

# Village of Belle Plaine



## Official Community Plan

### Bylaw No. 4-13

November 2022

1 INTRODUCTION AND BACKGROUND	3
1.1 PURPOSE	3
1.2 AUTHORITY AND MANDATE	3
1.3 LOCATION MAP OF BELLE PLAINE, SASKATCHEWAN	4
1.4 AIRPHOTO MAP OF BELLE PLAINE, SASKATCHEWAN	4
2 VISION AND GOALS	5
2.1 A VISION FOR BELLE PLAINE	5
2.2 GOALS FOR THE FUTURE OF BELLE PLAINE	5
3 LAND USE DESIGNATIONS	5
3.1 FUTURE LAND USES	5
4 GENERAL LAND USE POLICIES	6
4.1 GENERAL POLICIES	6
4.2 SAFETY AND HEALTH POLICIES	7
4.3 ENVIRONMENTAL AND SUSTAINABLE POLICIES	7
4.4 HERTITAGE AND CULTURE POLICIES	8
5 RESIDENTIAL	9
5.1 OBJECTIVES	9
5.2 POLICIES	9
6 COMMERCIAL	11
6.1 OBJECTIVES	11
6.2 POLICIES	11
7 INDUSTRIAL	12
7.1 OBJECTIVES	12
7.2 POLICIES	12
8 COMMUNITY SERVICES AND AMENITIES	13
8.1 OBJECTIVES	13
8.2 POLICIES	13
9 MUNICIPAL UTILITIES AND INFRASTRUCTURE	15
9.1 OBJECTIVES	15
9.2 MUNICIPAL INFRASTRUCTURE POLICIES	15
9.3 TRANSPORTATION POLICIES	16
9.3.1 CONSULT WITH RAILWAY/HIGHWAYS	16
10 INTER-MUNICIPAL COOPERATION AND FIRST NATIONS CONSULTATION	17
10.1 OBJECTIVES	17
10.2 POLICIES	17
10.3 REVENUE SHARING	19

11 IMPLEMENTATION	19
11.1 ZONING BYLAW	19
11.2 ZONING DESIGNATIONS	19
11.3 SUBDIVISION, CONCEPT PLANS AND PHASING OF DEVELOPMENT	20
11.4 COMPREHENSIVE DEVELOPMENT REVIEWS	21
11.5 REZONING OF LAND	21
11.6 CONTRACT ZONING, DIRECT CONTROL DISTRICTS AND PLANNED UNIT DEVELOPMENT	21
11.7 SERVICING AGREEMENTS	22
11.8 DEVELOPMENT LEVY BYLAW	22
11.9 BUILDING BYLAW	23
12 MONITORING AND AMENDMENT	23
12.1 MONITORING	23
12.2 AMENDMENTS	23
13 EFFECTIVE DATE OF BYLAW	23
APPENDIX “A” FUTURE LAND USE MAP	<b>Error! Bookmark not defined.</b>
APPENDIX “B” REFERENCE MAPS	25
APPENDIX “C” VILLAGE OF BELLE PLAINE INFRASTRUCTURE CAPACITIES	27

# 1 INTRODUCTION AND BACKGROUND

## 1.1 PURPOSE

This Official Community Plan is adopted by the Village of Belle Plaine, in accordance with [\*The Planning and Development Act 2007\*](#), (the Act) to provide a framework of goals, objectives and policies to guide the management and use of land along with its future development, within the Village limits. This Plan is designed to assist decision makers and the Community in securing the future and current goals of Belle Plaine while ensuring that development takes place in an orderly manner, balancing the environmental, social, physical and economic needs of the community.

## 1.2 AUTHORITY AND MANDATE

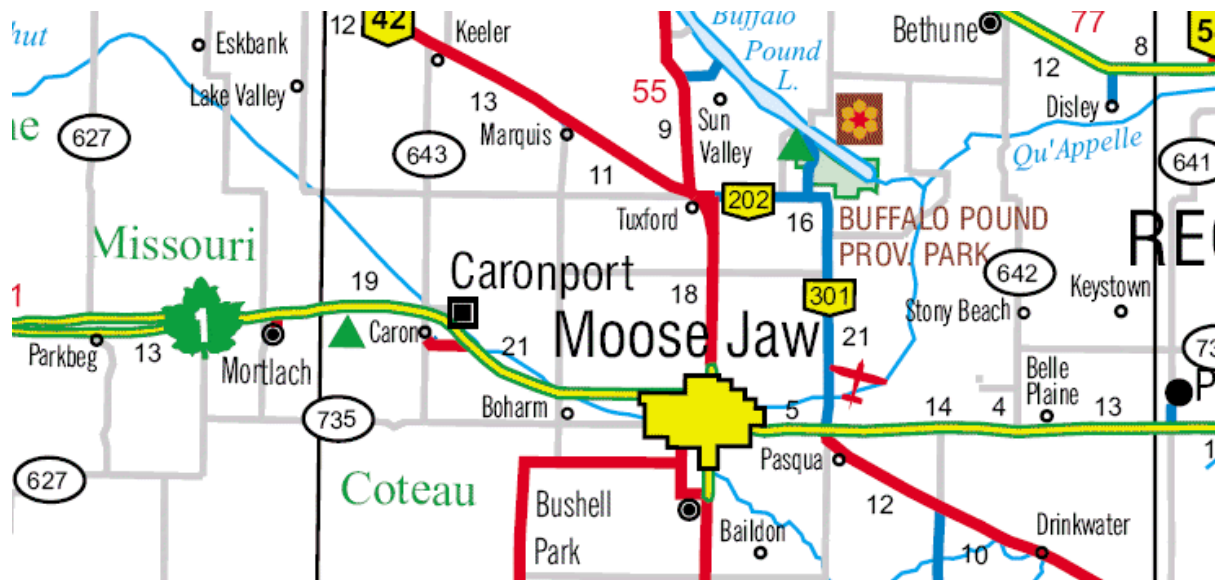
Section 32, of the Act, outlines authority and mandate for Official Community Plans and provides for incorporation of applicable provincial land use policies and statements of provincial interest, with respect to:

- Sustainable current and future land use and development in the Municipality.
- Current and future economic development.
- The general provision of public works.
- The management of lands that are subject to natural hazards, (e.g., flooding, slumping, etc.);
- The management of environmentally sensitive lands.
- Source water protection; and
- The means of implementing the Official Community Plan.

An Official Community Plan also usually include:

- Statements of policy regarding sustainable current and future land use and development in the Municipality.
- Policies regarding the coordination of municipal programs relating to development;
- Policies regarding the use of dedicated lands.
- Concept plans, pursuant to the Act.
- A map or series of maps that denote current and future land use or policy areas.
- Any other statements of policy relating to the physical, environmental, economic, social or cultural development of the Municipality that Council considers advisable; and
- Policies that address the coordination of land use and development, future growth patterns and public works with adjacent municipalities

### 1.3 LOCATION MAP OF BELLE PLAINE, SASKATCHEWAN



### 1.4 AIR PHOTO MAP OF BELLE PLAINE, SASKATCHEWAN



## 2 VISION AND GOALS

### 2.1 A VISION FOR BELLE PLAINE

*“A World Class Town on the Road to Excellence and the Centre of the Moose Jaw - Regina Industrial Corridor.”*

### 2.2 GOALS FOR THE FUTURE OF BELLE PLAINE

- To ensure development makes efficient use of land and municipal infrastructure.
- To encourage development that creates a safe community.
- To encourage high quality development and to maximize the infill potential of the Village.
- To provide areas that can accommodate future commercial and industrial growth.
- To address the need for community amenities in the Village for the benefit of the district.
- To work in cooperation with other municipalities with continued involvement in the Moose Jaw - Regina Corridor Planning Initiative.
- To address the need for increased water and wastewater disposal infrastructure to ensure sustainable development.

## 3 LAND USE DESIGNATIONS

### 3.1 FUTURE LAND USES

The future land use section designates land use patterns for the Village and specific policy areas. The Future Land Use Map (Appendix “A”) reflects the pattern of existing land use that originated with subdivision and development, and designates future land use, complemented by specific policies. The designation of land uses reflects the Village’s perspective on community development and provides a framework for decision-making. Any development within these areas will be subject to specific zoning controls and site review. The designations and the objective of each are as follows:

**Residential** - reflects existing areas of residential development, land subdivided for residential development, and land intended for future residential growth. There is also the opportunity for mixed use or live/work residences.

**Commercial/Industrial** - reflects existing and future areas of commercial and industrial development.

**Community Service** - reflects existing major institutional uses, recreational uses and public works. This use may occur in any area where it is compatible with adjacent uses. This designation is typically reserved for key Village facilities.

**Future Urban Development** - applies to land that may not be responsibly or feasibly developed without substantial infrastructure expansion or the prior development of other lands. Existing uses will be provided for; however, no additional development is permitted that may jeopardize the future development of the land for urban uses. Generally, land will be removed from this designation after completion of appropriate infrastructure and approval by Council.

**Future Land Use Map:** The Future Land Use Map in Appendix “A” illustrates general land use designation 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:** This provides for the provision of reference maps which may be included in Appendix “B” provide supplementary information. These maps may be updated periodically by a resolution of Council and adopted through a bylaw amendment. All Reference Maps are approximate and are subject to change. Reference maps are conceptual only and should not be used to make site specific decisions.

## 4 GENERAL LAND USE POLICIES

### 4.1 GENERAL POLICIES

**4.1.1** The Village 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 Village.

**4.1.2** In managing change the Village will build and renew a comprehensive, integrated and long-term asset management plan so that the impact of growth will not place an undue strain on municipal infrastructure or public service facilities.

**4.1.3** The growth of Belle Plaine, will be encouraged through residential and non-residential development that provides the basic services to the community and the surrounding population.

**4.1.4** Belle Plaine shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public facilities. This OCP will designate an adequate inventory of suitable lands to attract a range of residential, community service and business enterprise development to meet anticipated long-term need.

**4.1.5** When reviewing applications for development, consideration shall be given to the proposal’s conformity with this OCP. A proposal shall be denied when it is detrimental to the health, safety or general welfare of persons residing or working in the area, or is incompatible with existing or proposed land uses in the vicinity.

**4.1.6** Major deviations to the OCP design and policies shall require an amendment. The Future Land Use Map (Appendix “A”), shows the general designation of land use.

**4.1.7** 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 area Concept Plans.

**4.1.8** Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place, or planned, to support the intensity and type of development. Development shall minimize the potential impact to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts. Section 4.3.5 addresses the need for all development to address drainage and flooding concerns.

**4.1.9** Rezoning proposals for development will be considered based upon the following criteria:

- a) Impact on drainage, surface and groundwater and potable water systems.
- b) Provision of greenspace and trails.
- c) Cost effective relative to the provision of services.
- d) Provisions for public safety.
- e) Sewage disposal impacts and pollution potential.
- f) Integration with natural surroundings and adjacent land uses; and
- g) Other criteria which support a sustainable community.

**4.1.10** Planned development will help to increase land values, not be wasteful of the land resource, minimize public expenditure in services provision, recognize significant features and reduce access connections to provincial roads and highways to minimize disruption to traffic flows.

**4.1.11** 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.

## **4.2 SAFETY AND HEALTH POLICIES**

**4.2.1** Public safety and health requirements shall guide all development. The Village shall ensure that emergency and responsiveness plans are current and reflect changes in land use or activities.

**4.2.2** 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.

## **4.3 ENVIRONMENTAL AND SUSTAINABLE POLICIES**

**4.3.1** 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.



**4.3.2** Future development shall provide for adequate drainage and integrate into the natural surroundings and should complement the surrounding community design, landscape and vegetation. Existing drainage runs, 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.

**4.3.2** Any development of any buildings or additions in the floodway of the 1:500 - year flood elevation of any watercourse or water body is prohibited. Flood proofing of new buildings and additions to buildings to an elevation of 0.5 metres above the 1:500- year flood elevation, as per the current SPPI is required in all areas. Developers may be required to provide engineering reports to substantiate development in proximity to these areas with drainage and flood prone issues. Council may also require a "Surveyors Elevation Certificate" to confirm as built level.

**4.3.3** Sustainable building design criteria such as the use of alternative building methods, recycled building products, renewable energy sources, solar orientation, innovative wastewater and water reduction strategies shall be promoted. Building materials and construction methods that conserve energy and reduce long-term operating costs shall be encouraged. Connection to the water pipeline and municipal system will be encouraged and individual wells will be discouraged.

**4.3.4** Development and subdivision plans that offer design features such as alternative energy sources, innovation in health or environmental responsibility shall be encouraged where they are consistent with OCP policies. Facilities and activities that encourage or enhance energy efficiency, waste reduction, re-use or recycling of wastes shall be accommodated.

**4.3.5** All Development will require a comprehensive drainage plan, as the Community has already identified significant issues with drainage in existing areas and any new development must address drainage for the community, which will require proponents to prepare drainage plans in consultation with Village, Water Security Agency and any other relevant agency. The Future Land Use Map and Zoning Map indicates areas where limited capacity and drainage exist.

**4.3.6** As the community has identified that there is limited capacity for future development requiring water and wastewater disposal, development will be limited to uses that do not stress the existing infrastructure. Future development proponents will be required to address the provision of services to ensure long term sustainability, which may include preparation of engineering reports and the construction of infrastructure to address these needs. The Infrastructure Section addresses these subjects in more detail.

#### **4.4 Heritage and Culture Policies**

4.4.1 To identify and conserve the best elements of the Village's cultural and heritage attributes.

4.4.2 To prioritize projects, which promote local interest in the Village's heritage resources and history.

4.4.3 To encourage partnerships among community to promote cultural assets.

4.4.4 To encourage opportunities for the reuse or rehabilitation of historic buildings.

The Village, as per the Statements of Provincial Interests, will cooperate with community stakeholders to identify and assess the significance of historic, cultural sites and special areas within community. Heritage buildings, sites or resources will be protected and promoted in consultation with the Saskatchewan Heritage Conservation Branch and other agencies. Existing heritage resources should be protected from incompatible or potentially incompatible land uses, which may negatively impact their integrity or operation. Research and the collection of historical information of heritage and cultural sites shall be encouraged.

## 5 RESIDENTIAL

### 5.1 OBJECTIVES

- To encourage infill residential development that maximizes the use of existing infrastructure and services.
- To ensure that dwellings, accessory buildings and lots are constructed and maintained to acceptable standards.
- To encourage the development of mixed-use areas in the Community.
- To encourage home based businesses in the Community.
- To enhance existing infrastructure to encourage infill and site redevelopment.

### 5.2 POLICIES

**5.2.1** A variety of housing styles, types of ownership, and choice of lot sizes shall be encouraged to provide greater housing alternative in Belle Plaine. This Plan will guide the development of residential and compatible land uses to accommodate a variety of housing forms.

**5.2.2** In planning new residential areas or rezoning portions of land for residential use, Council will have regard to:

- a) Compatibility of adjacent land uses.
- b) The ability of the Village to provide cost effective municipal services.
- c) The impact on financial and capital planning by the Village.
- d) Avoidance of environmentally sensitive and/or hazardous areas.
- e) Zoning, subdivision design, street layout, and site planning.
- f) The ability of service provision (e.g., fire and snow removal).
- g) The use of natural topography and drainage patterns to minimize the cost and risks associated with storm drainage;
- h) Provision of dedicated lands pursuant to [\*The Planning and Development Act 2007\*](#); and
- i) Integrating with existing development in a manner that facilitates linkage to the community.

**5.2.3** The infilling of vacant lots within the Village shall be encouraged in order to take advantage of areas currently serviced with existing infrastructure. Servicing of new

residential areas shall be made by continuous and economical extension of the existing system or services. Council will work with any future developers to address expansion and renewal of infrastructure to accommodate sustainable growth and redevelopment in residential areas.

**5.2.4** New residential areas shall be developed and integrated with existing development in a manner that facilitates linkage to the community, efficient servicing and adheres to appropriate development standards to ensure an equitable quality of life for all residents.

**5.2.5** New residential developments and subdivisions will be based upon appropriate planning and engineering studies to ensure proper land use design for engineering infrastructure and economical/functional service delivery (e.g. cul-de-sac widths).

**5.2.6** The Village encourages multi-unit dwellings to enhance land use efficiency and provide more affordable housing options. Multi-unit residential sites shall be designed to be compatible with land uses in the surrounding area and will be encouraged to locate on sites that are considered to be compatible with adjacent development, having regard to suitable street and vehicular access.

**5.2.7** The Village 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 the Village.

**5.2.8** Residential development shall occur where municipal services are present or where they can be economically provided. Rezoning from another land use district to a Residential District will be considered where servicing can be economically and safely supplied to a standard equal to the remainder of the Village.

**5.2.9** The Village shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents. The Village shall establish development standards for residential density development which minimize the cost of housing and facilitate compact form, promoting densities for new housing which efficiently use land.

**5.2.10** Residential development proposals should be guided by concept or neighbourhood plans. Concept plans should indicate:

- a) Future major roads.
- b) Potable water and 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; and
- g) Staging of development and future development of, or expansion into, adjacent land.

**5.2.11** Live/work residential developments shall be encouraged in the Village, preferably on existing municipal roadways within the corporate limits of the Village. These acreages are

provided as a lifestyle choice and offer an opportunity for small businesses to carry out their activities on-site.

**5.2.12** Residential infill development including more than one use (e.g. mixed use commercial and residential) shall be supported by the Village.

**5.2.13** Home based businesses and occupations may be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, are compatible with and do not change the character of the surrounding residential area and are not of a size, scale or use that would affect the viability of established commercial areas.

**5.2.14** Home based occupations and businesses are an important element in enhancing commercial enterprise and overall economic development in Belle Plaine. They will be accommodated wherever possible and will be regulated by the Zoning Bylaw.

## 6 COMMERCIAL

### 6.1 OBJECTIVES

- To provide for appropriate and orderly commercial development.
- To ensure compatibility with adjacent land uses.
- To support existing businesses and uses and welcome new commercial development to the community including home based businesses.
- To promote the locational advantages of the Village for highway related commercial development.

### 6.2 POLICIES

**6.2.1** The Village welcomes new commercial development to the community by ensuring there is sufficient commercial land available for a variety of commercial development.

**6.2.2** The Future Land Use Map (Appendix “A”) identifies the potential location of future Commercial development areas. Highway dependent uses shall be encouraged to locate where there is access available from provincial roads and/or provincial highways.

**6.2.3** Commercial and Industrial areas shall be provided with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner.

**6.2.4** 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.

**6.2.5** Commercial rezoning applications will be evaluated based on the:

- a) Potential for increased vehicular traffic in the community (traffic counts and detailed studies may be required).
- b) Compatibility with neighbouring properties and potential for land use conflict.

- c) Potential for nuisance related noise, odours, dust or pollutants.
- d) Appearance of the property resulting from business related use and structures; and
- e) Size of the business related to the area and the number of personnel involved in the business.

**6.2.6** Commercial developments with extensive site requirements such as outdoor storage, display, or parking requirements will be encouraged to locate at appropriate locations outside of the central Village area.

## **7 INDUSTRIAL**

### **7.1 OBJECTIVES**

- To attract a diverse range of industrial development that complements the Village and Moose Jaw - Regina Industrial Corridor.
- To ensure that industrial activity does not impact negatively on the attractive character of the community, the natural environment or groundwater resources.
- To reduce or eliminate land use conflicts between industry and other land uses.

### **7.2 POLICIES**

**7.2.1** Industrial areas shall be easily and economically serviceable with municipal services or shall be limited to industries that do not require municipal services. Industrial development that is functional and compatible with surrounding land uses shall be encouraged.

**7.2.2** Industrial areas shall permit a variety of industrial uses including, but not limited to, manufacturing, assembly and repair, warehousing, wholesale distribution and limited retailing. The Future Land Use Map (Appendix "A") indicates areas with potential for industrial development.

**7.2.3** 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; and
- c) The development shall not detract from the visual attractiveness of the area.

**7.2.4** Industrial development shall be directed to lands readily accessible to existing transportation infrastructure to provide for efficient transportation and shipping activities. Industrial and associated commercial development shall be encouraged to cluster into nodes along established and future transportation interchanges.

**7.2.5** Highway dependent industrial development shall be located at readily accessible existing transportation infrastructure. Industrial rezoning applications will be evaluated based on the:

- a) Potential for increased vehicular traffic in the community (traffic studies and vehicle counts may be required).

- b) Compatibility with neighbouring properties and potential for land use conflict.
- c) Potential for nuisance related to noise, odours, dust or pollutants.
- d) Appearance of the property resulting from business related use and structures;
- e) Size of the business related to the area and the number of personnel involved in the business; and
- f) Impact on municipal servicing.

**7.2.6** Industrial development shall be adequately buffered between adjacent uses. Traffic to and from industrial areas shall avoid passing near schools or through residential areas.

**7.2.7** Industrial development that is functional and compatible with surrounding land uses shall be encouraged. To achieve a positive image of industrial development a high standard of site and building design shall be required to guide site layout, architecture, buffering and landscaping.

**7.2.8** Care shall be taken in the siting of industrial uses that normally create very significant land use conflicts regarding noise, vibration, smoke, dust, odour or potential environmental contamination. Such uses shall be encouraged to find a location that maximizes separation from residential areas and shall be visually screened or otherwise buffered to protect adjacent land uses.

## **8 COMMUNITY SERVICES AND AMENITIES**

### **8.1 OBJECTIVES**

- To encourage the inclusion and integration of community facilities where appropriate.
- To provide park and outdoor recreation spaces that meet the needs of the community.
- To work cooperatively with neighbouring municipalities, community-based organizations, and the private sector to provide a range of community services and amenities.

### **8.2 POLICIES**

**8.2.1** Community Service lands include public services, recreations, health, cultural or educational uses, shall recognize and assess the impact future adjacent land uses may have on their activity.

**8.2.2** 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.

**8.2.3** Proposed Community service developments will be evaluated based on:

- a) Location, site layout and proper vehicular access.
- b) Compatibility with adjacent land uses; and
- c) Provision of adequate municipal services.

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

**8.2.5** 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.

**8.2.6** Strategies will be developed for the conservation of water in maintaining parks and open space, including, but not limited to:

- a) Hard landscaping, xeriscaping, and controlled water techniques to reduce water consumption.
- b) Indigenous vegetation and drought resistant trees; and
- c) Dedication of land in natural low areas, and drainage swales/

### **Municipal Reserve**

**8.2.7** Every subdivision servicing agreement will fulfill the requirements for dedicated lands regarding recreational and park space. Every subdivision servicing agreement will fulfill the requirements for dedicated lands regarding recreational and park space. The municipality will ensure municipal reserve lands where suitable are made available for future school sites and will work with municipalities and school divisions in this regard.

**8.2.8** Where there is subdivision of land, any area that is determined to be hazard land will be designated as environmental reserve in account with [\*The Planning and Development Act 2007\*](#).

**8.2.9** The following factors will be considered when making decisions on the provision of dedicated lands in the form of municipal reserve and environmental reserve:

- a) In new residential development, developers will meet the requirements for the dedication of municipal reserve areas for park space and the designation of environmental reserve;
- b) Where cash-in-lieu is taken, the money may be used to purchase municipal reserves, particularly where the land can also be used for stormwater management or for expansion and development of public reserved and environmental reserve as needed in other areas. Cash-in-lieu funds will be placed in an account separate from other municipal funds; and
- c) In new developments, developers should consider that dedicated lands provide an extension to residential area parks and pedestrian connections to those parks.

## 9 MUNICIPAL UTILITIES AND INFRASTRUCTURE

### 9.1 OBJECTIVES

- To provide for the orderly development of municipal and provincial utility infrastructure in conformance with local land use policies and environmental regulations.
- To maintain an appropriate service level of all utilities in order to ensure that the quality of life for existing and future residents is not adversely affected.
- To minimize utility and infrastructure costs to the Village in areas, which present special servicing problems.
- To provide an acceptable level of solid waste collection and disposal that is economical and environmentally safe.
- To support recycling programs, energy and water conservation initiative, to reduce waste and to extend the service capacity of municipally owned infrastructure.
- To prepare an “Asset Management Plan” for the Community.
- To follow up on Drainage Recommendations and prepare a full Drainage Study in conjunction with future developments.

### 9.2 MUNICIPAL INFRASTRUCTURE POLICIES

**9.2.1** The use of existing municipal infrastructure should be optimized wherever feasible before consideration is given to developing new infrastructure and public service facilities.

**9.2.2** 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.

**9.2.3** In accordance with *The Municipalities Act*, Council will prepare a Capital Works Plan that will be coordinated with policies of the Official Community Plan to ensure the effective and efficient control of development and public spending.

**9.2.4** 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.

**9.2.5** Investment by the Village in water supply and waste management infrastructure and facilities should lead development to concentrate where feasible for developers to provide a piped water and sewer system.

**9.2.6** The Village of Belle Plaine shall undertake a review of a stormwater management and drainage management plan for both existing development areas and future development areas.

**9.2.7** The planning, phasing, and development of water and sewer services will be based on:

- a) Conformance with environmental regulations.
- b) The demand for services and the need for upgrading.



- c) The financial resources of the Village; and
- d) The logical extension of existing services.

**9.2.8** All subdivision or development within new areas will require an analysis of existing municipal servicing capacity to evaluate the ability for the Village to adequately service new development.

**9.2.9** For all subdivision of private land, the proponent will generally be responsible for all costs associated with providing municipal utility services through a servicing agreement. New subdivisions will be required to enter into a subdivision servicing agreement and all roads and sidewalks construction must meet municipal requirement.

**9.2.10** The Village will encourage development that effectively utilizes existing utility infrastructure and does not place an excessive burden on Village utility services.

**9.2.11** The Village 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 as asset to the community and possible connection with trails, vegetation, etc.

**9.2.12** Adequate surface water drainage will be required throughout the Village and on new development sites to avoid flooding. New developments shall be required to assess local water drainage patterns as part of initial concept designs and avoid developing in low-lying catchment areas and drainage courses.

**9.2.13** The Village will work towards increasing public awareness of conservation, recycling and the reduction of waste through communication with community residents.

**9.2.14** Fire fighting requirements will be considered as part of every rezoning application, subdivision review and servicing agreement.

### **9.3 TRANSPORTATION POLICIES**

**9.3.1** 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 general intact.

**9.3.2** 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.

**9.3.3** New roads will be planned and constructed with regard to land use and provision of suitable access. Property for road rights-of-way will be acquired through dedication or an agreement for purchase at the time of development or redevelopment of property.

**9.3.4** Consultation with the Railways/Highways shall be required when a potential development is proposed for a:

- a) development or redevelopment proposals in proximity to rail facilities/highways or for proposals for rail-serviced industrial parks;
- b) road and utility Infrastructure works which may affect a rail facility and highway system;
- c) transportation plans that incorporate freight transportation issues; and
- d) all new, expanded or modified rail facilities or commercial/industrial development.
- e) Should further residential development be proposed near existing rail lines development within or adjacent to the Village, the Village will recognize the provisions of the Statements of Provincial Interest, *Planning and Development Act, 2007, particularly as referenced by Clause 32(2) (k)*, and also the “FCM” policy document on “Development Adjacent to Railway’s”, and all best management practises will be utilized, to ensure adequate setbacks between land uses are implemented. In addition, “The Land Use Planning, Rail Proximity and Public Safety Report” prepared for The Railway Association of Canada will be utilized in any review of rail line development. The Zoning Bylaw will be amended to be consistent with all current legislation should further development impacting both land uses occur. Currently the rail line is adjacent to light industrial and commercial uses and the Future Land use map does not include residential uses expanding or encroaching on the rail line.

**9.3.5** The Village shall 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 the Village where facility expansions or changes may impact drainage patterns to adjacent uses.

## 10 INTER-MUNICIPAL COOPERATION AND FIRST NATIONS CONSULTATION

### 10.1 OBJECTIVES

- To continue participating in the Moose Jaw - Regina Industrial Corridor Initiative.
- To consult and work with adjacent municipalities on regional land use matters and development proposals.
- To consult with the neighbouring Rural Municipality of Pense on land use matters and development proposals located along the fringe areas of the Village in order to minimize potential land use conflict.

### 10.2 POLICIES

**10.2.1** The Village will continue to work in partnership with other jurisdictions and other agencies as a means of providing and sharing services effectively and efficiently.

**10.2.2** The Village of Belle Plaine will continue to be involved in a number of inter-municipal initiatives that focus on a cooperative approach to providing cost efficient and effective services (fire protection, recreations, health care, emergency services, and economic development).

**10.2.3** Inter-municipal cooperation and private or public sector initiatives that focus on a cooperative approach to providing and sharing Community services to optimize use and cost-efficiency shall be encouraged.

**10.2.4** Inter-municipal agreements shall be pursued to ensure that local and regional growth issues are addressed proactively. A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within a Municipality, or which cross Municipal boundaries, including:

- a) Managing and/or promoting growth and development.
- b) Managing natural heritage, water, agricultural, mineral, tourism, cultural, heritage and archaeological resources.
- c) Infrastructure, public service facilities and waste management systems.
- d) Ecosystem and watershed related issues.
- e) Population, housing and employment projections, based on regional market areas.
- f) Natural and human-made hazards; and
- g) Joint management areas.

#### **Joint Management Areas and Future Growth**

**10.2.5** The Village shall ensure that development and land use patterns which are adjacent or in proximity to Belle Plaine that may have negative effects on future urban designs and/or densities that may hinder the Village's expansion will be discouraged, or mitigated.

**10.2.6.** An agreement between the Village and Rural Municipality to manage development within any future identified growth corridors may be explored.

**10.2.7** Referrals from the Rural Municipality respecting development proposals on nearby rural municipal lands will be evaluated based on the following guidelines:

- The potential for land use conflict and compatibility with adjacent municipal development or planned developments.
- The impact on future land use; and
- The effect on municipal services and inter-municipal agreements for services to the rural area.

**10.2.8** Development of country residential lands adjacent to the Village's boundaries will be examined on a case-by-case basis. Country Residential developments within 1600 metres (1 mile) may require the preparation of a concept plan to illustrate how the proposed development will integrate with the existing Village of Belle Plaine. The Village will consult with the Rural Municipality of Pense, No. 160 on land use planning matters to support orderly development of neighbouring lands.

### **10.3 REVENUE SHARING**

**10.3.1** Revenue sharing shall be explored where there are significant opportunities to promote and enhance development and growth within the region by working together in a cooperative manner when any “regional type” business or development is considering this region that will provide benefit to a number of individual Municipalities. All tax-sharing arrangements will be negotiated on a fair and equitable basis with respect to: recovery of capital investment, land use development standards and negotiating compatible servicing agreements.

### **10.4 First Nations, Treaty Land Entitlements and Urban Reserve Policy**

The Village shall strive to improve relationships between First Nation parties to ensure a collaborative working body can be created, as outlined in the Statements of Provincial Interest and supporting protocol. An invitation will remain open for First Nation Bands to participate in any planning processes. Collaboration and integration of First Nation and Métis heritage and culture will be supported. This may be pursued through sharing of stories, art, gatherings, events and joint initiatives. Where land within the Municipality has been purchased by a First Nations band and it is pursuing reserve status through either the Treaty Land Entitlement process (TLEFA) or the Specific Claims process, to encourage compatible development, Council will offer to meet with Band Council of the First Nation proposing the reserve to discuss and if possible, negotiate shared services, compatible bylaws and other matters of mutual interest. Lands selected by a First Nation in an urban municipality are governed by The Treaty Land Entitlement Act, which requires an agreement between the First Nation and the affected municipality regarding tax loss compensation, municipal service provision, and any payments in lieu to the municipality, bylaw application and enforcement and an appropriate dispute resolution mechanism for solving matters of mutual concern.

## **11 IMPLEMENTATION**

The following instruments will be used to implement the Official Community Plan.

### **11.1 ZONING BYLAW**

In conjunction with the Official Community Plan, the Zoning Bylaw will control the use of land. The Zoning Bylaw will establish and prescribe uses for zoning districts and regulations and incorporate flexible zoning techniques.

### **11.2 ZONING DESIGNATIONS**

The definitions contained in the Village of Belle Plaine Zoning Bylaw No. 5-13 shall apply to this Official Community Plan. The objective of each of the Zoning Districts contained in the Zoning Bylaw is described below:

**Residential Districts (R1, R2)** - to provide an area for residential development comprised of primarily single detached dwellings along with compatible community service and public work uses.

**Commercial Districts (C1)** - to provide an area for retail commercial uses that meet the needs of the Village and the travelling public.

**Industrial District (IND)** - to provide an area for development of industrial and industrial service uses or as discretionary uses where separation from other districts may be required.

**Community Service District (CS)** - to provide for and guide the development of institutional, recreational, and other community service uses.

**Future Urban Development District (FUD)** - to control development in areas that are not immediately required for development, but which have been slated for or may be required in the future. Subdivision will not be permitted except for those uses that may be allowed in the district as established by the Zoning Bylaw.

### **11.3 SUBDIVISION, CONCEPT PLANS AND PHASING OF DEVELOPMENT**

The Village directs the subdivision of land through the Official Community Plan and Zoning Bylaw. Subdivision will be supported where it meets the requirements of the Official Community Plan and Zoning Bylaw. Council will apply these tools to guide subdivision and lot design, street layout, location of municipal reserve and other dedicated lands, as well as exercise control over utility easements and leases.

Concept plans will be used to:

- Provide preliminary plans for proposed development.
- Guide the phasing of development.
- Identify street and lot layouts.
- Identify land uses and density of development; and
- Determine the location and design of parks and pathways.

Development will proceed at a rate, which meets residential, commercial and industrial land requirements. This will involve phased development that:

- Occurs in an efficient and cost-effective manner taking into consideration the Village's capital works program and financial capability.
- Ensures a choice of location for building sites.
- Is orderly and geographically contiguous; and
- Provides sufficient land so that market demands for land are met.

Whether there is a concept plan or not, Council may use a holding zone Holding (H) symbol to identify the zoning districts associated with future phases of development. Before removal of the H symbol to allow the next phases of development, Council will consider:

- The degree of completion of the previous phase.
- The construction of necessary off-site infrastructure.
- The completion of specified items in a servicing agreement; and
- The current demand for the new development.

## 11.4 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 appropriately identify and address social, environmental, health and economic issues 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, stormwater management, flooding and protection of significant natural areas; and
- Appropriate information specific to the particular land use (residential, commercial or industrial).

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.

## 11.5 REZONING OF LAND

Council will consider the following factors when dealing with applications to rezone, subdivide and develop land:

- Conformity to the Official Community Plan.
- Suitability of the site for the proposed development.
- Compatibility of existing adjacent land use.
- Provision of dedicated lands as may be required for subdivision.
- The Village's financial capability to support the development.
- The adequate provision and timing of development of municipal services; and
- The completion of a servicing agreement for onsite and off-site services.

## 11.6 CONTRACT ZONING, DIRECT CONTROL DISTRICTS AND PLANNED UNIT DEVELOPMENT

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 of 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; and
- 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.

## **11.7 SERVICING AGREEMENTS**

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 unless there are no services or off-site levies required for a subdivision. Council may consider a general municipal share in the cost of off-site infrastructure where the improvement is designed to serve more than the subject subdivision.

Where a subdivision of land requires the installation or improvement of municipal services such as water treatment, streets or sidewalks within the subdivision, the developer will be required to enter into a Servicing Agreement with the Village to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letter of credit.

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 off-site servicing charges.

## **11.8 DEVELOPMENT LEVY BYLAW**

Council may provide for a Development Levy Bylaw. Where a development is proposed that is of a greater density and requires the capital upgrading of services beyond those originally provided 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 off-site levies will apply to 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 relations to the subdivision off-site charges.

## **11.9 BUILDING BYLAW**

In accordance with *The Uniform Building and Accessibility Standards Act*, the Village will ensure that building construction is regulated so that new construction is physically acceptable to the community. The Building Bylaw will control the minimum standard of construction through the issuance of building permits.

## **12 MONITORING AND AMENDMENT**

### **12.1 MONITORING**

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

### **12.2 AMENDMENTS**

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 Village 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 Council to make decisions on the future development of the Municipality.

## **13 EFFECTIVE DATE OF BYLAW**

### **MINISTERIAL APPROVAL**

This Bylaw is adopted pursuant to *The Planning and Development Act, 2007*, and shall come into force on the date of final approval by the Minister of Government Relations.

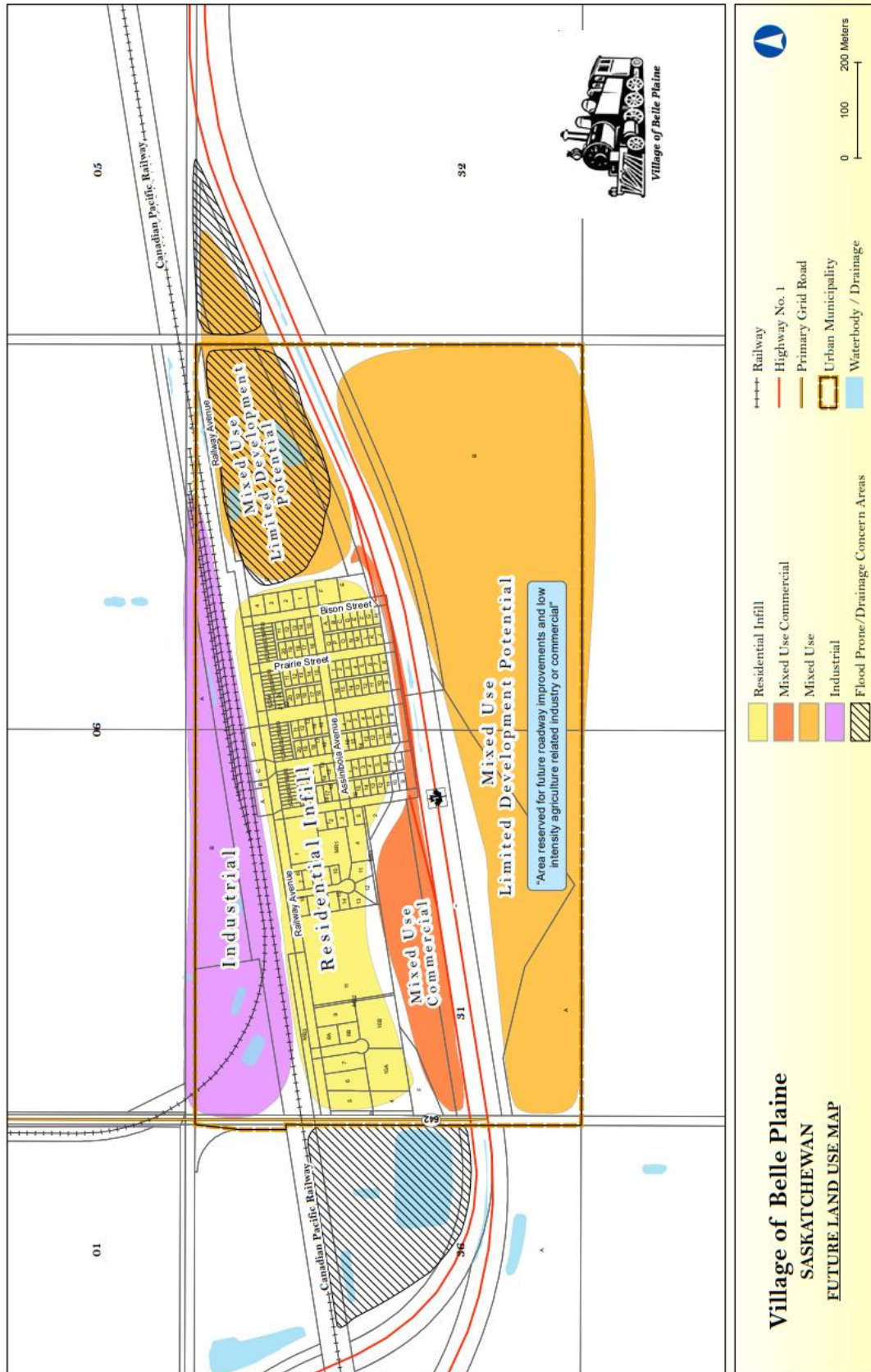


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MAYOR

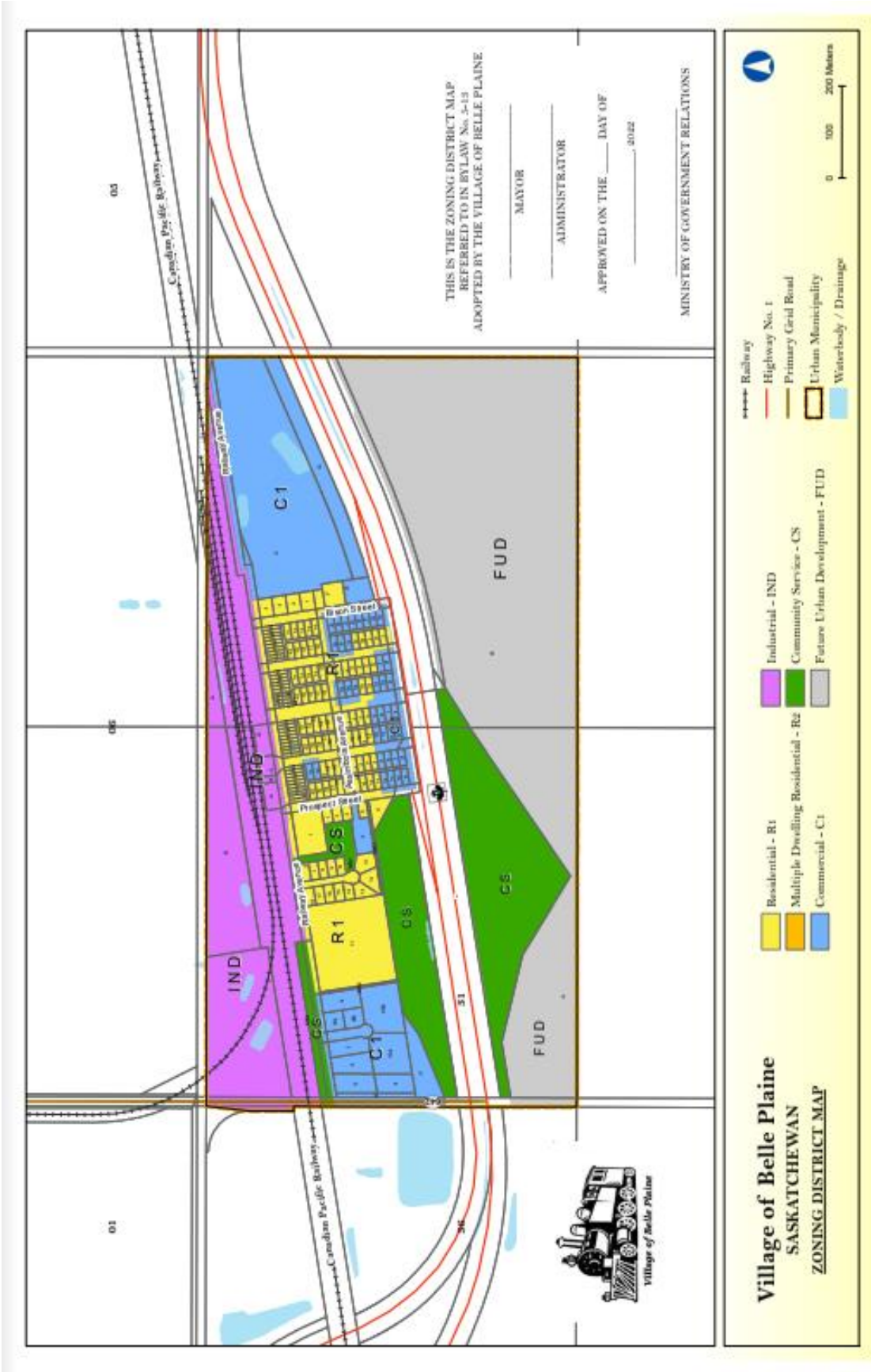
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ADMINISTRATOR

  
\_\_\_\_\_  
Tim Cheesman, MCIP, P. Ag.





APPENDIX “B” REFERENCE MAPS



## APPENDIX “C” VILLAGE OF BELLE PLAINE INFRASTRUCTURE CAPACITIES

	Village of Belle Plaine
<b>Connections</b>	44 Estimate
<b>Water Supply</b>	Buffalo Pound (BPD)
<b>Surplus Capacity (Percentage/Population)</b>	Current Water supply for a population of 90 Residents
<b>Annual Water Treatment</b>	BPD
<b>Septic Treatment</b>	STEP System Septic Tank Effluent System
<b>Surplus Capacity (Percentage/Population)</b>	None
<b>Solid Waste Management (Transfer Station/Landfill w life expectancy)</b>	Loraas
<b>Current Engineering Study (Yes/No; Year)</b>	WSA 2006, Update 2009 and Run Off Assessment 2011
<b>Public Wells or Well-Heads</b>	Buffalo Pound (BPD) source
<b>Water Lines/Utilities</b>	150mm main with 50mm service lines
<b>Lagoons</b>	At Capacity Designed for 90 Residents Consideration for expansion to 200 Residents
<b>Cemetery</b>	N/A