategic planning and growth initiatives.


5.2 OBJECTIVES

- ✓ To attract and draw in a larger more diverse labour pool or skilled and unskilled workers, to add to the work force.
- ✓ To cooperate with senior levels of government, the Assiniboia Regional Economic Alliance and business organizations to promote Assiniboia as a regional retail and service commercial centre.
- ✓ To expand the commercial retail and service sector and to build upon the industrial and related service activities in Assiniboia.
- ✓ To provide greater services including commercial, tourism, and local business and to promote convention, recreation and sports facilities in the Community.
- ✓ To support existing businesses and welcome new commercial and industrial development to the community including home-based businesses.
- ✓ To maintain and expand the manufacturing and agribusiness economy as a multiplier for adding goods and services to the local economy and diversifying and strengthening the tax base.
- ✓ To ensure there is sufficient land available for a variety of economic development from new business ventures to new industry.
- ✓ To recognize and market the strategic opportunities for development that the highway connections provide in Assiniboia and Region.
- ✓ To recognize that entrepreneurs are an integral force for the provision of many services within the Community.
- ✓ To promote an “open for business” attitude in the provincial, national and international business community.

5.3 POLICIES

- .1 The Town shall promote economic development and competitiveness by providing an appropriate mix and range of employment opportunities within the industrial,

commercial and institutional sectors by ensuring the necessary infrastructure is provided to support current and projected needs.

- .2 The Town shall continue to liaise with the Assiniboia and District Chamber of Commerce, the neighbouring Municipalities in the Assiniboia Regional Economic Alliance and other business agencies to promote the Town as a regional retail and service commercial centre and to advocate Assiniboia's role in regional development.
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- .3 The Chamber of Commerce shall be encouraged to continue working in partnership with the community and with businesses, to ensure that Assiniboia has the best representation available.
 - .4 The Town encourages continued investment in the agricultural, manufacturing and natural resource sector to generate an increased level of economically sustainable development.
 - .5 The Community shall be encouraged to pursue initiatives that strengthen the Town's regional status:
 - ✓ as one of the major retail, distribution and service centres in Southern Saskatchewan;
 - ✓ as a regional education centre;
 - ✓ as a centre for regional health and medical services;
 - ✓ as a centre for regional and provincial recreational and cultural activities including special events, conventions and tourism activities;
 - ✓ as a centre for manufacturing; and
 - ✓ as a centre of secondary processing and fabricating including agricultural processing.
 - .6 The Town recognizes entrepreneurs are an integral force for the provision of many services within the Community.
 - .7 The Town is prepared to develop a community marketing campaign promoting the retail and service industry and other regional advantages of the Assiniboia Region.
 - .8 The Town shall utilize the experience and skill of the current retail and service sectors to identify development opportunities that will expand these sectors and strengthen the community's position as a regional shopping centre.
 - .9 The Town shall continue to support and encourage the diversification of the regional economy by attracting commerce and new industries in order to provide jobs to residents of all ages.

- .10 Economic development opportunities that diversify the economic base, provide a range and choice of suitable sites and that support a wide range of economic activities and ancillary uses, shall be pursued.
- .11 The Town of Assiniboia provides tax incentives and will continue to provide Economic and Tourism Development support, through formal policies, that encourage business and residential development in the Town of Assiniboia.



- .12 The Town recognizes that there is a need to provide and make available, serviced commercial and industrial properties that are not cost prohibitive for the Town and that the inventory of industrial and commercial land, buildings and site locations is up-to-date.
- .13 Areas designated for industrial use are intended to facilitate economic growth and employment through Industrial development.
- .14 The Town supports activities associated with and the development of the existing agricultural-based economy by encouraging added value to primary production and related goods.

Section 6: Residential

6.1 INTRODUCTION

A mixture of residential housing types must be encouraged to ensure that housing choices are available to residents of all family sizes and income levels. The following policies will assist the Town in reviewing current proposals for development in a timely manner and to predict the demand for future development in the short term.

6.2 OBJECTIVES

- ✓ To diversify the supply and emphasize a variety of residential options in Assiniboia to address life cycles, lifestyles, social needs and income levels.
- ✓ To ensure an adequate supply of land has been designated for residential development for the growth anticipated to occur over the next five to ten years.
- ✓ To maintain a high quality of development and style compatibility in residential areas through phased development in an efficient, sequential and staged manner.
- ✓ To encourage the infilling and selective redevelopment of presently vacant or under-utilized lots to maximize existing municipal services.
- ✓ To promote and accommodate residential expansion in proximity to exiting amenities and services.
- ✓ To support the provision of housing for all members of the community, including those in special needs housing.
- ✓ To make the best use of existing municipal infrastructure when planning residential development.
- ✓ To identify existing and future residential needs of the community along the entire housing continuum.
- ✓ To avoid possible land use conflicts between residential uses and incompatible, non-residential uses.

6.3 POLICIES

- .1 The Town shall ensure that residential land is available to accommodate population growth. The Future Land Use Map "Appendix A" indicates areas designated for residential development.
- .2 The Town shall explore innovative ways or incentives to stimulate the provision of attainable and affordable housing and expansion of the housing supply including the provision of rental units and secondary suites.
- .3 A variety of housing styles, types of ownership and choice of lot sizes shall be encouraged to provide greater housing alternatives in Assiniboia.

- .4 An efficient Town form will encourage a diversity of housing and subdivision in new residential areas by facilitating infill development, providing for additional multi-unit residences and allowing for higher density residential development.
- .5 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.
- .6 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.
- .7 The Town will encourage increased residential housing densities in proximity to downtown thereby maximizing the use of existing infrastructure and services and contributing to a vibrant downtown area.
- .8 The Town will endeavor to work together with the Assiniboia Housing Authority to work in partnership with community agencies, non-profit organizations, senior levels of government and the business community in the provision of affordable housing options to the Community.
- .9 Private and public special care homes, child and adult day care and other forms of supportive housing and tenure (i.e. condominium ownership) shall be encouraged throughout the Town.
- .10 The Town shall continue to encourage the development of assisted housing including the following types:
- a) continuing and long-term care facilities;
 - b) retirement homes;
 - c) extended care homes;
 - d) intermediate care homes;
 - e) nursing homes;
 - f) assisted living housing; and
 - g) group homes.
- .11 Special needs housing shall be integrated into existing areas. Affordable housing incentives and 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.



- .12 Residential development shall occur where municipal services are present or where they can be economically extended in order to maximize the efficiency of existing infrastructure.
- .13 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.
- .14 The Town may acquire and subdivide land for residential purposes where there is a need to expedite land for future expansion. 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.
- .15 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.

Multi-Unit Residential

- .16 A higher proportion of multi-unit housing would enhance land use efficiency and provide more affordable options. Multi-unit residential sites shall be designed to be compatible with land uses in the surrounding area and consideration shall be given to the density of the proposed development, land use designation and optimizing infrastructure provision.



- .17 Multi-Unit housing types range from duplexes to fourplexes, townhouses and apartment blocks shall be permitted in Residential areas, with siting criteria as follows:
- a) located, where possible, close to community facilities, educational and medical facilities, commercial areas and/or places of employment;
 - b) located, where possible, on sites having access to a major arterial street; or
 - c) located on the periphery of single-family dwelling areas.

Mobile Home Parks

.18 The Town acknowledges the role Mobile Home Parks fulfill as an affordable means of housing. Mobile Home Parks may be integrated into existing areas or new areas. Mobile Homes will be required to have service connections for water and waste water.

.19 New Mobile Home Park proposals should be guided by Concept Plans.

Implementation

The Zoning Bylaw shall include the following residential zoning districts:

R1 - Residential District

R2 - Residential Multiple Dwelling District

RMH- Residential Mobile Home District

Section 7: Commercial

7.1 INTRODUCTION

Assiniboia has a unique retail and service atmosphere with over 200 businesses. It is through the diverse nature of the community and surrounding area that strengths are found to promote the growth of the economy. The Town will continue to develop new commercial areas and revitalize current business areas to strengthen Assiniboia's leadership role in the region.

7.2 OBJECTIVES

- ✓ To support existing businesses and uses and welcome new commercial development to the community including home-based businesses.
- ✓ To promote an attractive, functional and commercially viable Town Centre business area.
- ✓ To encourage greater services for the travelling public including commercial, tourism or local businesses.
- ✓ To ensure there is sufficient commercial land available for a variety of commercial development.
- ✓ To raise the profile of the highway commercial areas for appropriate commercial use.
- ✓ To stimulate commercial development within the Town of Assiniboia through business partnerships.
- ✓ To increase the long term commercial assessment in Assiniboia.
- ✓ To consider the development of leisure and tourism opportunities.
- ✓ To pursue new strategies to enhance tourism development in the Assiniboia district.

7.3 POLICIES

- .1 Commercial activities shall include the development of structures, buildings and landscaped areas that are compatible with adjacent uses and ensure a high level of visual and aesthetic quality. The Future Land Use Map "Appendix A" indicates areas designated for Commercial development.
- .2 Commercial developments with extensive site requirements, such as outdoor storage, display, parking requirements (e.g. large trucks), will be encouraged to locate at appropriate locations outside of the central commercial area or on vacant areas adjacent to railway lines in the central area.
- .3 Commercial sites shall be maintained clean and free from waste and debris at all times and businesses shall do their utmost to keep their properties tidy.

Town Centre

- .4 The Town Centre will be prioritized as a location for retail activity, professional services, government functions and cultural activities within Assiniboia.
- .5 To the greatest extent possible, the Town will encourage infill of existing commercial areas in preference to the creation and servicing of new commercial areas.
- .6 The Town will continue to consult with individuals, business owners and organizations in Assiniboia to identify initiatives or provide incentives that would encourage businesses and enterprises to locate in the Town Centre.
- .7 Downtown Revitalization or Main Street Improvement efforts may be coordinated with the Chamber of Commerce.
- .8 The Town shall continue to upgrade and revitalize the downtown area by addressing issues such as streetscape improvements, vehicle and pedestrian circulation and renovation and redevelopment of older structures where appropriate.
- .9 The Town may assist and undertake in the acquisition of land and/or buildings in the downtown where doing so is economically or results in the removal of an unsafe or unsightly building.
- .10 Community facilities around and in the Town Centre are supported. These facilities shall compliment the commercial uses and serve residential development in the area.
- .11 Mixed-Use residential/commercial infill in the Town Centre shall be carried out so as to avoid or minimize potential land use conflicts with adjacent commercial development.



Home Based Businesses

- .12 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.

- .13 Home-based occupations or businesses shall be encouraged in the Town as valuable contributors to the regional economy. The Zoning Bylaw shall specify development standards for home-based businesses.

Highway Commercial

- .14 The Town shall promote commercial infill development of lands located along Highways 2 and 13 within the Town's corporate limits.
- .15 Highway commercial services readily accessible to existing transportation infrastructure, at highly visible locations, shall provide vehicle and travel-related goods and services that do not significantly detract from the services provided in the Town.
- .16 A wide variety of lot sizes will be provided to ensure the availability of land for a broad range of commercial activities. Commercial development areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner.
- .17 New multi-parcel commercial subdivision proposals should be guided by Concept Plans and should indicate:
- a) future major roads;
 - b) drainage systems and improvements required to meet drainage requirements;
 - c) major open space (including unique physical) areas;
 - d) areas requiring protection through buffering or other means;
 - e) major hazards such as flooding, areas of high water table and slope lands;
 - f) phasing of development; and
 - g) include studies and reports from professional engineers and planners.
- .18 This Plan encourages a variety of highway commercial development that is well planned for occupancy by highway commercial uses which serve the regional economy. The Highway Corridor shall maintain a continuous commercial area with regard to existing and adjoining land uses. Rezoning of highway commercial areas will not be supported by the Town.
- .19 Improving Assiniboia'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.
- .20 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.

Implementation

The Zoning Bylaw shall include the following commercial zoning districts:

C1 - Town Centre Commercial District C2- General Commercial

C3- Highway Commercial District

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Section 8: Industrial

8.1 INTRODUCTION

As agriculture is the primary industry of the region, the industrial park caters to the Ag industry. Farm implement dealerships, grain storage sales and equipment rentals are all located within the Industrial Park including one of the largest auction yards in Canada. Assiniboia has a manufacturing sector that ranges in variety and complexity, from grain bin construction to custom welding projects. Each enterprise offers a unique service and caters to both ag-related and non ag-related sectors. The Town can accommodate activities needing access to Industrial Waste site.

8.2 OBJECTIVES

- ✓ To expand and build upon Assiniboia's experiences with industrial and agricultural resource based activities.
- ✓ To identify areas for future industrial development and ensure there is sufficient industrial land available for primary, secondary and further service industries in appropriate locations.
- ✓ To provide a sufficient supply and variety of parcel sizes and servicing levels to attract a diverse range of industry.
- ✓ To accommodate future industrial development with planned industrial parks.
- ✓ To market Assiniboia's Industrial infrastructure abilities (i.e. landfill and recycle classification).

8.3 POLICIES

- .1 The Town shall promote Assiniboia's locational advantage when pursuing industrial expansion in areas of agriculturally related activities, light industrial manufacturing, material transportation, heavy equipment and support service activities.
- .2 Industrial areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner. The Future Land Use Map "Appendix A" indicates areas designated for Industrial development.
- .3 The Town will encourage various industrial lot sizes and may provide varied servicing levels, including fully-serviced (water, storm water, sewage) and lightly-serviced parcels (water).
- .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 along established and future transportation interchanges.

- .5 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 the natural environment, including groundwater resources; and
 - d) it shall not detract from the visual attractiveness of the area.
- .6 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 buffered to protect adjacent land uses.
- .7 Industrial sites shall be maintained clean and free from waste and debris at all times and businesses shall keep their properties tidy.
- .8 Development proposals should be guided by Concept Plans and should indicate:
 - a) future major roads;
 - b) drainage systems and improvements;
 - c) major open space (including unique physical) areas;
 - d) areas requiring protection through buffering or other means;
 - e) major hazards such as flooding, areas of high water table and slope lands; and
 - f) phasing of development and future development/expansion onto adjacent land.
- .9 Industrial uses which are likely to be unsightly due to the nature of the industrial operations (i.e. exterior storage or similar types of buildings or structures) should generally be discouraged from locating along the highway approaches and entrance roadways into Assiniboia. If such uses are proposed in these areas, special landscape buffers or other mitigating measures shall be provided to screen these industrial uses from view.
- .10 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.

Implementation

The Zoning Bylaw shall include the following industrial zoning districts:

IND1: Light Industrial District IND2: Heavy Industrial District.

Section 9: Community and Recreational Amenities

9.1 INTRODUCTION

Assiniboia offers a wide variety of facilities and activities for community residents and visitors. Assiniboia has a very high quality sports and recreation facilities. The Town of Assiniboia strives to sustain and retain current services in order to meet the needs of the current population and economic activities.

The role of Parks, Recreation, Culture & Tourism is to provide leadership and partnership in the delivery and coordination of recreation, facilities, community programs and events, tourism product and destination development. The Parks, Recreation and Culture Committee has a specific responsibility to assist staff with the planning, methodology and evaluating of programming and facilities in the community. The primary venues in Assiniboia are the Assiniboia Civic Centre (Arena) the Aquatics Centre is located adjacent to the Civic Centre and the Prince of Wales Cultural and Recreation Centre which houses the Assiniboia Curling rink, the Assiniboia Regional Library, SouthEast Regional College and the Olympia Theatre.



Parks and Open Spaces include Central Park, the Healing Garden, Haley & Kayden Memorial Park, Centennial Park, Community Gardens, Sand Volleyball Court, Tennis Courts, Outdoor Skating rink, Outdoor Basketball Court, and Sports fields.

The Assiniboia Regional Campground located in the Town is a part of the Assiniboia & District Regional Park. The Park provides a wide range of amenities, services and activities. The Assiniboia Regional Golf Club is located in the Assiniboia Regional Park, five minutes south of the Town of Assiniboia. The course is operated jointly through the Assiniboia Regional Park Authority and the Town of Assiniboia. Willows Dam which is located 8 kilometres east on Highway #13 offers angling pursuits and a boat launch for small craft.



9.2 OBJECTIVES

- ✓ To support existing and future community facilities in order to attract residents, commerce and other opportunities.
- ✓ To provide for recreational amenities, institutional and community services and cultural facilities that are accessible and available for all ages and lifestyles.
- ✓ To ensure a wide range of services and facilities are available to both local and regional residents.
- ✓ To encourage accessible institutional services for Assiniboia and area residents.
- ✓ To maintain the existing level of government services and facilities in Assiniboia.
- ✓ To support educational facilities as focal points to meet the needs of the residents of the Town and greater region.
- ✓ 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 ensure land is set aside for the development of parks, environmental reserves and green spaces.
- ✓ To encourage corporate investment in the Community of Assiniboia's recreational assets.
- ✓ To provide passive recreation areas and preserve open space areas with aesthetic value to meet the community needs and contribute to the community's appearance.
- ✓ To identify local landscapes that are suitable for open space, leisure and tourism opportunities.
- ✓ To identify the future open space and recreation needs of the community and a broad strategy to meet those needs.
- ✓ To consider development impacts on existing or planned recreational areas.
- ✓ To encourage the continued use of the Assiniboia and District Regional Park.
- ✓ To develop a diversified program of recreation and cultural activities and services to meet the needs of the community.
- ✓ To supervise the acquisition, planning, design, construction, renovation and maintenance of recreation facilities and areas under the jurisdiction of Parks, Recreation, Culture and Tourism.

9.3 POLICIES

- .1 Parks, Recreation, Culture and Tourism lands identified in the Plan include institutional, public services, recreational, health, cultural or educational uses. The Town shall recognize and assess the impact future adjacent land uses may have on these activities and service provisioning.
- .2 The Town shall work to enhance 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.
- .3 The Town will strive to recognize and respond to the needs of a growing community and work with various organizations, business leaders, other public institutions, non-

governmental organizations, community groups, residents and community volunteers to determine these needs and the best methods to provide and maintain needed community facilities and programs.

- .4 The Town will continue to provide for a range of Community services and facilities, indoor recreational and institutional uses for the benefit of the region. Institutional services at the community level shall be monitored and responsive to the evolving needs of the residents of the Town as well as the greater region.



- .5 The Town will ensure that sufficient land and buildings are made available for 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 Town Centre in order to promote accessibility.
- .6 The Town shall continue to work with the Assiniboia and District Regional Park locations to ensure compatibility of uses.

Community Amenities and Services

- .7 The role of the provincial and federal governments in the provision of services is essential for Assiniboia and regional residents. The Town shall work with and advocate as necessary, to ensure adequate funding and services are available in the region.
- .8 The Town shall ensure that fees for civic facility use are set to maximize the accessibility of community facilities to the general public, with due consideration for generating revenues to address the costs of the facilities.
- .9 The Town shall monitor the provision of government services to ensure that the provision of these services keeps pace with the growth of the Community as well as improving accessibility to these services.
- .10 Existing institutional facilities shall be encouraged to participate in an expanded role in providing meeting spaces, daycares, senior housing and other community needs. The Town supports the development of joint-use facilities.
- .11 Community Service, institutional uses and parks may be located in any land use designation in the Plan area, with each rezoning proposal evaluated based on individual merit and their compatibility with surrounding land uses.

- .12 The Town shall work with business, agriculture and industry, non-governmental organizations, community groups, conservation authorities, educational and economic development agencies, other municipalities and representatives of other levels of government to:
 - a) initiate inter-community cooperation to coordinate the efficient provision of services & infrastructure;
 - b) promote environmentally & economically sustainable developments;
 - c) stimulate population growth to support social-economic development; and
 - d) coordinate local and senior government economic and social development initiatives.
- .13 Proposed Community Service developments will be evaluated based on their location, site layout and proper vehicular access, the compatibility of land use and the provision of adequate municipal services.
- .14 Neighbourhood-oriented institutional uses such as schools, churches, day care facilities etc. may locate within the neighbourhood area they serve. These uses will not require OCP amendments in order to be situated within a residential or commercial area.
- .15 The Town of Assiniboia will ensure publicly funded developments are safe, accessible to all and are conducive to social interaction by encouraging barrier free access design and other considerations specific to a particular development.

Recreational Facilities

- .16 The majority of recreational facilities and programs are provided by the Town. The Town shall develop parks, green spaces and recreational facilities and amenities based on appropriate annual budgets.
- .17 Expanding and maintaining these recreational amenities should be a priority in order to enhance the lifestyle options for the residents of Assiniboia and the district.
- .18 The Town shall establish long-term priorities including a long range plan for the acquisition and development of land for parks, green spaces and recreational facilities.
- .19 The Town shall maintain an integrated and linked system of parks, green space and recreational facilities to meet the recreational needs of a growing community.



- .20 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.
- .21 Future recreational uses in Assiniboia 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.
- .22 The Town shall work with and coordinate the initiatives of developers and other agencies to enhance the parks and open space network in Assiniboia including municipal reserve land and environmentally sensitive areas.
- .23 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.

Trails and Park Policies

- .24 A network of pedestrian/bicycle trails between parks, recreational and institutional uses within the community may be identified. The Town shall strive to provide and maintain year-round, safe and convenient trails for pedestrians, scooters and cyclists.
- .25 Private, public and service groups will be encouraged to develop and construct walkways, bicycle pathways and related facilities in Assiniboia.
- .26 The Town shall establish landscape design standards for municipal reserve buffers along major roads, green spaces, walkways, bicycle paths and other public spaces.
- .27 Park space will be provided as required to meet public needs. Equitable distribution of built and natural settings for recreation, including facilities, parklands, open space areas and trails shall be encouraged.
- .28 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.



- .29 Publicly or privately owned recreation and open space may consist of buffer strips, walkways and utility rights-of-way.
- .30 The Town shall encourage the planting of Shelterbelts and Windbreaks (snow catch) on municipal lands and on privately owned properties.

Municipal and Environmental Reserve

- .31 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*.
- .32 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 uses.
- .33 The Town will encourage incorporating environmentally sensitive areas and manmade surface drainage facilities such as existing drainage channels, into the park and green space system.
- .34 When dedication of municipal reserve is required for subdivision, the Town 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 Town.
- .35 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.
- .36 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.

Implementation

The Zoning Bylaw shall include Community Amenities and Services, Recreational Facilities and Green Space/Park land uses and activities in one zoning district.

CS- Community Service District

Section 10: Heritage and Culture

10.1 INTRODUCTION

Heritage and culture is highly valued by the residents of Assiniboia. There exists a nucleus of arts and cultural facilities and enthusiasts and a growing community interest in profiling the area's local culture and history. The Prince of Wales Cultural and Recreational Centre is Assiniboia's primary performing arts venue and is home to many local arts organizations, plus several service clubs.

The renowned Shurniak Art Gallery houses the founder's private collection of original paintings, sculptures and artifacts from around the world. The Assiniboia & District Museum is owned by the Town of Assiniboia and operated under the Parks, Recreation, Culture & Tourism Committee in cooperation with the Assiniboia & District Historical Society.

10.2 OBJECTIVES

- ✓ To support cultural facilities for the benefit of the region.
- ✓ To identify and conserve to the most extent feasible, the best elements of the Town's cultural heritage, architectural character, buildings, sites and other features.
- ✓ To encourage partnerships among community interest groups and businesses to promote the Town's cultural assets throughout the region.
- ✓ To encourage diverse cultural opportunities for the residents of the greater community.
- ✓ To welcome community members from a variety of cultural, ethnic and religious backgrounds to Assiniboia.
- ✓ To provide for the protection and conservation of cultural and heritage resources.
- ✓ To encourage opportunities for the reuse, rehabilitation, preservation or restoration of historic buildings.

10.3 POLICIES

- .1 The Town will cooperate with community stakeholders to identify and continually assess the significance of historic, cultural sites and special areas within Assiniboia.
- .2 The Cultural assets, galleries and facilities of the Town shall be promoted. The Town shall actively promote arts programming and opportunities.
- .3 At the request of owners and in accordance with *The Heritage Properties Act*, significant historic sites and architectural features may be designated as heritage properties and suitably recognized.

- .4 The Town will demonstrate the appropriate use and treatment of properties designated through *The Municipal Heritage Property Act*, under the terms of *The Heritage Property Act*.
- .5 Existing heritage resources should be protected from incompatible or potentially incompatible land uses, which may threaten their integrity or operation.
- .6 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. The retention of architectural design elements to older structures, infill buildings and this similar historic design standard will be encouraged in newer buildings.
- .7 The activities of the Assiniboia and District Museum shall be supported in its efforts to acquire, conserve, study, exhibit regional historical and cultural objects and to educate and outreach to promote the unique regional culture and heritage history. The museum shall be encouraged to market on-site activities and programming that stimulates a regional tourism experience.
- .8 Recognition, through signage or place naming, shall be encouraged throughout Assiniboia to honour significant citizen and corporate contributions. Agricultural and industrial heritage may be highlighted through the naming or sponsorship of public amenities and spaces.



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.

Section 11: Infrastructure Systems and Public Utilities

11.1 INTRODUCTION

Infrastructure services include the provision of water, sanitary sewerage, storm water drainage, solid waste collection and utilities such as electrical, natural gas and communication services. These services are a cornerstone of sustainability and are also strategic elements for the growth of the Town of Assiniboia. Infrastructure capacities are provided in Appendix "C".

11.2 OBJECTIVES

- ✓ To take a proactive approach in infrastructure planning in order to direct investment and conserve financial resources.
- ✓ To maintain, preserve and enhance the infrastructure system, by encouraging a continuous process of upgrading and project prioritizing.
- ✓ To ensure effective municipal services are supplied economically and safely to a standard equal for all residents of Assiniboia and that meets the needs of a growing population.
- ✓ To extend municipal services in an efficient manner by encouraging infill development on existing serviced lands.
- ✓ To carefully consider the delivery of infrastructure services provided by the Town to users outside the corporate town boundaries on a request –by- request basis.
- ✓ To promote phasing and contiguous development to ensure efficient and economically feasible extension of infrastructure services.
- ✓ To encourage and promote innovation in energy use and demand management in Town facilities and new development.
- ✓ To stay current with and enhance where appropriate communication technologies.
- ✓ To deliver sustainable and safe waste management and reduction practices.
- ✓ To explore the possibility of providing water to neighbouring municipalities/open the opportunity of the creation of a regional water pipeline.
- ✓ To ensure that necessary corridors, easements and land for public works are dedicated during the subdivision and development processes.
- ✓ To locate new public works in areas of compatible land use and ensure new land use is compatible with existing and planned public works.
- ✓ To ensure that water quality for human consumption is not compromised by new development.

11.3 POLICIES

- .1 The Town shall develop and maintain an Infrastructure Asset Management Plan to ensure affordability in the long-term to:
 - a) provide baseline information to measure performance,

- b) improve efficiency and effectiveness.
 - c) rank relevant and up- to-date inventory,
 - d) analyze the system's condition and capacity; and
 - e) budget service life for long term replacement.
- .2 The progress of the Asset Management Plan shall be monitored by Council as it is the working document for the short and long term and as such has a schedule, budget and deliverables which provides greater accountability into the Publics works priorities and directions.
- .3 The current and projected Infrastructure Capacities for the Town of Assiniboia are attached as Appendix "C."
- .4 All development, excepting Industrial and Residential Acreage development, shall have access to full infrastructure services including potable water, sanitary sewage collection, storm water drainage, street lighting paved roadways solid waste collection and public utilities (electricity, natural gas and communication).
- .5 Industrial development may be exempt from the provision of some infrastructure services at the discretion of Council, but will be required to contribute to the cost of construction and maintenance of the infrastructure services at the time that the services become available.
- .6 Strategies and standards for the orderly, efficient and economical extension of water distribution systems, streets, waste management facilities and storm water management requirements will require adopting and implementing the Infrastructure Asset Management Plan and its policies.
- .7 All developments shall be serviced in agreement with the Future Land Use Map or any future Area Concept Plans. Concept Plans provide a basis for budgeting and for the extension of services into proposed future development areas.
- .8 The Town shall ensure that all capital works installed by the Town or a private developer under an agreement with the Town comply with professional engineering standards.
- .9 The adequacy of municipal infrastructure services will be monitored and any upgrading or expansion of these systems shall equitably meet the needs of residents and other customers.



- .10 The use of existing municipal infrastructure should be optimized wherever feasible before consideration is given to developing new infrastructure and public service facilities.
- .11 Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs by integrating servicing and land use considerations at all stages of the planning process.
- .12 The Town shall continue to work with and coordinate the design and construction of public utilities with SaskEnergy, SaskPower and SaskTel.
- .13 Engineering design standards shall be developed and adopted that reflect the goals and objectives of this Official Community Plan for the construction of buildings and infrastructure in the town of Assiniboia.
- .14 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.
- .15 Future subdivisions and development shall be logical, reasonable and cost effective and will be limited to areas that can be efficiently provided with municipal services that will be serviceable at an acceptable cost to the Town. Preference will be given to reinforce existing services, however, when municipal services are expanded to new development areas the cost of extending these services shall be borne by the development itself.
- .16 Front end costs of expanding municipal services shall be recovered through off-site development levies to help offset the costs of increasing the capacity of off-site services required to service new and proposed subdivisions.
- .17 For the subdivision of private land, the proponent will generally be responsible for all costs associated with providing municipal utilities services. Costs will be negotiated through a servicing agreement and/or development levy for the provision of extensions to the infrastructure at a standard acceptable to the Town.
- .18 Services extended to development outside the Town's corporate limits may be offered providing:
 - a) all costs are borne by the developer or the adjacent Rural Municipality subject to the policies and regulations of the Town of Assiniboia;



- b) all maintenance costs associated with each service extensive is borne by the developer, landowner or sources other than the Town of Assiniboia; and
 - c) the provision of the service does not interfere with the Town's ability to provide service within its existing corporate boundaries.
- .19 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.
- .20 The Town shall confirm, before the approval of a development proposal, that there is an established or proven supply of water capable of servicing the needs of a proposed development. Storm water containment systems are not to be tied into domestic sewer system.
- .21 Planning for water provision and waste management services shall ensure that current systems are provided in a manner that can be sustained by the water resources, are financially viable and compliant with all regulatory requirements and protect public health and the natural environment.
- .22 As the Town of Assiniboia is located in an area that has limited topographical relief, all multi-parcel or large scale (i.e. recreation) proposed developments are required to prepare and implement a site-specific storm water management plan, where deemed necessary. The cost to prepare the plan may be borne by the developer or shared between the developer and the Town and shall include, but not be limited to providing the following:
- a) identification of flood hazard lands;
 - b) determination of the capacity of existing off-site storm drainage facilities;
 - c) identification of environmental issues related to the management of the storm water;
 - d) establishment of design criteria for minor and major storm drainage system components including controlled release rates;
 - e) provision for limiting erosion and sediment; and
 - f) cost estimates related to maintenance and operation where appropriate.
- .23 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.
- .24 The Town of Assiniboia shall continue to cooperate with organizations, agencies and adjacent Rural Municipalities in providing and enhancing effective waste management

and environmental protection. Support will be given to the proper management and safe disposal of domestic sewage, solid and industrial wastes.

- .25 The Town's existing sewage lagoons, landfill, water supply sources and lines, road network and other infrastructure will be protected from encroachment by land uses which may threaten public safety, reduce the efficient supply of the service or force it to relocate prematurely. The Zoning Bylaw will establish a range of separation distances, development standards or conditions to be applied to prevent this type of land use conflict.

FINAL DRAFT

Section 12: Transportation Networks

12.1 INTRODUCTION

The roadway network is comprised of local (residential) streets, collector streets, arterial streets and Highways 2 and 13. Street infrastructure and the current condition is a concern to the residents and businesses in Assiniboia.

The Great Western Railway and Canadian Pacific Rail-line is well established in the community. Rail transport is still of primary importance for the movement of agricultural products with related concerns to access, safety, crossing and the installation of underground utilities.

Bus Service

The Assiniboia Airport (CJN4) is owned by the Town of Assiniboia and is located 13 kilometers from Town. The Runway is 900 meters in length and is asphalted. It is a Municipal Primary Status Airport.

12.2 OBJECTIVES

- ✓ To establish safe, efficient and convenient transportation facilities and service for all users.
- ✓ To maintain an adequate system of access and internal roads to serve the existing and future needs of the Town.
- ✓ To promote and enhance the services and opportunities of the Assiniboia Airport.
- ✓ To encourage bus service is continued in the region.
- ✓ To promote Assiniboia as a transportation hub and terminal for south central Saskatchewan.
- ✓ To provide an effective linkage to the provincial highway system and to maximize the full benefit of the Highway Corridor going through the Town.
- ✓ To ensure that road design permits safe and convenient vehicle, pedestrian and bicycle circulation.
- ✓ To ensure provision is made for adequate parking in all types of subdivisions and land uses.
- ✓ To promote the connectivity of pedestrian trails.
- ✓ To consider both human and environmental interests when planning, constructing, maintaining, road systems and other transportation corridors.
- ✓ To ensure that development is compatible with existing and planned transportation infrastructure, including rail lines, rail yards and provincial highways.
- ✓ To ensure development and growth is consistent with provincial transportation plans.

12.3 GENERAL POLICIES

- .1 Planned development shall minimize transportation-related expenditures in service provision by coordinating access points on Provincial roads and highways to minimize disruption to traffic flows. 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.
- .2 Arterial and Collector roadways, sidewalks and trails are identified on the Reference Maps entitled "Transportation Network" and "Sidewalks & Trails" are included in Appendix "B."
- .3 The Town shall consider the costs of transportation infrastructure and the cost to individuals and businesses in all land use and development decisions. Infill development shall be encouraged as a means to reduce the need for new transportation infrastructure.
- .4 Council will require the preparation and submission of traffic impact studies as part of the development proposal when the development may impact the safety and efficiency of the transportation network.
- .5 The Town will continue to budget for roadway improvement in annual and long-range budgets and plan roadways to ensure that the roadways will be constructed to provide adequate service in a cost effective manner.
- .6 Signed truck routes shall continue to be monitored in order to minimize intrusion into residential areas and the Town shall monitor the trucking industry's needs for short term stopping and longer term parking.
- .7 The Town shall continue to cooperate with other agencies and Municipalities in the planning of transportation networks in the region, such as the South Central Transportation Planning Committee.
- .8 Ongoing consultation with the Ministry of Highways and Infrastructure shall occur with regards to Highways 2 and 13. 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.



Streets, Roadways and Access

- .9 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.
- .10 New roads will be planned and constructed with regard to land use and provision of suitable access. Expansions will be compatible with the existing transportation network.
- .11 The Town shall ensure there is adequate right of way for roads to allow for future expansions when necessary. Property for road right-of-ways will be acquired through dedication or an agreement for purchase at the time of development or redevelopment of property, through building setbacks and subdivision design. Rights-of-way shall be of sufficient width to accommodate alternate forms of transportation to the automobile.
- .12 New subdivisions will be required to enter into a subdivision servicing and/or development levy and all roads and sidewalk/public walkway construction must meet municipal requirements. Any future subdivision shall provide for the general alignment of road networks identified in any adopted Concept Plan.
- .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 and Town standards.



Sidewalks and Trails

- .14 Roadway and pedestrian linkages connecting the Highway Corridor and peripheral areas to the Town Centre will be established or identified to encourage multiple modes of movement including pedestrian, bicycles and assisted mobility scooters are provided with safe and efficient circulation.
- .15 Green linkages, parks and multi-modal paths shall be encouraged throughout the Town. New subdivisions must include walkway easements or municipal reserve linking to existing development.
- .16 New roads will be planned and constructed with regard to land use and provision of suitable access. Property for road right-of-ways will be acquired through dedication or

an agreement for purchase at the time of development or redevelopment of property. Rights-of-ways must be of sufficient width to accommodate alternate forms of transportation to the automobile.

Railways

.17 The Town, through this Plan, shall provide for efficient and effective land use and transportation planning including consultation with the railways, in order to reduce the potential for future land use conflicts and provide adequate protection for rail infrastructure. The primary situations include:

- a) new land development or redevelopment in proximity to existing rail operations;
- b) new or significantly expanded rail facilities in proximity to existing residential uses; and
- c) road/rail crossing issues.

.18 Consultation with the Railways shall be required when a potential development is proposed for:

- a) development or redevelopment proposals in proximity to rail facilities or for proposals for rail-serviced industrial parks;
- b) road and utility Infrastructure works which may affect a rail facility;
- c) transportation plans that incorporate freight transportation issues; and
- d) all new, expanded or modified rail facilities.



.19 The Town should consult with the railways regarding proposed land development and/or infrastructure projects which may have impacts on existing drainage patterns. Similarly, the railways should consult with Town where facility expansions or changes may impact drainage patterns to adjacent uses.

Assiniboia Airport

.20 The Town will continue to work with the Assiniboia Airport Board to plan for the future needs of the airport, encouraging the accommodation of larger aircraft and expanded services.

.21 The Town will consult with both transport Canada and NavCanada with regards to lands in close proximity to the Airport.

Section 13: Sensitive Environment Areas

13.1 INTRODUCTION

A number of creeks and marshes create some flood prone areas in and around the Town. Natural areas that support native trees, vegetation and wildlife shall be protected by policy that identifies the importance of the sensitive environments.

13.2 OBJECTIVES

- ✓ To restrict development on land that is environmentally sensitive and or subject to development risks.
- ✓ To acknowledge and protect natural, environmental features and systems within the Town of Assiniboia.
- ✓ To ensure the Town has a sufficient and safe water supply.
- ✓ To encourage preventative approaches to environmental problems and encourage remediation of contaminated sites.
- ✓ To increase awareness and sensitivity to minimize ecological disruption.
- ✓ To extend the responsibility for sound environmental management to property owners and developers.
- ✓ To ensure Storm Water Management practices and drainage infrastructure are well-planned.

13.3 POLICIES

- .1 Future development shall integrate into the natural surroundings and shall complement the surrounding community design, landscape and vegetation. Natural areas and sensitive environmental area shall be identified and protected where human activities may create potential to stress the environment.
- .2 Environmentally sensitive lands in Assiniboia should be protected as environmental reserve in accordance with *The Planning and Development Act, 2007* the *Environmental Assessment Act* and the *Environmental Management and Protection Act, 2002*.
- .3 The Town shall undertake environmental impact assessments when developments are proposed within the environmentally sensitive areas of the Town.
- .4 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.

- .5 Natural areas, linkages and pathways should be maintained, to the greatest extent possible, as an environmental resource with equitable distribution of built and natural settings for recreation, including facilities, parklands, open space areas and trails.
- .6 The developers shall be required to prove the suitability of the land being proposed for development on the basis of environmental studies and soils reports prepared by accredited professionals.
- .7 Development shall not pollute groundwater resources within the Town. Permeable surfaces shall be maximized to reduce storm water runoff and recharge groundwater.
- .8 The Town shall ensure adequate storm drainage of all areas of the community by preserving natural holding areas or by other means as may be engineered and constructed. Storm ponds should be viewed an asset to the community.
- .9 Buffer Strips should be maintained adjacent to watercourses 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.
- .10 Adequate surface water drainage will be required throughout the Town and on new development sites to avoid flooding, erosion and pollutions. Consideration shall be given to the ecological, wildlife habitat and drainage effects of development in sensitive areas.
- .11 The Town may undertake a review of a storm-water management and drainage management plan (i.e. controlled release rates) for both existing development areas and future residential, commercial and industrial areas. New developments shall assess local water drainage patterns as part of initial concept designs and avoid developing in low-lying catchment areas and drainage courses.
- .12 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.
- .13 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 1:500 year flood elevation of any watercourse or waterbody in the flood fringe shall be flood- proofed.



Section 14: Future Urban Development

14.1 INTRODUCTION

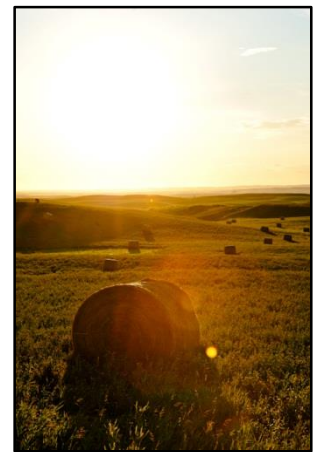
Areas identified as Future Urban Development recognize that the Town currently includes agricultural uses that may continue to be allowed due to development uncertainties.

14.2 OBJECTIVES

- ✓ To plan for the possibility of urban expansion with regards to infrastructure, future land use needs and other services, such as EMS and firefighting requirements.
- ✓ To promote the continuation of agricultural activities on lands located within the Town until the lands are needed for urban development.

14.3 POLICIES

- .1 The intent of the FUD-Future Urban Development District is to allow for agricultural uses to continue when the future use of land or the timing of development is uncertain due to issues of servicing, transitional use or market demand. Future Urban Development areas for the Town are identified on the Future Land Use Map (Appendix "A").
- .2 Current agricultural activities will be supported by the Official Community Plan. Agricultural land uses include, but are not limited to, extensive agriculture or secondary activities that will enhance the economic viability and diversification of the agricultural sector.
- .3 The development any of any future intensive agricultural or livestock holding operations within or adjacent to the Town will be discouraged.
- .4 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.
- .5 Future Urban Development Areas may include:



- a) lands which are capable of 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.
- .6 In areas where higher density/intensity development is not practical or desirable at the time, land areas shall remain in large acreages in order to facilitate future land assembly and development proposals
- .7 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.
- .8 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.

Implementation

This zoning designation will be applied as the interim zoning to all land with Future Urban Development potential within the corporate boundaries of the Town of Assiniboia.

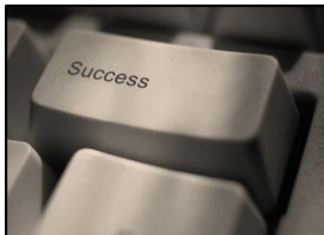
FUD- Future Urban Development District

Section 15: Implementation and Action Plans

Plans are only as good as their implementation. Action Plans provide guidance and a framework for ongoing dedication through municipal influence and community engagement to fulfill this Plan's objectives.

15.1 MAKING THINGS HAPPEN

Successful implementation of this Plan depends to a large degree on whether its policies can guide local development and action in a variety of contexts over the next five to ten years. This Section ensures that planning is sensitive to local conditions in specific locations of the Town, while at the same time advancing the Plan's core principles and building on its broad objectives.



To achieve the goals set out in this Plan, a clear plan of action or implementation strategy is required. The action items should be reviewed regularly to monitor progress and to determine if changes are required.

15.2 THE PLAN GUIDES ACTION

As a statutory document for guiding development and land use in the district, the Plan gives direction to the Community and Council on their day-do-day decision making. The Plan's land use policy areas illustrated on the Future Land Use Map in "Appendix A" provide geographic references for the Municipality's policies. If the Municipality 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:

- Municipal Bylaws and public works will conform to this Plan;
- the decisions and actions of Council and staff, including public investment in services, service delivery and infrastructure, will be guided by this Plan; and
- implementation plans, strategies and guidelines, consistent with this Plan will identify priorities, detail strategies, provide guidelines and actions, which advance the goals and objectives of this Plan.

Section 16: Administration

16.1 PLANNING TOOLS

This Section outlines the variety of traditional tools the Municipality has 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.



16.2 DEFINITIONS

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

16.3 ADOPTION OF THE OFFICIAL COMMUNITY PLAN

Adoption of this Official Community 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 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 Plan will provide guidance for the Municipalities 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 Municipality will be achieved.

The application of the Plan policies is illustrated in the Future Land Use Map provided in "Appendix A." This Map is intended to illustrate the locations of the major land use designations within the Municipality. The "Map" should not be interpreted in isolation without consideration of the balance of the Official Community Plan. The Land use designations have been determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and man-made features.

This 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.

16.4 ADOPTION OF MUNICIPAL ZONING BYLAWS

The Planning and Development Act, 2007 requires the Municipality 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 Plan by prescribing the uses of land, buildings or other improvements that will be allowed in the different zoning districts established in the Municipality. In addition, the Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet.

- the Zoning Bylaw must generally conform to the Official Community Plan and future land use and development shall be consistent with the goals and objectives of this Plan;
- future development will avoid land uses conflict and meet minimum standards to maintain the amenity of the Municipality;
- zoning bylaws designate areas for certain types of development. Permitted and discretionary uses and development standards are prescribed for each zone;
- development will be consistent with the physical opportunities of the land and of reasonable engineering solutions;
- undue demand shall not be placed on the Municipality for services, such as roads, parking, water, sewers, waste disposal and open space; and
- the objectives and policies in the Official Community Plan provide guidance to Council when preparing the Zoning Bylaw or considering an amendment to the Zoning Bylaw.

The Zoning Bylaw provides the Municipality 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 Municipalities 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 Plan. In considering a Zoning Bylaw or an amendment, the Municipality should refer to the policies contained in the Plan and the "Future Land Use Map" (Appendix A), to ensure that the development objectives of the Municipality are met.

16.5 CONTRACT ZONING AND DIRECT CONTROL DISTRICTS

For purposes of accommodating a rezoning for unique development situations, Council may consider entering into rezoning agreements, pursuant to provisions of *The Planning and Development Act, 2007*, for site specific development based on the following guidelines:

- The rezoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent zoning district;
- The rezoning will be used to allow a specific use or range of uses contained within the zoning district to which the land is being rezoned;
- The development or redevelopment of the site for the specific use will be of benefit to the immediate area and the Municipality as a whole.
- The use of these zoning tools does not undermine the intent of the Plan or any affected legislation such as *The Condominium Act* or Environment or Health regulations.

Contract zoning

69(1) If a municipality has an approved official community plan that contains guidelines respecting the entering into of agreements for the purpose of accommodating requests for the rezoning of land, and a person applies to the council to have an area of land rezoned to permit the carrying out of a specified proposal, the council may, subject to those guidelines, enter into an agreement with the person setting out:

- (a) a description of the proposal;
 - (b) reasonable terms and conditions with respect to:
 - (i) the uses of the land and buildings or the forms of development; and
 - (ii) the site layout and external design, including parking areas, landscaping and entry and exit ways, but not including the colour, texture or type of materials and architectural detail;
 - (c) time limits within which any part of the described proposal or terms and conditions imposed pursuant to clause (b) must be carried out; and
 - (d) a condition that, on the rezoning of the land, none of the land or buildings shall be developed or used except in accordance with the proposal, terms and conditions and time limits prescribed in the agreement.
- (2) The council may, on application by the person who entered into an agreement pursuant to this section or by any person who is the subsequent owner of the land to which the agreement relates:
- (a) vary the agreement;
 - (b) enter into a new agreement; or
 - (c) extend any time limit prescribed in the agreement.
- (3) An agreement entered into pursuant to this section runs with the land, and the municipality shall register an interest based on the agreement in the land

registry against the affected titles:

- (a) at any time after the bylaw amending the zoning bylaw is approved by the minister; or
 - (b) if approval of the minister is waived pursuant to section 78, at any time after the bylaw amending the zoning bylaw is passed by the council.
- (4) On registration of an interest based on an agreement entered into pursuant to this section, the agreement binds the registered owner of the land affected by the agreement and the registered owner's heirs, executors, administrators, successors and assigns.
- (5) No use or development of land or buildings that are the subject of an agreement entered into pursuant to this section may take place except in accordance with the agreement.
- (6) Notwithstanding anything contained in this Act, an amendment to a zoning bylaw effected pursuant to this section does not take effect until an interest based on an agreement required pursuant to this section is registered in accordance with subsection (3).
- (7) The council may declare any agreement entered into pursuant to this section void if:
- (a) any land or buildings that are the subject of an agreement are developed or used contrary to the provisions of the agreement; or
 - (b) the development fails to meet a time limit prescribed in the agreement.
- (8) If the council declares an agreement void pursuant to subsection (7), the land reverts to the district to which it was subject before rezoning.
- (9) Subject to section 24, if the council intends to void an agreement pursuant to subsection (7), it shall give notice of the proposed cancellation and the effect of the cancellation in one issue of a newspaper that circulates in the municipality.
- (10) If, after giving the required notice, the council voids an agreement pursuant to subsection (7), it shall discharge the registration of any interest registered in connection with the agreement.
- (11) Before entering into an agreement with a person pursuant to this section, the council may require the person to deliver a performance bond acceptable to the council to assure implementation of the agreement.

2007, c.P-13.2, s.69.

16.6 CONCEPT PLANS

Concept plans are reference plans, not policy plans. They represent design layout concepts prepared at the request of the Municipal Council to provide direction for how new developments:



- Ensure the efficient provision of infrastructure services;
- Demonstrate how site development will be organized to ensure compatibility with adjoining land uses and transportation systems; and
- Provide design features for special purposes such as landscaping, buffers, and open space, pedestrian and vehicular access.

16.7 COMPREHENSIVE DEVELOPMENT REVIEWS

A comprehensive development review shall be completed by any person proposing to rezone, subdivide or re-subdivide land for multi-parcel country residential, commercial or industrial purposes. The purpose of this review is to identify and address social, environmental, health and economic issues appropriately and to encourage the development of high quality residential, commercial and industrial developments. This review proposes to address the following topics:

- proposed land use(s) for various parts of the area;
- the effect on adjacent land uses and integration of the natural landscape regarding the planning and design of the area;
- the location of, and access to, major transportation routes and utility corridors;
- the provision of services respecting the planning for future infrastructure within the Municipality;
- sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas;
- appropriate information specific to the particular land use (residential, commercial or industrial); and
- proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required including traffic studies to determine impacts upon the Municipality's road and highway system, assessments of lands affected by

flooding or slope hazards, endangered species, heritage resources, potential for ground and surface water pollution and general risk to health and the environment.

16.8 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. 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.

16.9 DEVELOPMENT LEVIES AND AGREEMENTS

Council may provide for a Development Levy Bylaw as specified in Sections 169 to 170 of *The Planning and Development Act, 2007*. Where a development is proposed that is of a greater density and requires the capital upgrading of services beyond those originally provide for in the subdivision of the land, Council may by Bylaw, provide for the recovery of those capital costs.

Council may adopt a Bylaw that specifies the circumstances when these direct or indirect levies will apply to the development based on the additional capital costs for services created by that development. The Bylaw will contain a schedule of the unit costs to be applied. Before adopting the Bylaw, Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of development levy charges in relation to the subdivision fees.

16.10 SERVICING AGREEMENTS

Council may establish fees for the collection of subdivision servicing charges that would be applied in a servicing agreement at the time of subdivision in accordance with Section 172 of *The Planning and Development Act, 2007*, at the time of subdivision approval to ensure that new subdivisions are developed to the standards of the Municipality and to address other concerns specific to the proposed subdivision.

Where Council requires a Servicing Agreement, the Agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and his/her customers. A Servicing Agreement will be

required by all subdivision proponents. The requirements, conditions and fees may vary depending upon service needs.

16.11 SUBDIVISION PROCESS

The Director of Community Planning for the Ministry of Government Relations is currently the approving authority for subdivisions in this Municipality. In order for the subdivision to be completed in a timely manner, it is advisable to consult with the planning staff of the Municipality before submitting a subdivision proposal to Municipal Affairs. The Municipality:

- provides comments on all subdivision applications within the Municipality.
- has an impact on the subdivision process through the Zoning Bylaw, since no subdivision can be approved that does not conform to the Zoning Bylaw. In the Zoning Bylaw, the Municipality can establish the minimum area, width or depth of lots and other spatial and land use standards. Zoning is intended to implement the Municipality's development policies and to ensure that subdivisions contribute to achieve the long term goals of the Municipality.

16.12 MONITORING PERFORMANCE

Review



The Official Community Plan is a document intended to guide decision making over the long term and is not a static document that commits the Municipality to an inflexible development policy. As new issues and concerns arise, or old ones change, the Plan shall be revised to meet these changes. The "Plan" shall be reviewed after five years and before ten years from the date of its adoption by Council to evaluate the stated goals, objectives and policies as to their relevancies.

The Plan must be kept up to date to ensure that the document will deal with the real development issues facing the Municipality and the greater community. New implementation initiatives will be needed and priorities will require adjustment in response to the varied and changing conditions in the Municipality.

Amendment

On occasion land uses or developments may be proposed that do not conform to the Official Community Plan. The Plan can be amended in accordance with *The Planning and Development Act, 2007*, to allow the new development to proceed. However, before any amendment is made, the impact of the proposed change on the rest of the Plan and the future development of the Municipality shall be examined. Any changes to the Plan or the Zoning Bylaw shall be in the interest of the future development of the community as a whole. Through periodical review and amendment the Plan should serve as an effective guide for the Council to make decisions on future development in their Municipality as a whole.

FINAL DRAFT

Appendix “A” Future Land Use Map

FINAL DRAFT

Appendix “B” Reference Maps

Water Distribution system map

Sanitary Sewer System map

Storm Sewer System map

FINAL DRAFT

Appendix “C” Infrastructure Capacities

Water Supply, Treatment and Distribution

Raw Water Supply

Assiniboia’s raw water supply source Willows Reservoir, is located in the RM of Lake of the Rivers approximately 9.5kms from Town. The water is treated through filtration and chlorination processes. The Willows raw water system is capable of a raw water supply in order of 3000m³/day (34.7L/s). This raw water supply capacity is adequate to support the projected future maximum day demand of approximately 2700 m³/day (31.3 L/s).

At a Full Supply Level (FSL) capacity of 6826 dam³ or 6,826,000 m³, The Willows Reservoir, without recharge and excluding evaporation, has enough volume to provide between 5055 and 5650 days of average day water supply. As such, the Town should have adequate long term water supply unless drought conditions prevail for a number of years of a row.

Water Treatment Process

The water treatment process is a conventional surface water process including upflow clarification, filtration, fluoridation and disinfection. An air stripper for trihalomethane control is used during spring, summer and fall at a reduced rate during winter. The reported capacity of the facility is 4050 L/min (67.5 L/s, however, the plant is typically run at a rate of approximately 1200 to 1500 L/min (20 to 25 L/s). Water is distributed through the town through 900 water mains. The location of these facilities is show on the Reference Map entitled Water Distribution system.

Treated Water Storage Reservoir

Treated water storage for the community is provided by three underground concrete reservoirs located immediately south of the water treatment plant and a fourth underground concrete reservoir, called the Dominion Reservoir, located on the west side of town. The overall storage capacity of the reservoirs alone is approximately 4320 m³ (950,000 gallons). A Guide to Waterworks Design (EPB201) recommends a minimum of twice the average day demand. Based on the future average day demand of 1350 m³/day (as summarized in Table 2-1), twice the average day demand for Assiniboia is 2700 m³/day. With a total water storage volume of 4320 m³, the four existing reservoirs providing adequate storage.

This information is provided in the Town Water Works Assessment Report (2010).

Sanitary Sewer System

The sanitary sewerage system includes the sanitary sewage collection system, a facultative lagoon and the discharge facility. The sanitary sewage collection system is comprised of a network of gravity sewage collection mains. Domestic sewer is conveyed to the facultative lagoons via a sewer pumping station and force mains to the lagoon site 10.5km away. The sanitary sewage lagoon has been designed to accommodate a population of 3400 residents. The existing sewage system is in good condition as it was constructed in 2001.

Storm Sewer System

The Town of Assiniboia has underground storm sewer system to handle the major drainage areas. These areas contributing to the town of Assiniboia watershed come from the south and south west of town. The main drainage route is water flows through the system to the CP rail dam site. The runoff water then flows to the north of town filling the Battle Lake riparian area that contributes water to adjacent catchment areas. Storm water runoff is accommodated by surface and underground drainage systems. The majority of storm water flows north to the Battle lake watershed. Storm water runoff to the east side of town flows through natural passageways to the Willows reservoir area. A significant amount of storm water also drains into a small reservoir/pond/slough /small surface bodies of water north east of Town.

Solid Waste Disposal

The Town of Assiniboia collects residential and commercial waste. The town contracts residential recycling works to collect, transport, sort and recycle material in a single stream manner. The Town of Assiniboia Landfill is permitted as a municipal and Industrial waste management facility which accepts all permitted of refuse.

Town of Assiniboia Infrastructure Capacities

POPULATION	2418 (2011 Census)
CONNECTIONS	1400
WATER SUPPLY	Surface Reservoir: 132 Acres Treated Reservoir 4,600m ³
ANNUAL WATER TREATMENT	365,000m ³ /year
SEPTIC TREATMENT	2 cell lagoon: 2 Primary, 1 Secondary, 1 reserve 180 day holding capacity.
SOLID WASTE MANAGEMENT TRANSFER STATION-LANDFILL	Located in RM 72 20 year life expectancy capacity
PUBLIC WELLS OR WELL-HEADS	2 Bexhill 1 & 2 Wells in RM 72
WATER LINES / UTILITIES	Within Town
LAGOONS	Located in RM #72
CEMETERY	Located within Town Limits

Source: Town of Assiniboia

Appendix “D” Community Socio-Economic Profile

FINAL DRAFT

Appendix “E” General Reports

2011 Community Development Assessment

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