

VILLAGE OF PIERCELAND

OFFICIAL COMMUNITY PLAN

Prepared for:

THE VILLAGE OF PIERCELAND

Prepared by:

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OCTOBER 2016

The Village of Pierceland

Official Community Plan

Bylaw No. _____

A Bylaw of the Village of Pierceland to adopt the Official Community Plan.

The Council of the Village of Pierceland in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- (1) Pursuant to Section 29 and 32 of *The Planning and Development Act, 2007* the Council of the Village of Pierceland hereby adopts the Official Community Plan, identified as Schedule "A" to this bylaw.
- (2) The Mayor and Village Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
- (3) This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the _____ day of _____, _____

Read a Second Time the _____ day of _____, _____

Read a Third Time the _____ day of _____, _____

Adoption of this Bylaw this _____ day of _____, _____

(Mayor)

SEAL

(Village Administrator)

Certified a True Copy of the Bylaw adopted by Resolution of Council

On the _____ day of _____, of the year _____

THE VILLAGE OF PIERCELAND
OFFICIAL COMMUNITY PLAN

Being Schedule "A" to Bylaw No. _____
of the Village of Pierceland

(Mayor)

SEAL

(Village Administrator)

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1 INTRODUCTION

1.1 AUTHORITY

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

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

- (1) sustainable current and future land use and development in the municipality;
- (2) current and future economic development;
- (3) the general provision of public work;
- (4) the management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
- (5) the management of environmentally sensitive lands;
- (6) source water protection; and,
- (7) the means of implementing the Official Community Plan.

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

In general the Statements of Provincial Interest Regulations address:

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

1.2 SCOPE AND PURPOSE

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

This Plan is intended to guide the growth and development of the Village of Pierceland approximately for the next 15-20 years.

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

2 VISION AND GOALS

2.1 VISION

The Village of Pierceland is committed to be forward thinking in its mission to establish a positive atmosphere that will enhance the quality of life and the sustainability of the community. The Village of Pierceland will strive to provide effective communication networks that will promote progressive development, attract new business, and harness the cooperative energy of the citizens of Pierceland.

The planning goals for the Village of Pierceland are as follows:

- (1) To support economic development and growth as a means of enhancing the quality of life for the current and future residents of Pierceland.
- (2) To direct the development and growth of Pierceland in a manner that is sustainable, consistent with the values of the community, orderly and cost-efficient.
- (3) To promote and encourage innovative and sustainable development within the community.
- (4) To encourage housing development in a variety of forms and locations to address the diverse needs of residents specifically including issues of housing affordability.
- (5) To encourage the provision of an adequate supply of developable land to meet existing and future market demands for residential, commercial and industrial uses.
- (6) To promote and encourage an attractive and thriving community centre and a safe and aesthetically pleasing highway commercial corridor.
- (7) To maintain a safe and up-to-date transportation network.
- (8) To ensure that the Village's current and future infrastructure requirements are planned and developed in a manner which facilitates growth in an environmentally and financially sustainable manner.
- (9) To ensure that land use planning is fully integrated with the Village's long term strategic, financial, infrastructure, transportation, and asset management planning initiatives.
- (10) To protect natural resources and environmentally sensitive areas for the benefit of current and future generations.
- (11) To encourage healthy and active lifestyles among Village residents.
- (12) To work with other local and senior governments, as well as the North of Divide Planning District, to strengthen regional partnerships and initiatives.
- (13) To ensure that the Village maintains its commitment to an open, consultative and transparent planning and decision making process.

- (14) To support and complement the *Statements of Provincial Interest Regulations* in the realization of the goals and objectives of this plan.

3 OBJECTIVES & POLICIES

3.1 RESIDENTIAL

3.1.1 Background

- Pierceland had a 2011 population, according to Statistics Canada, of 551. This was an increase of 10.6% over 2006.
- The Village of Pierceland is dominated by singled detached dwellings. Statistics Canada reports that there were 253 total private dwellings in Pierceland in 2011, with an average household size of 2.2.
- There is currently an inventory of 0 serviced, undeveloped residential lots in the Village. However, a new residential subdivision is currently underway.
- The *Statements of Provincial Interest Regulations* provides the following statement concerning residential development, which is addressed in the objectives and policies that follow:
 - *The province has an interest in citizens having access to a range of housing options to meet their needs and promote independence, security, health and dignity for individuals, enhancing the economic and social wellbeing of communities.*

3.1.2 Residential Objectives and Policies

Objective 3.1.2.1: Future Residential Land Use

To identify the areas, within Pierceland and outside of the Village's current boundaries (if applicable), that are most suitable for future residential development in order to provide an adequate supply of land going forward.

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

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

Objective 3.1.2.2: Housing Diversity

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

Policy (a) The Zoning Bylaw shall contain residential zoning districts which will facilitate a wide range of residential uses. These districts will provide appropriate development standards to address building forms and dwelling unit densities. Certain community facilities will be permitted in all residential districts.

Policy (b) The Village will continue to promote and support programs and opportunities to provide affordable and attainable housing.

Policy (c) Supportive housing, such as care homes, day care centres, and seniors' housing will be facilitated in all compatible areas of the Village. The Zoning Bylaw will contain development standards for these uses.

Objective 3.1.2.3: Infill Development

To ensure that infill developments support and enhance Pierceland's existing residential areas.

Policy (a) In order to enhance the viability of the community centre and to optimize the use of existing infrastructure and services, consideration will be given to higher density residential and mixed use residential/commercial developments in proximity to the community centre. Proposed developments shall be compatible with nearby land uses and shall be capable of being economically serviced.

Policy (b) In order to facilitate access to community centre commercial services by seniors or others with mobility constraints, seniors' housing, community services and other essential services are encouraged to locate in close proximity to the town's community centre.

Policy (c) In order to provide a variety of housing options and to optimize the use of existing infrastructure and services, consideration will be given to higher density residential developments in appropriate locations in existing residential areas. Proposed developments shall be compatible with nearby land uses and shall be capable of being economically serviced.

Objective 3.1.2.4: New Residential Areas

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

Policy (a) Design new residential areas to be pedestrian friendly, walkable, and connected by orienting development to serve pedestrian and cycling traffic in addition to automobile traffic.

Policy (b) Buffer residential uses from incompatible uses, railways, and major roadways.

Policy (c) Encourage a variety of housing forms in new residential areas, including single detached dwellings, semi-detached and two unit dwellings, special needs housing, and townhouse and apartment style multiple unit dwellings, to accommodate a range of users including, but not limited to: those residents who desire housing that accommodates attainable and affordable housing; seniors' housing; and, rental housing.

Policy (d) Locate multiple unit dwellings with satisfactory access to neighbourhood entrance points and site multiple unit dwellings in order to minimize potential conflicts with adjacent residential uses.

Policy (e) Ensure that new residential areas connect to and complement existing and future developments, by requiring that concept plans be submitted to the Village for approval

prior to consideration of rezoning applications associated with formal subdivision applications.

Objective 3.1.2.5: Home Based Businesses

To facilitate economic development and foster entrepreneurship through support of home based businesses in Pierceland.

Policy (a) Home based businesses that are clearly secondary to the principal residential use of the dwelling unit and are compatible with the residential environment shall be accommodated.

Policy (b) The amenity of the overall residential environment shall be preserved by ensuring home based businesses are compatible with nearby residential properties and that they do not generate traffic, parking, noise, electrical interference, vibration, odour or other elements that are not normally found in the residential environment.

Policy (c) Land use conflicts shall be minimized by specifying the types of activities to be fully permitted as home based businesses in the Zoning Bylaw and ensuring that these uses are compatible with a residential environment.

Policy (d) The Zoning Bylaw shall contain development standards pertaining to home based businesses, including standards for parking, use of accessory buildings, storage, product sales, resident and non-resident employees, number of business-related vehicle trips per day, and other relevant matters.

Objective 3.1.2.6: Compatible and Complementary Land Uses

To provide for complementary land uses within residential areas.

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

3.2 COMMERCIAL & ECONOMIC DEVELOPMENT

3.2.1 Background

- Commercial development within the Village of Pierceland is mainly concentrated along Main Street (Highway 21).
- Commercial development in the Village includes a credit union, insurance provider, post office, restaurants, motel and bar, gift shop, grocery store, hardware store and gas station with convenience store, recreation vehicle repair shop, plumbing and heating shop, service station, hair salon and more.
- The Village of Pierceland has a distinct community centre commercial area and as the community continues to develop it is important to continue to enhance and encourage appropriate development in this area, in order for it to remain the “heart” of the community.
- Though there are no serviced and available commercial lots available, many properties in the community centre of the Village are vacant or underutilized. In the interest of minimizing servicing costs, these properties should be encouraged to be redeveloped as appropriate.

3.2.2 General Commercial Objectives and Policies

Objective 3.2.2.1: Commercial Development Design

To facilitate the development of visually appealing commercial districts.

- Policy (a)** Ensure that Pierceland’s commercial developments contribute positively to the aesthetics of the Village, through the use of landscaping and through encouragement of the use of quality urban design principles.
- Policy (b)** Ensure that new commercial developments connect to and complement existing and future development in Pierceland by requiring that concept plans be submitted for Council approval prior to consideration of rezoning applications associated with formal subdivision applications.

Objective 3.2.2.2: Economic Development

To attract investment and foster economic and population growth within the Village.

- Policy (a)** Capitalize on potential growth of the community through collaboration with businesses, organizations and government groups and agencies in realizing economic development initiatives in the Village and region.
- Policy (b)** Continue to pursue land development opportunities as economic development initiatives that will be a benefit to the Village of Pierceland.
- Policy (c)** Continue to encourage the maintenance and support of existing businesses in the Village of Pierceland through delivering municipal services in more cost effective ways along with continuing to build, maintain and operate Village infrastructure in a manner that is sustainable.

Objective 3.2.2.3: Commercial Reuse

To accommodate and encourage the recycling of obsolete and underutilized commercial buildings, as well as vacant land, into viable commercial enterprises and developments.

Policy (a) Promote the development of vacant and underutilized spaces in commercial areas within the Village of Pierceland.

Policy (b) Work toward increasing the opportunities available to reuse vacant or underutilized buildings and sites in Pierceland by addressing the constraints that exist for potential developers.

3.2.3 Community Centre Commercial Objectives and Policies

Objective 3.2.3.1: Community Centre Strength

To promote and enhance the Village of Pierceland’s community centre, centered around Main Street, as an attractive and viable location.

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

Policy (b) The character of the community centre shall be enhanced by:

- encouraging development with minimal or zero front yard setbacks, grade level direct entrances, clear glazing (windows) at street level, and other pedestrian-oriented elements;
- encouraging residential / commercial mixed use developments to locate in the community centre.

Policy (c) Consideration may be given to the enhancement of the community centre through:

- the construction of infrastructure;
- continued investment in public buildings;
- public realm improvements such as streetscaping and public park development;
- the encouragement of public-private partnerships;
- application to the Saskatchewan Main Street program;
- tax abatement incentives;
- incentives to promote the use of vacant and underutilised buildings or sites;
- planning and building permit fee rebates; and
- the promotion of the Village of Pierceland as a place for new business development.

Objective 3.2.3.2: Community Centre Commercial Land

To ensure an available supply of land for downtown commercial development.

Policy (a) The Zoning Bylaw will contain a community centre commercial district to provide for a wide range of community centre commercial and other compatible uses.

Policy (b) Zone the area shown as “General Commercial” on the Future Land Use Concept in the Zoning Bylaw for downtown commercial uses and other compatible development.

Policy (c) Undertake, where necessary, to acquire land for additional community centre commercial development through purchase or exchange. Where improvements are proposed for existing low-density residential uses in the downtown commercial area, investigate the possibility of land exchange on a case-by-case basis.

Objective 3.2.3.3: Community Centre Residential

To facilitate the development of higher density housing in areas near the community centre.

Policy (a) Encourage a land use pattern that reflects higher density residential (i.e. increased multi-unit and mixed-use residential developments) in proximity to the community centre through residential and other zoning designations.

3.2.4 Highway Commercial Objectives and Policies

Objective 3.2.4.1: Highway Commercial Corridors

To continue to enhance the visual and functional quality of the highway commercial corridors in the Village.

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

Policy (b) Work with the RM of Beaver River No. 622 to establish consistent and complementary landscaping and screening standards for transportation corridors leading into the Village of Pierceland.

Objective 3.2.4.2: Highway Commercial Zoning Districts

Highway commercial development should accommodate uses which by virtue of their scale or locational requirements, are not readily suited to a community centre location.

Policy (a) The Zoning Bylaw shall contain a highway commercial district that provides for an appropriate range of uses and development standards.

Policy (b) Council may continue to permit intermittent single detached residential development to occur in highway commercial areas in circumstances where land use conflicts are not likely to occur, in order to accommodate owners who desire to live adjacent to their place of business.

Objective 3.2.4.3: Highway Commercial Land Use

To ensure that sufficient land is designated along Highways 21 and 55 for the development of highway commercial uses.

Policy (a) The area shown as "Highway Commercial", on the Future Land Use Concept will be zoned for highway commercial uses and compatible development.

Policy (b) Ensure new highway commercial development locates in the areas noted as Existing or Future Highway Commercial on Map 1 – Future Land Use Concept. Prior to the time of subdivision, these areas will be zoned, in the Zoning Bylaw, for commercial use. Prior to such rezoning, development in these areas will be regulated to prevent development of uses which would conflict with the long term use of these areas.

3.3 INDUSTRIAL

3.3.1 Background

- Industrial development in the Village of Pierceland is located mainly in the southeast corner of the Village along Highway 55 and the old rail line.
- There is currently an inventory of 0 serviced, undeveloped industrial lots available in the Village. In order for the Village of Pierceland to take advantage of economic growth in the region, appropriate areas need to be identified for both short- and long-term future industrial development opportunities.

3.3.2 Industrial Objectives and Policies

Objective 3.3.2.1: Industrial Development Opportunities

To attract new industrial operations to Pierceland.

- Policy (a)** Promote the Village, and industrial development opportunities, as a place for new business development.
- Policy (b)** Ensure development opportunities are available by maintaining a supply of readily serviceable land for appropriate industrial activities for the Village of Pierceland.
- Policy (c)** Promote and encourage new industrial development through the use of actions and tools including but not limited to:
- the construction of infrastructure;
 - investment in public buildings and public realm improvements such as streetscaping;
 - encouragement of public-private partnerships;
 - tax abatement incentives;
 - incentives to promote the use of vacant and underutilized buildings or sites;
 - planning and development permit fee rebates;
 - the promotion of the Village of Pierceland as a place for new business development;
 - marketing and branding.

Objective 3.3.2.2: Industrial Land Use

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

- Policy (a)** The area shown as "Industrial", on the Future Land Use Concept will be zoned for industrial uses and compatible development.
- Policy (b)** Ensure new industrial development locates in the areas noted as Existing or Future Industrial on Map 1 – Future Land Use Concept. Prior to the time of subdivision, these areas will be zoned, in the Zoning Bylaw, for industrial use. Prior to such rezoning, development in these areas will be regulated to prevent development of uses which would conflict with the long term use of these areas.

Policy (c) In order to accommodate a range of economic development opportunities, the Zoning Bylaw will make appropriate provisions for a range of industrial uses.

Objective 3.3.2.3: Servicing Capacity

To ensure that the locations and types of industrial development proposed for the Village of Pierceland are consistent with capacities of the Village’s infrastructure to support such development, given the wide range of servicing requirements for different forms of industrial development.

Policy (a) All industrial developments will be serviced by water and sanitary sewer and any other appropriate services which are available.

Policy (b) In the Zoning Bylaw, those industrial uses that have the potential to use significant volumes of water or contribute significant flows to the sanitary sewer system as a result of industrial processing operations will be listed as discretionary uses.

Policy (c) Prior to the approval of a discretionary use application in an industrial zoning district or for an industrial development, Council must be satisfied that it is feasible to service the subject development with municipal water and sanitary sewer systems. Costs, if any, associated with demonstrating such feasibility shall be borne by the applicant.

Objective 3.3.2.4: Land Use Conflicts and Development Design

To minimize the potential for land use conflicts between industrial development and other uses while encouraging visually appealing industrial areas.

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

Policy (b) Industrial development shall be directed to areas which are readily accessible to major transportation infrastructure, which are capable of being economically serviced, and which shall not have adverse impacts on the natural environment, including groundwater resources.

Policy (c) Heavy industrial uses, which may create land use conflicts in the normal course of operations, shall be located in areas which provide appropriate separation from residential areas and from highways and other entrance ways into the Village.

Policy (d) Visually appealing industrial development will be facilitated and encouraged by establishing appropriate landscaping requirements and signage standards in all industrial areas.

Policy (e) Appropriate buffers shall be provided at the time of subdivision to minimize conflict between industrial areas and other, incompatible uses.

Policy (f) New industrial developments will be required to connect to and complement existing and future development in Pierceland through the requirement of a concept plan, submitted for Council approval prior to consideration of rezoning applications associated with formal subdivision applications.

3.4 TRANSPORTATION & INFRASTRUCTURE

3.4.1 Background

- Primary vehicle access to Pierceland is provided by Highways 55 running east/west and Highway 21 running north/south.
- Pierceland is 108 km west of Meadow Lake on Highway 55, 168 km north of Lloydminster on Highways 21/3/17 (or through Alberta on Highways 55/897/45), and 240 km northwest of North Battleford.
- The Village's water plant has a capacity of 1,200 residents.
- Pierceland's lagoon is located about 1 km north of the Village, and is planned for expansion in 2017.
- The *Statements of Provincial Interest Regulations* provides the following statement concerning public works, transportation and flooding, which are addressed in the objectives and policies that follow:
 - *The province has an interest in safe, healthy, reliable and cost effective public works to facilitate economic growth and community development.*
 - *The province has an interest in safe, cost effective transportation systems that meet existing and future needs for economic growth, community development and diversification.*
 - *The province has an interest in ensuring the safety and security of individuals, communities and property from natural and human-induced threats.*

3.4.2 Integrated Decision Making

Objective 3.4.2.1: Integrated Infrastructure Planning

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

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

Objective 3.4.2.2 **Asset Management**

To ensure a clear picture of the current state of the Village's municipal infrastructure in order to manage it effectively over the long-term.

- Policy (a)** Continue to utilize and implement Asset Management Strategies in order to work towards sustainably providing an appropriate level of service to residents and visitors.

Policy (b) Ensure Asset Management Strategies are kept up to date and used to support infrastructure investment decisions.

Policy (c) Use Asset Management Strategies to support long term financial planning.

3.4.3 Transportation Objectives and Policies

Objective 3.4.3.1: Pierceland Transportation Network

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

Policy (a) Developments shall be located and designed in a manner which ensures safe and efficient traffic operations.

Policy (b) Subdivisions shall provide for the expansion of the transportation network and the extension of roadways beyond the area being subdivided as necessary.

Policy (c) The Village shall continue to monitor and implement appropriate improvements to ensure that vehicle and pedestrian conflicts are minimized in proximity to schools.

Policy (d) Traffic impacts shall be a factor in the evaluation of development proposals. An engineering assessment may be required in order to identify traffic impacts. The costs associated with preparing the engineering assessment shall be borne by the developers. The costs of implementing the necessary transportation changes or improvements may be negotiated by the Village and the affected developers based on the extent to which the impacts of the proposed development necessitates the need for the improvements.

Objective 3.4.3.2: Transportation and Land Use

To promote land use and development patterns that encourage walking, cycling, and other alternative forms of transportation while ensuring pedestrian and traffic safety.

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

Objective 3.4.3.3: Highways

To ensure that highways into and around the Village continue to function in a safe and efficient manner for the residents of Pierceland and the travelling public.

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

3.4.4 Infrastructure Objectives and Policies

Objective 3.4.4.1: Infrastructure Costs

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

Policy (a) The Village will not be responsible for costs associated with the provision of municipal services to new subdivisions, except for Village-owned developments. Where a private development requires municipal services, including drainage, the proponent will be responsible for all costs associated with providing such services.

Policy (b) Where a subdivision of land will require the installation or improvement of municipal services such as water and/or sewer lines, drainage, streets, or sidewalks within the subdivision, the developer will be required to enter into a servicing agreement with the 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 letters of credit.

Objective 3.4.4.2: Infrastructure Capacities and Stormwater Management

To optimize use of existing Village water, sewer, solid waste, and stormwater management infrastructure and capacities, ensuring that future development remains within the area serviceable by the existing system for as long as possible and minimizing municipal costs in the provision of services to areas that pose special servicing problems.

Policy (a) Ensure that development in Pierceland can be adequately serviced by infrastructure and utility systems and services by understanding the Village's infrastructure needs, and the costs associated with those needs, by using the most up-to-date information available to the Village.

Policy (b) Stormwater management systems shall be designed by a professional engineer in accordance with appropriate engineering standards.

Policy (c) Continue to monitor population and business growth as it relates to water and wastewater systems.

3.5 COMMUNITY SERVICES, RECREATION & DEDICATED LANDS

3.5.1 Background

- The Village of Pierceland provides for many important community services throughout the Village, including a K-12 school, library, community hall, seniors hall, post office, RCMP detachment, volunteer fire protection services, churches, and more.
- Recreational opportunities provided in the Pierceland area include a rink, archery lane, rodeo and sports grounds, park spaces, playgrounds, walking trails, and more.
- Opportunities exist for more formal development of parks and recreation space, including connective recreation trails and linear parks in the Village of Pierceland.
- Tourism and outdoor recreation is a main attraction for the Pierceland area. The Village could benefit from serving as a local hub for tourism and recreational attractions around the Pierceland/Meadow Lake Provincial Park region.
- The *Statements of Provincial Interest Regulations* provides the following statements concerning biodiversity, natural ecosystems, recreation and tourism which are addressed in the objectives and policies that follow:
 - *The province has an interest in conserving Saskatchewan's biodiversity, unique landscapes, and ecosystems for present and future generations.*
 - *The province has an interest in supporting a high quality of life for Saskatchewan's citizens and visitors by providing and actively promoting recreation and tourism opportunities.*

3.5.2 Community Service Objectives and Policies

Objective 3.5.2.1: Community Service Management

To support, encourage and facilitate, where feasible, the development and enhancement of community facilities and programs for the benefit of the residents of the Village and region, and to anticipate shifts in population and the demands on recreation and cultural needs.

- Policy (a)** The Village will continue to support the volunteer organizations that participate in the delivery of services to the community.
- Policy (b)** The Village will continue to work with other levels of government in the provision of social, cultural and recreation programs and opportunities.
- Policy (c)** The Village will consult with the Northwest School Division No. 203 with respect to the provision of new schools, school capacity and school expansion issues, and opportunities for joint use facilities.
- Policy (d)** Neighbourhood scale community facilities, such as places of worship, schools and day care centres, may be located within residential areas.
- Policy (e)** The Village will examine, from time to time, the feasibility of expanding the types of programs and facilities in the community in accordance with town demographics and population growth.

Objective 3.5.2.2: Community Service Collaboration and Integration

To support public service delivery agencies in the provision of services and, where appropriate, to assist in the programming of services to the public, and to encourage the coordination and integration of facilities where appropriate, in particular emphasizing youth engagement.

- Policy (a)** The Village will encourage extensive participation by service clubs, community and public agencies, developers, the RM of Beaver River, and other interested groups, in the development of recreation and other community facilities.
- Policy (b)** The Village will facilitate cooperation and communication between service clubs and groups, community service agencies and other stakeholders in the development or redevelopment of community facilities in the Village.
- Policy (c)** The Village will continue to work with community groups and agencies to support youth activities.
- Policy (d)** The Village will pursue programs and activities to specifically engage and include the youth in the community with an interest in attracting and retaining young people in Pierceland.
- Policy (e)** The Village will carry on its cooperative spirit by continuing initiatives to beautify the community, provide recreational activities year round, and promote active, community-based participation.

3.5.3 Amenities and Dedicated Lands Objectives and Policies

Objective 3.5.3.1: Public Space and Natural Areas

To safeguard and enhance Pierceland’s green space, surrounding natural areas, and public open space in order to contribute to the wider objectives of sustainable community development and provide publicly accessible space suitable for all community needs.

- Policy (a)** Adopt appropriate policies to ensure the protection and enhancement of green space.
- Policy (b)** Natural and scenic areas of significant value, wherever possible, shall be placed in public ownership.
- Policy (c)** The integration of natural features, existing vegetation, habitat, and wetland areas in the development of the Village’s parks, open space and trail systems shall be encouraged.
- Policy (d)** The preservation of the Village’s urban forest through new plantings and protection and maintenance of existing trees will be encouraged.
- Policy (e)** The Village will encourage extensive participation by service clubs, community and public agencies, surrounding rural municipalities, and other stakeholders in the development of parks, green space, trail systems and other publicly accessible areas.

Objective 3.5.3.2: Municipal Reserves

To make provision for municipal reserves when land is subdivided.

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

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

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

3.6 BIOPHYSICAL CONSIDERATIONS & HAZARD LANDS

3.6.1 Background

- The Village's lagoon is located about 1 km north of Pierceland. It is not anticipated that the required 457 metre setback distance will impact future development of the Village.
- The Village of Pierceland is located in the Churchill River Watershed.
- The Village has not seen any issues with flooding.
- The *Statements of Provincial Interest Regulations* provides the following statement concerning public safety and source water protection, which are addressed in the objectives and policies that follow:
 - *The province has an interest in ensuring the safety and security of individuals, communities and property from natural and human-induced threats.*
 - *The province has an interest in the protection of water sources that provide safe drinking water.*

3.6.2 Biophysical Considerations & Hazards Objectives and Policies

Objective 3.6.2.1: Hazardous and Sensitive Lands

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

- Policy (a)** Urban development will be directed to areas believed to be capable of supporting such development.
- Policy (b)** The Village will ensure that subdivision or development of structures does not occur on hazard lands or, if applicable, occurs in accordance with specified mitigation measures. Any required hazard report shall be prepared by a qualified professional engineer at the cost of the proponent of the proposed development.
- Policy (c)** The Zoning Bylaw will contain standards for development on or near hazard lands.
- Policy (d)** Environmentally sensitive areas should be used for public open space.
- Policy (e)** Ensure future development is consistent with the 457 metre lagoon setback, as per *The Subdivision Regulations* or a different setback as required by the Ministry of Environment.
- Policy (f)** Ensure development does not occur on contaminated sites, or if appropriate, facilitate responsible redevelopment of contaminated sites by ensuring identified sites are remediated to a level suitable for the intended use or for site suitability prior to redevelopment, to the satisfaction of the Approving Authorities.

Objective 3.6.2.2: Flooding and Water Resources

To protect ground and surface water resources from contamination, to ensure a safe supply of drinking water, and to protect development against the risks of flooding.

- Policy (a)** Ensure that development does not deplete or reduce the quality of water resources in the broader region.

- Policy (b)** The Village will work with the Water Security Agency, as necessary, on potential flood protection issues in the municipality.
- Policy (c)** Ensure that development protects and sustains important waterbodies, waterways, wetlands, groundwater and riparian systems in the Village and broader region by employing site-specific planning programs, either alone or in cooperation with other agencies, organizations or governments. This may include limiting, restricting, delaying or prohibiting development in proposed development areas until site-specific planning has been completed or until the Village is satisfied that specific development projects will sustain these areas.
- Policy (d)** As per the Statements of Provincial Interest, insofar as is practical, the development of new buildings and additions to buildings in the floodway in the 1:500 year flood elevation of any watercourse or waterbody shall be prohibited.
- Policy (e)** As per the Statements of Provincial Interest, insofar as is practical, development of new buildings and additions to buildings to an elevation of 0.5 metres above the 1:500 year flood elevation of any watercourse or waterbody in the flood fringe shall be flood-proofed.

3.7 INTERMUNICIPAL & INTERJURISDICTIONAL COOPERATION

3.7.1 Background

- Many of the outstanding land claims owed to several First Nations and Metis in Saskatchewan are now being settled. The Treaty Land Entitlement Framework Agreement specifies details of this process. As part of this process, First Nations and Metis have an opportunity to obtain additional lands, including those located within urban municipalities. It is anticipated that some of these lands will be converted to reserve status.
- The Village of Pierceland is a member of the North of Divide Community Association and the North of Divide Planning District. Objectives and policies in the Village's Official Community Plan must reflect the broader regional policies contained in the North of Divide Planning District Official Community Plan.
- The Village of Pierceland is situated at the intersection of Highways 21 and 55, approximately 100 km west of Meadow Lake. The Rural Municipality of Beaver River No. 622 surrounds the Village. Cooperation between the municipalities is important for issues of regional significance.
- The *Statements of Provincial Interest Regulations* provides the following statement concerning intermunicipal cooperation, which is addressed in the objectives and policies that follow:
 - *The province has an interest in promoting intermunicipal cooperation that facilitates strong partnerships, joint infrastructure and coordinated local development.*

3.7.2 Intermunicipal & Interjurisdictional Cooperation Objectives and Policies

Objective 3.7.2.1: Government Cooperation

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

Policy (a) The Village will pursue opportunities to take advantage of federal and provincial programs which will benefit Pierceland and the region, including continued upgrades of water and sewer systems, and sidewalks and streets.

Policy (b) The Village will be open to collaboration with Meadow Lake Provincial Park on shared interests regarding tourism and related services.

Objective 3.7.2.2: Regional Cooperation

To facilitate intermunicipal and interjurisdictional cooperation on a regional basis.

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

Objective 3.7.2.3: Urban Reserves

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

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

Objective 3.7.2.4: Annexation

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

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

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

Policy (c) As of 2015, there is no identified need to alter the Village limits. Expected future growth over the planning period is anticipated to be contained within the existing limits of the municipality.

3.8 AGRICULTURAL LAND AND FRINGE AREAS

3.8.1 Background

- The Village is surrounded by the Rural Municipality of Beaver River. In areas adjacent to the Village, it is important to ensure that developments do not cause adverse effects upon existing or proposed future urban land uses or servicing requirements.
- Some rural land uses could potentially interfere with future urban development in the Village. Communication and cooperation with the rural municipality is essential in ensuring that land use conflicts are avoided.

3.8.2 Agricultural Land and Fringe Areas Objectives and Policies

Objective 3.8.2.1: Future Urban Land Requirements

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

Policy (a) The Village shall continue to work with the Rural Municipality of Beaver River No. 622 to address and resolve issues and concerns of mutual interest.

Policy (b) Intensive livestock operations shall not be permitted within the Village of Pierceland.

Objective 3.8.2.2: Future Urban Development

To safeguard municipal services from incompatible land uses.

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

3.9 CULTURE AND HERITAGE RESOURCES

3.9.1 Background

- The *Statements of Provincial Interest Regulations* provides the following statement concerning heritage and culture, which is addressed in the objectives and policies that follow:
 - *The province has an interest in ensuring Saskatchewan's cultural and heritage resources are protected, conserved and responsibly used.*

3.9.2 Heritage Resources Objectives and Policies

Objective 3.9.2.1: Heritage Protection

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

- Policy (a)** Support the designation of provincial heritage and municipal heritage buildings and sites within the Village.
- Policy (b)** Ensure that the subdivision of land on potentially heritage sensitive parcels occurs in accordance with the guidelines and criteria identified by the Heritage Conservation Branch of Saskatchewan. The costs of any required Heritage Impact Resource Assessment to identify if any heritage resources exist on the site, and if the developer may be required to move the proposed development to a new location or undertake mitigative measures to receive clearance from the Heritage Resource Branch of Saskatchewan, will be the responsibility of the proponent of the proposed development.
- Policy (c)** The Village's land use and development decisions will be sensitive to the conservation and protection of culture and heritage resources.
- Policy (d)** The Village shall consider the use of dedicated lands, such as environmental and municipal reserve, to protect and conserve culture and heritage features, where possible.
- Policy (e)** Insofar as practical, the Village shall use the provisions set out in the Standards and Guidelines for the conservation of Historic Places to guide protection and conservation efforts of heritage places.

3.9.3 Cultural and Heritage Objectives and Policies

Objective 3.9.3.1: Cultural and Heritage Resource Promotion

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

- Policy (a)** The Village may consider the development of a Municipal Culture Plan that identifies and maps local culture and heritage resources while creating an awareness of the benefits of preserving and promoting culture and heritage resources for community development purposes.

Policy (b) The Village shall continue to support heritage and cultural events.

Policy (c) The Village shall continue to work with community and culture groups, service clubs, sports and recreation clubs, to promote and celebrate the existing programs available to residents and visitors, alike.

4 IMPLEMENTATION

4.1 ZONING BYLAW

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

4.1.1 Purpose

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

4.1.2 Content and Objectives

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

4.1.3 Amending the Zoning Bylaw

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

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

4.1.4 Zoning by Agreement

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

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

4.1.5 Use of the Holding Symbol "H"

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

4.2 OTHER IMPLEMENTATION TOOLS

4.2.1 Subdivision Application Review

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

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

4.2.2 Dedicated Lands

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

4.2.3 Building Bylaw

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

4.2.4 Development Levies and Servicing Fees

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

serve the proposed subdivision. The schedule of fees will be based on the identification of overall services and public works that the municipality anticipates will be needed as a result of new subdivision development for a specified term.

4.3 OTHER

4.3.1 Updating the Official Community Plan

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

4.3.2 Further Studies

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

4.3.3 Community Engagement

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

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

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

4.3.4 Cooperation and Inter-Jurisdictional Consideration

Council shall cooperate with senior governments, other municipalities, the North of Divide Planning District, and public and private agencies to implement this Official Community Plan.

4.3.5 Programs

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

4.3.6 Provincial Land Use Policies and Interests

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

4.3.7 Binding

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

4.3.8 Definitions

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

5 MAPPING

Map 1 – Future Land Use Concept

6 CONCEPT PLANS
