

A BYLAW OF THE TOWN OF ST. WALBURG IN THE PROVINCE OF SASKATCHEWAN
TO AMEND BYLAW No. 08-2013 KNOWN AS THE OFFICIAL COMMUNITY PLAN

The Council of the Town of St. Walburg, in the Province of Saskatchewan, enacts this bylaw to amend Bylaw 08-2013 as follows:

1. **Section 1.3 Town of St. Walburg Map**, is amended by deleting the text and map and replacing it with:

"For general reference purposes in this plan, the Town of St. Walburg "Future Land Use Map", attached to and forming part of this plan as Appendix "A", will be consider the Town of St. Walburg Map."
2. **Section 1.8 Guiding Growth in the Town of St. Walburg**, is amended by deleting the last sentence in the first paragraph and replacing it with the following:

"Ongoing collaboration with economic development organizations, and the planned adoption of an Official Community Plan implementation plan, will provide the Town guidance to attract and facilitate development that benefits local residents and the region."
3. **Subsection 2.2 Vision Statement**, is amended by:
 - a. deleting the section heading and all text and replacing it with the new section heading and text as follows:

"2.2 Plan Mandate

This Official Community Plan expresses the priorities and goals of the Town of St. Walburg to foster a safe, self-reliant and sustainable community. Further, it allows developers, business owners, and homeowners to make informed decisions about purchasing and developing property as contributors in this process."
4. **Section 3.3 Residential Land Use**, is amended by:
 - a. deleting subsection 3.3.1.
 - b. deleting subsection 3.3.5.
 - c. adding the following text after "...infrastructure and services" in subsection 3.3.7:

"prior to the expansion of municipal infrastructure"
 - d. deleting subsection 3.3.8.
 - e. deleting subsection 3.3.9 and replacing it with:

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Town of St. Walburg, Saskatchewan





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- “9 Residential construction and pre-fabricated residential dwellings will be regulated by the Building Bylaw to ensure a high quality of housing consistent with The National Building Code of Canada. The safe construction, placement, and maintenance of dwellings will be enforced.”
- f. deleting subsections 3.3.10 and 3.3.11.
- g. adding the following new clause to subsection 3.3.12:
- “d. Accommodating affordable dwelling types and sizes through the regulations of the Zoning Bylaw.”
- h. deleting subsections 3.3.13 and 3.3.14.
- i. deleting subsections 3.3.16 and 3.3.17 and replacing them with:
- “.16 The Town will seek to encourage the development of affordable seniors housing by accommodating a range of dwelling options in the Zoning Bylaw.
- .17 The Town may consider a range of options to incentivize private development of seniors housing options.”
- j. adding the following text to subsection 3.3.18 after “...neighbouring municipalities”:
- “and local community groups”
- k. deleting the text “shall” in subsection 3.3.20 and replacing it with “are encouraged to”.
- l. deleting subsections 3.3.23 through 3.3.27 inclusive, as well as the subsection heading “Home-Based Business”.
- m. adding the following text after “...mutually supportive” in subsection 3.3.28:
- “, and that retain the residential nature of the surrounding area”
- n. deleting subsection 3.3.29.
- o. deleting subsection 3.3.30 and replacing it with:
- “.30 Mixed-use developments must include a primary residential component and may be subject to specific evaluation criteria, development standards and conditions, and regulation.”
- p. deleting subsection 3.3.31.

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q. renumbering all of the subsection numbers in Section 3.3 Residential Land Use, including the amendments as executed above, in continuous order starting with the subsection number 3.3.1.

5. Section 3.4 Commercial and Industrial Development Policies, is amended by:

a. deleting subsection 3.4.3 and replacing it with:

“.3 Developments that require large areas for outdoor storage, display, or parking (eg. large trucks), will be generally be encouraged to be located outside of the central commercial area where larger lot sizes can better accommodate development standards aimed at maintaining a certain aesthetic as to not detract from other development in the area.”

b. adding the following text after “...within the Town” in subsection 3.4.4:

“by listing a wide variety of commercial developments as permitted uses”

c. deleting subsection 3.4.5 and replacing it with:

“.5 New developments are encouraged to share parking facilities where possible to lessen the on-street parking demand on Town roadways. Council may periodically review the parking requirements in the Zoning Bylaw to ensure adequate and efficient use of land for vehicle parking.”

d. deleting subsections 3.4.7 through 3.4.10 inclusive.

e. deleting subsection 3.4.11 and replacing it with the following:

“.11 The Core Commercial area will be prioritized as a location for retail and cultural activities, professional services, government functions, and other compatible uses. The uses permitted in the applicable zoning district(s) will reflect this intent for conversion to these types of land uses, and will be encouraged that it may create a contiguous and vibrant commercial Town centre.”

f. deleting subsections 3.4.12 and 3.4.13.

g. adding the following text after “...will be encouraged” in subsection 3.4.18:

“prior to the subdivision of lands for new commercial or industrial development”

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h. deleting subsection 3.4.19 and replacing it with the following:

“.19 The Town, where requested, will work with the appropriate agencies to identify potentially contaminated sites in the community and, where applicable, will participate as a local resource in the planning of mitigation and remediation plans for said sites. All responsibility for mitigation or remediation is the responsibility of the landowner.”

i. deleting subsection 3.4.22 and replacing it with the following:

“.22 Environmentally sustainable (i.e. “green”) commercial and industrial development and construction methods will be prioritized over conventional development and construction options and will be supported by Council.”

j. deleting subsection 3.4.23.

k. deleting subsection 3.4.26 and replacing it with the following:

“.26 Uses which may carry a higher level of environmental impact or potential land use conflict, will generally be listed in the Zoning Bylaw as discretionary uses and may be subject to specific development standards, mitigation measures, or other land use separation requirements. Uses considered hazardous due to the transport, handling, bulk storage or use of hazardous materials shall be discouraged.”

l. deleting subsection 3.4.27.

m. deleting subsections 3.4.29 and 3.4.30.

n. renumbering all of the subsection numbers in Section 3.4 Commercial and Industrial Development Policies, including the amendments as executed above, in continuous order starting with the subsection number 3.4.1.

6. Section 3.5 Community Services, is amended by:

a. re-titling the section heading to be “3.5 Community Services and Recreation”.

b. adding the following paragraph after the first paragraph in the preamble:

“The Town of St. Walburg provides a number of recreational opportunities to the community. Walking and cycling trails loop through the community. The arena, bowling alley, golf course,

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curling rink, gym facilities and sports fields provide various recreation pursuits to the community. A number of sports options are also provided through the St. Walburg school to K-12 students such as basketball, volleyball, badminton and track and field.”

- c. adding the following text to the list of objectives in the pre-amble:


- “
- To encourage activities within the Town for all ages and physical abilities.
 - To ensure the maintenance and ongoing support for community facilities.
 - To expand and preserve outdoor recreational space for the community.
 - To promote new recreational opportunities to locate within the community.
 - To encourage the conservation and expansion of greenspace and buffer strips within the community.
 - To provide park and outdoor recreation space that meets the diverse need of the community.”

- d. adding the new heading and subsections following subsection 3.5.15:

“Recreation Policies and Green Space

- .16 The area shown as “Green Space” on the Future Land Use Map is intended to identify areas well suited for open space and recreational opportunities, trails and pedestrian linkages, and areas to provide natural separation from natural features. Generally, these areas will be restricted to permanent private development.
- .17 The Town shall conserve an integrated and linked system of parks, green space and recreational facilities to meet the recreational needs of a growing community. (i.e. splash parks and swimming amenities, football and soccer fields), through new subdivision design and use of dedicated lands.
- .18 The Town shall encourage programs and extracurricular events as a means of promoting activities within District for younger families and youth.
- .19 A balance of indoor and outdoor experiences shall be encouraged to ensure recreational facilities receive optimum usage and can be used by all residents in the district for year-round recreational pursuits.
- .20 A network of pedestrian, cycling, ski, scooter and other modes of transportation shall be identified. The Town shall strive to provide and maintain year-round, safe, well-lit and convenient trails for pedestrians, scooters and cyclists.

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- .21 At the time of subdivision the Town may advocate for the use of dedicated lands to provide land use separation and minimize potential land use incompatibility. To achieve this end, applicants may be required to pay for, or contribute to, improvements made to dedicated lands through the use of a servicing agreement.
- .22 The Town shall explore opportunities to reclaim the old landfill site to be transformed into a community park space.
- .23 Wildlife/bird watching amenities to admire local animals, flora and fauna shall be encouraged to be developed within the Town/local region."

7. Section 3.6 Community Economic Development and Tourism, is amended by:

- a. deleting subsection 3.6.1.
- b. deleting subsection 3.6.4.
- c. deleting subsections 3.6.6 through 3.6.8 inclusive.
- d. adding the following sentence after the last sentence in subsection 3.6.9:

"The Zoning Bylaw will provide for a number of land use options to accommodate these types of activities."

- e. deleting subsection 3.6.11.
- f. adding the following text to subsection 3.6.12 after "...and visitor lodging":


"as an allowable use in certain areas"

- g. deleting subsection 3.6.13.
- h. adding the following text to subsection 3.6.14 after "... and regional promotion":

"and will be regulated in the Zoning Bylaw"

- i. deleting subsection 3.6.15 and replacing it with the following:

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“.15 The Town supports eco-tourism and eco-themed development in support of local tourism opportunities and will make accommodations for said types of developments in the Zoning Bylaw.”

j. deleting subsection 3.6.16.

k. deleting subsections 3.6.18 through 3.6.20 inclusive.

l. renumbering all of the subsection numbers in Section 3.6 Community Economic Development and Tourism, including the amendments as executed above, in continuous order starting with the subsection number 3.6.1.

8. **Section 3.7 Recreation** is deleted in its entirety.

9. **Section 3.8 Ecological Resource Policies**, is amended by:

a. deleting subsection 3.8.2.

b. deleting subsection 3.8.4.

c. deleting the text “Developers shall be required to provide” from subsection 3.8.5 and replacing it with:

“In the opinion of Council, and where new development may have an impact on ecologically sensitive areas, developers may be required to complete”


d. deleting subsection 3.8.6 and replacing it with the following:

“.6 Maintaining the health of surface and ground waters will form part of the review for new development. To help determine the suitability of a proposed development, Council may require, at the cost of the applicant, information speaking to the following:

- i. effects of the development on quality and quantity of ground waters;
- ii. surface and storm water run-off, and design to mitigate negative impacts;
- iii. the use of permeable surfaces natural areas for storm water retention and aquifer recharge; and
- iv. any other matter Council deems necessary to ensure the sustainability of source waters.

e. adding the following text to subsection 3.8.9 after “...protection for the buildings”:

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“without causing adverse drainage effects to neighbouring properties. Where the placement of fill in excess of 1 metre is required, Council may require that its placement be done under the supervision of a geotechnical professional.”

f. deleting subsection 3.8.10 and replacing it with:

“10 New permanent development within the 1:500-year flood elevation of a water course or water body is prohibited. Development within the flood fringe may be permissible if appropriately flood-proofed to an elevation of at least 0.5 metres above the 1:500-year flood elevation; however, a safety factor greater than 0.5 metres may be required to address site specific circumstance. This elevation is generally known as the estimated Safe Building Elevation (SBE). The responsibility for determining the SBE for a specific site, and any required flood-proofing measures are a requirement of the applicant and which may require the services of a certified professional to ensure safe and suitable development.

- i. Development and subdivision proposals may be referred to the Water Security Agency (WSA) as part of the review process to help determine the suitability of a proposed development. In the event that WSA is not able to provide the necessary information, proof of suitability rests with the applicant.
- ii. Where development is proposed in the flood hazard area applicants will be required to demonstrate that any development will above the flood elevation and/or appropriately flood-proofed. Such demonstration may require a site-specific legal land survey and is subject to acceptance by Council.”

g. deleting subsection 3.8.12.

h. deleting subsection 3.8.13 and replacing it with the following:

“13 The Town will encourage, through its input on development and subdivision design, the retention and expansion of the urban forest, natural areas, and community gardens within the Town for the benefit of all residents.”

i. deleting subsection 3.8.16.

j. deleting subsection 3.8.17 and replacing it with the following:

“17 Land dedication at the time of subdivision shall follow the requirements of The Planning and Development Act, 2007. The Town will advise the subdivision approving authority how it wishes to

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see the requirement addressed in accordance with the Act. Acceptance of land dedication is at the discretion of the approving authority.”

- k. adding the following text to subsection 3.8.19 after “green space system”:

“at the time of development or subdivision”

- l. deleting subsections 3.8.20 though 3.8.22 inclusive.

- m. renumbering all of the subsection numbers in Section 3.8 Ecological Resource Policies, including the amendments as executed above, in continuous order starting with the subsection number 3.8.1.

10. Section 3.9 Heritage and Cultural Resources, is amended by:

- a. deleting subsections 3.9.5 through 3.9.7 inclusive, and subsection 3.9.12.

- b. renumbering all of the subsection numbers in Section 3.9 Heritage and Cultural Resources, including the amendments as executed above, in continuous order starting with the subsection number 3.9.1.

11. Section 3.10 Public Health and Safety, is amended by:

- a. deleting subsections 3.10.2, 3.10.6, 3.10.10, and 3.10.13.

- b. renumbering all of the subsection numbers in Section 3.10 Public Health and Safety, including the amendments as executed above, in continuous order starting with the subsection number 3.10.1.

12. Section 3.11 Public Works Policies, is amended by:

- a. deleting subsection 3.11.1 and replacing it with the following:

“.1 The Town shall ensure proper maintenance and upkeep of public works infrastructure, utilities, buildings, facilities, related equipment and other assets.”

- b. deleting subsection 3.11.4.

- c. deleting subsection 3.11.5 and replacing it with:

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“5 The Town will work to educate residents and visitors on water and natural resource conservation to reduce over-consumption and reduce pressures on water, liquid and solid waste infrastructure.”

d. deleting subsection 3.11.9.

e. deleting subsections 3.11.14, 3.11.16, and 3.11.17.

f. renumbering all of the subsection numbers in Section 3.11 Public Works Policies, including the amendments as executed above, in continuous order starting with the subsection number 3.11.1.

13. Section 3.12 Transportation Networks, is amended by:

a. adding the following new text in subsection 3.12.2 before “Entrances and access...”:

“At the time of development or subdivision,”

b. deleting subsection 3.12.3.

c. deleting subsection 3.12.5 and replacing it with:

“5 New roadways will be planned and constructed with regard to the land use to which it serves and is connected to, ensuring provision of suitable access for new development.

i. At the time of development, the Town may acquire land for road right-of-way by way of agreement for purchase with a landowner, or by expropriation where agreement cannot be made, and where the right-of-way is required to serve the public’s interest.

ii. At the time of subdivision, the Town will avail itself of the tools afforded to it under provincial legislation and regulation for dedication of roadway right-of-way where required to serve the public interest.”

d. deleting subsections 3.12.7 through 3.12.13 inclusive.

e. deleting subsection 3.12.15.

f. deleting subsection 3.12.16 and replacing it with:

“16 The Town will work to identify a network of pedestrian, cycling, ski, scooter, and other non-motorized forms of transportation. Linkages to, and expansion of, this network will be

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encouraged at the time of development and subdivision with the goal of creating and maintaining a year-round trail system that is safe, convenient, and well-lit for its users.”

- g. deleting subsections 3.12.17 and 3.12.18.
 - h. renumbering all of the subsection numbers in Section 3.12 Transportation Networks, including the amendments as executed above, in continuous order starting with the subsection number 3.12.1.
- 14. Section 3.13 Regional and Inter-Municipal Cooperation Policies, is amended by:**
- a. deleting subsections 3.13.1, 3.13.2, 3.13.5, 3.13.7, and 3.13.8.
 - b. renumbering all of the subsection numbers in Section 3.13 Regional and Inter-Municipal Cooperation Policies, including the amendments as executed above, in continuous order starting with the subsection number 3.13.1.
- 15. Section 4.2, Implementation and Monitoring, is amended by adding the following new heading and paragraph following the paragraph titled “Amendment”:**
- “Official Community Plan Implementation Strategy**
- The Town will endeavor to develop and create a separate Official Community Plan implementation plan. The primary purposes of the implementation plan would be to identify an inventory and the condition of the Town’s assets; and establish priorities, action items, and timelines for maintenance and investment, to ensure a planned, sustainable, and coordinated approach to land use planning and development.”
- 16. Appendix “B” Reference Maps is amended by deleting the reference maps titled “Town of St. Walburg Plan Area Map”; “Town of St. Walburg Health, Safety and Emergency Services”; “Town of St. Walburg Gas Pool”; “Town of St. Walburg Ecological Sensitive Area”; “Town of St. Walburg Critical Habitat Area”; and “Town of St. Walburg Contaminated Site”.**
- 17. Appendix “C” Infrastructure Capacities is deleted in its entirety.**
- 18. Appendix “D” Action Plans is deleted in its entirety.**

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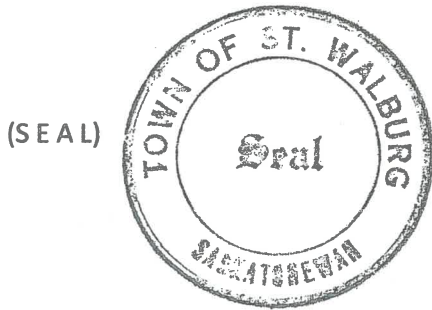


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19. This bylaw shall become effective on the date of approval of the Minister of Government Relations.

This Bylaw given first reading at the January 10, 2019 Regular Meeting of Council.
This Bylaw given second and third readings at the February 14, 2019 Regular Meeting of Council.

Mayor

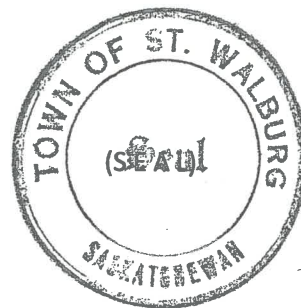


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Certified a true copy of
Bylaw No. 2019-04 adopted by
resolution of Council this
14th day of February 2019.

Mayor

Chief Administrative Officer



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Town of St. Walburg, Saskatchewan



Government
of
Saskatchewan

Ministry of Government Relations

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June 12, 2019

Shiloh Bronken, Administrator
Town of St. Walburg
Box 368
ST. WALBURG SK S0M 2T0

Dear Shiloh Bronken:

Re: **Town of St. Walburg
Bylaw No. 2019-04 (OCP Amendment)**

I am pleased to inform you that Bylaw No. 2019-04, the bylaw to amend the Official Community Plan, was endorsed by the Assistant Deputy Minister of the Ministry of Government Relations on May 31, 2019 and is now in effect. In a future amendment, please address policy item 3.6.15 as there is no corresponding provision for eco-tourism in the Zoning Bylaw, and the use of 'will' may be too restrictive for council. In order to comply with *The Statements of Provincial Interest Regulations, 2012*, please address the use of Dedicated Lands for the acquisition of a school site in a future amendment.

Enclosed is one certified true copy of the bylaw for your records.

Sincerely,

Andrea Carroll
Planning Consultant

Enclosure

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Town of St. Walburg, Saskatchewan