

OFFICIAL COMMUNITY PLAN

BYLAW NO. 05-2018



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MESSAGE FROM THE MAYOR

Message from the Mayor

From its beginning in 1912, the Village of Edenwold has been a quiet and safe place to raise a family, and to enjoy a meaningful retirement.

This Official Community Plan will provide the framework for allowing future growth to incorporate that direction as we evolve into the community of tomorrow.

A handwritten signature in dark ink, appearing to read 'Dean Josephson', is positioned above the printed name.

Dean Josephson
Mayor
Village of Edenwold

1 - INTRODUCTION

1.1 INTRODUCTION

The Official Community plan (OCP) is a blueprint for future development. Prepared in Accordance with the *Planning and Development Act 2007* (The Act), the OCP is designed to guide the decisions of Council towards the future growth and development of The Village of Edenwold (The Village) and within its abutting area of influence.

The OCP is intended to provide a framework of principles, objectives, and policies to guide the physical, environmental, economic, social, and cultural development of the Village; and seek to promote and prepare for the orderly and sustainable growth of the community for the years to come.

This document provides Council with a means of evaluating development proposals and formulating decisions concerning future public investments in community facilities and infrastructure. By forecasting the community's direction for growth and establishing parameters to accommodate this growth, this OCP represents a community roadmap that will in turn offer certainty for persons, agencies, and groups interested or involved in the decision-making process as it relates to the Village of Edenwold.

Although the goals, objectives and policies contained within this OCP are intended to be applied within the corporate boundaries of the Village of Edenwold, the document also acknowledges the importance of regional collaborations as a means of coordinating growth plans and establishing mutually beneficial partnerships between communities to effectively and efficiently provide services and infrastructure.

1.2 LEGISLATIVE AUTHORITY

The Act, as amended, provides the framework for planning and development within Saskatchewan. Section 32 of the Act requires that and OCP contain statements of policy with respect to:

- a) Sustainable current and future land use and development in the municipality;
- b) Current and future economic development;
- c) The general provision of public works;
- d) The management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
- e) The management of environmentally sensitive lands;
- f) Source water projection;
- g) The means of implementing the Official Community Plan (OCP)

This OCP also provides the co-ordination of land use, future growth pattern and areas of future interest with the adjacent rural municipality.



St. Paul's Lutheran Church

2 - ABOUT THE VILLAGE

2.1 LOCATION

The Village of Edenwold is located in Southeast Saskatchewan, approximately 45 km north east of the provincial capital City of Regina. The geographic location is 50.633°N/104.252°W. Edenwold currently occupies approximately 259 hectares (640 acres) of lands within its current boundaries.

The CN Railway passes through the northern boundary of the Village. Highway 364 is on the southern boundary, and nears its intersection with Highway 640.

2.2 POPULATION

The 2011 census showed Edenwold's population as being 238. This figure is low because of the census no longer being mandatory. The actual population of the Village, at that time was about 252. The 2006 census showed a population of 242. The population of Edenwold as of May 2018 is 250. A growth rate of 0.81% over the last decade.



Village of Edenwold Office and Post Office

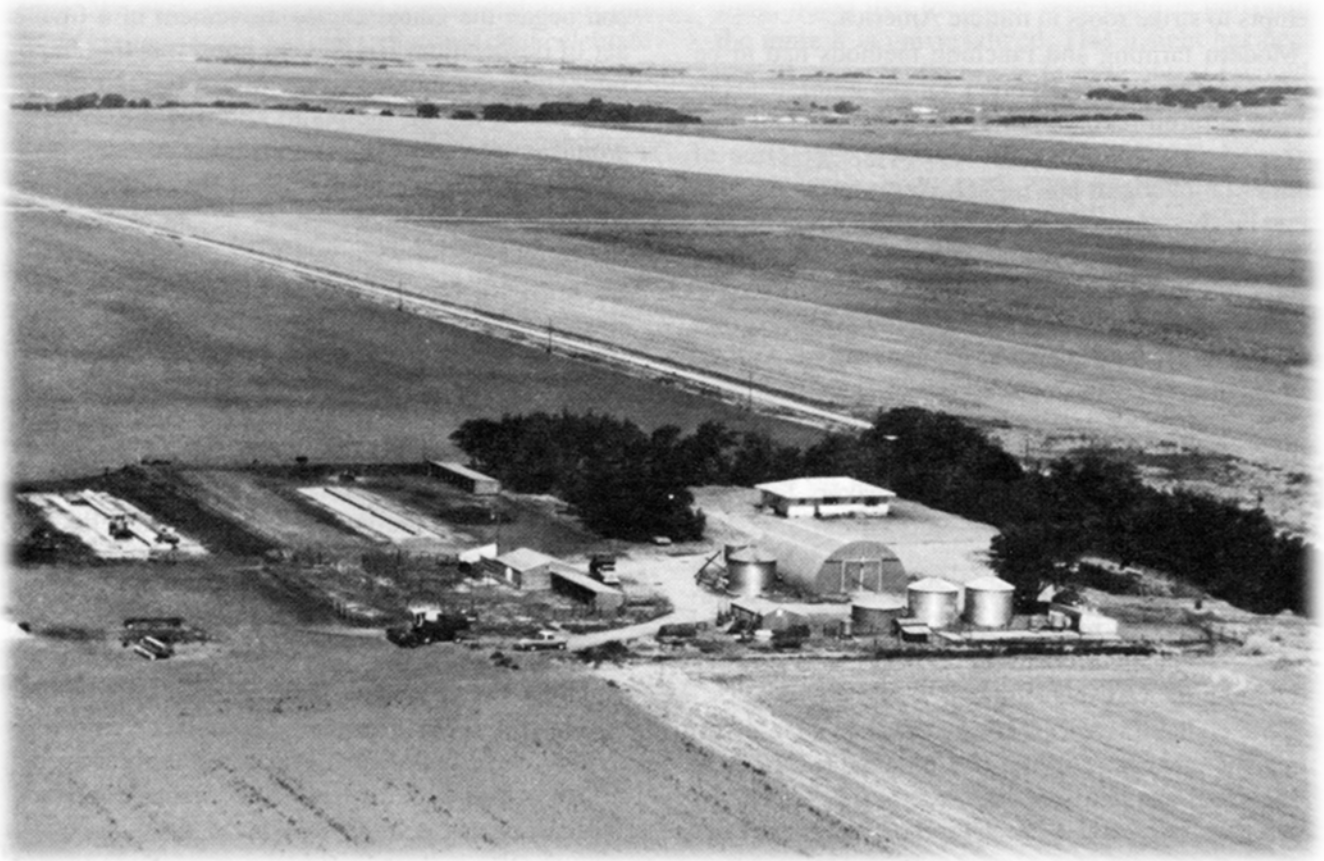
2.3 HISTORY

The first German settlers appeared in the community in the late 1800's. The Bukovinian Germans who immigrated at the time, for the most part, remained in the community and their families have formed the root stock of that which remains today. Edenwold is a proud member of the Saskatchewan German Council.



Bukovinian German Settlers

When Reverend H. Schmieder came to the district of Neu Tulscha (also spelled Neu-Tulcea or New Tulscha) in 1889, the appearance of the region reminded him of the Garden of Eden. Because of the abundance of aspen groves, Philip Mang, Sr. remarked that it looked more like the "Woods of Eden"; thus the name "Edenwald" was termed. This name was sent to Ottawa for registration. There was a slight error made in Ottawa changing the "a" to an "o" and so we became Edenwold



Bukovinian German Homestead

Because the Edenwold area had been well settled and farmers were well-to-do, real estate companies saw an opportunity for a bonanza. On May 13, 1911, The Regina Leader-Post ran an advertisement in big letters,

"Edenwold, First Grand Trunk Pacific Townsite between Melville and Regina,"

urging people to get in on the ground floor while special business opportunities regarding hotels, lumber yards, stores, implement dealerships, livery stables, blacksmith shops, barber shops, banks, and others were still good.

Upon completion of the railway, Edenwold, as it was then known, grew very rapidly. In October of 1912, Edenwold was incorporated as the Village of Edenwold.

2.4 PRESENT DAY

Edenwold is a quiet bedroom community of 250 people, consisting primarily of retirees, and commuters.

Edenwold hosts a Village Office, Post Office, Fire Hall, Water Treatment Plant, Natural Ice Skating Rink, K-6 School, Lutheran Church, and local businesses.

Edenwold Centennial Committee
EDENWOLD
June 1912 to June 2012
100 years of memories!



Village Centennial Parade

3 – COMMUNITY GOALS

3.1 VISION

The Village of Edenwold is committed to planning and providing for a fiscally responsible, strategically planned, nature-friendly, safe, caring, rural-urban environment that offers opportunity and diversity with high quality infrastructure, facilities, services, and programs, sustainable for future generations.

3.2 OBJECTIVES

- a) Promoting and managing orderly and sustainable land use planning for the residential sector.
- b) To provide for affordable housing that appeals to a variety of age groups and cultural diversity.
- c) A well-designed and functioning transportation network and infrastructure system efficiently planned and financed.
- d) Recreational facilities that will continue to accommodate the growing population and the needs of the community.
- e) Greenspaces that both preserve and enhance the natural water reservoirs within the Village.
- f) Council's governance will be based on the values of openness, caring and responsiveness committed to citizen participation in the Village's affairs through its Committees, Boards, and Commissions.
- g) To position the Village to capitalize on economic opportunities through adequate allocation of development-ready land, responsive and proactive public policies, and services.
- h) To consider the needs of all age demographics in Village planning matters.
- i) To support regional collaborations when economically feasible and conducive to providing benefit for the people of the Village and region.
- j) To avoid unplanned or incompatible land uses within the Village and the surrounding areas and to pursue opportunities for regional infrastructure and planning.
- k) To pursue annexation of the designated lands on the Future Land Use Map to ensure management and development are consistent with the Village's objectives.
- l) Encourage infill within the Village to reduce the number of vacant lots.



Village of Edenwold Community Hall

4 - COMMUNITY GROWTH

4.1 POLICY CONTEXT

Managing growth and development in an environmentally, socially, and fiscally sustainable manner will benefit both the existing and future residents of Edenwold. In view of its mission and community objectives, the Village recognizes that orderly planning is the key to sustaining growth, protecting the environment, facilitating economic development and population for future generations and over the long-term planning horizon.

The Village's existing land use pattern and proposed growth strategy is reflected on the Future Land Use Map in Appendix A, and supported by the policies and objectives defined throughout this Official Community Plan (OCP).

4.2 POLICIES & OBJECTIVES

- **The Village will manage community growth by:**
 - a) Acknowledging the Village's commitment to an open, accessible Civic Government and by inviting residents to participate in the civic affairs of the Village, whenever possible.
 - b) Pursuing prudent financial management and fiscal planning for required infrastructure.
 - c) Supporting growth and development in the best interests of the Village respectful of the existing community and consistent with the standards and expectations of the Village.
 - d) Guiding the Village's overall growth strategy with the necessary land use controls and adherence to good planning principles when evaluating development proposals and considering the impact of new developments.
 - e) Identifying and protecting the Village from incompatible land uses on the periphery.
 - f) Implementing the land use pattern on the Future Land Use Map by pursuing annexation through collaboration with the RM of Edenwold and to discuss land use and service delivery issues to help to mitigate possible conflicts over developments proposed for the area. The Village will initiate alteration of its boundaries to protect future urban development objectives, encourage orderly development and discourage incompatible land uses.
 - g) Encouraging innovative approaches in the design and development of new and existing developments to create a mixture of densities and demonstrate efficient land uses with minimal impact on the operational and maintenance of municipal structure.
 - h) Monitoring and identifying inventories of suitable lands available for development to ensure that the Village is on a good position to respond to investment and development opportunities.

- i) Ensuring that municipal services are provided in a timely, efficient and economical manner by focusing first on more efficient capacity utilization and by developing strategies and standards that apply a consistent population planning horizon in determining infrastructure investment and service delivery.
- j) Implementing the Future Land Use Map designations to preserve and plan the land use configuration for the growth horizon to 1000, and annexation of those designated lands deemed necessary to support the orderly growth, protect the major transportation connection corridors and natural environment and ensure compatible development and efficient infrastructure planning.



Village of Edenwold Maintenance Shop

5 - DEVELOPMENT OPPORTUNITIES & CONSTRAINTS

5.1 THE ECONOMY

Edenwold is supportive of planned economic growth. Through effective land use and fiscal planning, the Village is committed to building an economically viable community for its people, and for the community of the future.

5.1.1 Commercial Investment

New commercial investments are encouraged. The Village recognizes that local businesses are essential in providing for the local economy and have the potential to support employment opportunities for the youth of the community and for residents with the desire to work in the Village that they reside.

5.1.2 Home Base Business

Edenwold is receptive to the demand for home-based business. Its approach to manage and support new business opportunities present idea scenarios for new small business to flourish and grow into something bigger. Councils have considered a large range of business types in developing this plan to ensure that the most reasonable guidelines are in place to accommodate the business, to maintain the primary purpose of the resident, and to respect the adjacent residents and properties.

5.2 REGIONAL COLLABORATION AND PLANNING

Edenwold takes an active role in supporting and participating in regional collaboration, service, and infrastructure provision and strategic growth planning. As members of the White Butte Regional Planning Committee, Edenwold shares common interests and vision with the broader region.

This collective initiative has recognized the changing land use, demographic, infrastructure, and service needs of the area undergoing rapid change and investment. The stated purpose is to foster long-range planning and cooperation through an inter-municipal forum to communicate and consult on regional matters of common interest.

The agreed mandate is to

- a) Identify broad regional growth priorities
- b) Identify and pursue municipal objectives and opportunities for cooperation and collaboration



- c) Encourage orderly land use and planning and development in relation to neighbouring municipalities to support compatible growth patterns
- d) Pursue joint service delivery and share obligations
- e) Implement strategies designed to achieve a regional vision with priorities focused on regional transportation networks, fire, emergency, and protective services, recreation, water, waste water, and solid waste management and land use planning to achieve regionally aware community plans

This process and collective commitment acknowledges and creates a forum to understand and address the substantial change and intensification of activity occurring in the region of individual communities that see a common vision for mutual interest and opportunity. The broad objective is to achieve more effective and efficient service delivery for the growing and diverse population through collective sharing of regional land use and infrastructure planning that seeks to ensure sustainable growth for the projected 30,000 population region. These initiatives are achieving tangible results in the areas of fire protection, recreation facilities and services, emergency response, waste management and infrastructure.

5.3 LAND USE

Dedicating future lands for defined planning horizons and ensuring that those appropriate lands are available in the Village and through the process of annexation are key factors in coordinating and managing the future land use in a manner that is fiscally responsible, environmentally friendly, and reflective of good design and orderly, phased practice. Unplanned developments within the Village's boundaries and the surrounding area, are not encouraged and should be avoided. Future Developments should be planned to ensure maximization of services, compatible land uses, and to avoid land fragmentation.

Topography, Soils and Highly Sensitive Lands are relevant planning factors in Edenwold and will have an impact on future land use planning. The Future Land Use Map (Appendix A), identifies the current and future land use patterns and are to be considered in collaboration with the conditions and policies of this OCP. Regular monitoring and amendments may be required to ensure effective planning of both current and future land developments.

5.3.1 Residential

The Village of Edenwold is primarily a single-family residential Village and currently supports approximately 90 dwelling units within the Town's existing boundaries

Affordable quality homes in low-density neighbourhoods and supportive of home based business are attractive features for the Village of Edenwold. Development that continues this trend should remain a high priority, however, as the demand to develop more properties increase and in order to accommodate a larger diversity of people while continuing to provide affordable housing options, it will be important to consider alternate options and maximize the available lands.

Residential subdivision developments are and should continue to be a logical extension of the existing residential areas wherever possible and be encouraged to locate in close proximity to complementary institutional and community services such as schools, parks, libraries, and recreation facilities.

Historically, growth has been towards the East. New growth is proposed in a westerly direction.

5.3.2 Commercial & Industrial

The Village should continue to develop as a service centre to the surrounding region through addition of business development and take advantage of the opportunities created by the location of Chamberlain Street. This area is suitable for most forms of commercial, a wide range of retail services and community amenities.

Chamberlain Street, running perpendicularly from 1st Avenue, has in the past been the main location for retail, commercial, and office uses in the Village. There are opportunities for use and reuse of property for business purposes that are compatible with the surrounding residential core of the Village.

There are some types of business development that may cause conflicts for the Village, if located beside residential development. The Village will provide flexible control to minimize this conflict without significantly constraining development opportunities.

5.4 PUBLIC FACILITIES

The Village's Emergency Services are provided internally and extend regionally by a Regional Emergency Measures Agreement. Services include, but are not limited to fire protection, rescue, and emergency response services. The service operates from a 2-bay Fire Hall and Maintenance facility. The facility was previously an automotive service building.

The Fire department equipment consist of a pumper truck, a 1200-gallon water tanker truck, a 2500-gallon on-site water tank and recently a service truck for call response.

The Village Office and Post Office reside in a building on Chamberlain Street, constructed in 1976.



Village of Edenwold Fire Service Truck

5.5 THE INFRASTRUCTURE

5.5.1 Fiscal Planning

Edenwold is in a good fiscal position with sound fiscal management practices. Although the Village currently has debt related to the purchase of a tractor, they have also established reserve funds and a plan for repayment of debt and infrastructure improvements.

The Village has positioned themselves well in this regard to invest in the community and its people for the future. Significant infrastructure developments and improvements have occurred as a result, planning for the future growth and sustainability of the Village.

5.5.2 Servicing Agencies

Services for the Village and the surrounding area are provided by SaskTel, SaskPower, and SaskEnergy.

5.5.3 Water Supply Systems

Council has a contract with SaskWater until 2024 who will monitor the water supply and sewage disposal demand and undertake examination of needs to expand the water supply and storage capacity or the sewage disposal capacity at least 3 years in advance of expected demand.

Council is exploring the implementation of a new water pipeline from a nearby community to provide for adequate water supply to meet planned growth.

5.5.4 Wastewater Systems

The Village operates a Solids-Free Pressurized sewer system.

Dwellings have a septic tank with a pressure pump to connect to the Village sewer system. Septic tanks are generally cleaned out yearly. The Village arranges a septic service every fall for residents who wish to sign up. Costs are added to resident's water bills.

A lift station collects and pumps to a two-cell lagoon system east of the Village.

Effluent from the secondary cell is released into a creek system annually.

The Lagoons are monitored by SaskWater.

The lift station is located near the corner of Hinton St. and 3rd Ave. It is fed by two 4-inch mains running along 2nd and 3rd avenues, fed by 2-inch feeder lines. A 6-inch line runs from the lift station to the lagoons.

The sewer system was installed with 2-inch lines in the 1970's. The 3rd Avenue main was upgraded from a 2-inch to a 4-inch line in 1996. The 2nd Avenue main was upgraded to a 4-inch line in 2014.

Upgrades to the lift station and lagoons are being contemplated.

5.5.5 Solid Waste Collection

The Village's solid waste collection is provided through private contracting Services. In 2013, Edenwold entered into a 60-month agreement with Loraas Disposal Services to provide Weekly waste collection and recycling services (individual curbside roll-out carts).

The Village's sanitary landfill is closed and is in the process of being decommissioned.

The Regina Sanitary landfill is available to Edenwold's residents.



Village of Edenwold Waterworks

5.6 INSTITUTIONAL

5.6.1 Education

Edenwold currently incorporates a K-6 elementary school with a capacity to provide approximately 75 students in its current form. 100 students can be accommodated with the addition of a portable classroom. The school supports a playground in the south side, a new playground in the north side and an adjacent outdoor field and track.

Older students attend grades 7-8 and high school in Balgonie which is approximately 10 minutes away.

The Village and the School Board will maintain good communications. Village and cultural representatives participate in the School Community Council.

5.6.2 Village Office/Post Office

The Village's Post Office has been located at the Village Office building since 1976. The Post Office is open partial days, Monday to Friday. Mail Boxes are available 24x7. The Village Office hours remain Monday to Wednesday, including Wednesday evenings.

5.7 HERITAGE, CULTURAL, & RECREATIONAL

The people of Edenwold are passionate about their community. They take pride in their Village and are diligent about nurturing and providing for the cultural and recreational needs of the people.

The Village acknowledges the pride of the community and the many volunteer hours which contribute to that sense of connection internally. Council is committed to supporting and nurturing those efforts whenever possible.

The Village of Edenwold is well supplied with recreational facilities for a community of its size. Facilities include: a natural ice skating rink, a community hall (capacity 150-200), a senior's centre. A football/soccer field is located on the school grounds.

A 17-acre sports grounds is on the north side of the tracks, with four ball diamonds and a concession building with attached beer garden. Council will pursue the incorporation of these lands within the corporate boundaries of the Village.

The Edenwold Memorial Rink began construction in 1950. It was used for grain storage during the 50's and opened for skating and hockey in the mid 50s. It is one of the few natural ice rinks left in the province. It still provides affordable family skating, and on Friday nights, is the center of activity in the Village.

The Edenwold Golden Age Seniors are open to membership for anyone aged 50 or above. Their facility consists of a 1500 square foot building built in 1978 with a rated capacity of 50 – 75, and is equipped with a kitchen. Amenities include a pool table and shuffleboards. Regular activities include weekly cards, pool and shuffleboard, and monthly suppers and crib tournaments. It can be rented out for small functions.

St. Paul's Lutheran Church was founded in 1913 and is home to a small, but loyal congregation. The current church building was built in 1920.

The original Edenwold School, built in 1919 still exists as a private residence.

Most recreation facilities are operated by volunteer boards or groups under the guidance and authority of council, or in co-operation with the school board. Council considers this approach to be the most appropriate for a community this size.

The Edenwold Community Hall began construction in 1929 with expansions over the years, including a significant fundraising event through the Polka Fest Committee in early 1990s until it reached its present form. It houses the Edenwold Pre-School in the basement, and doubles as a school gymnasium as well. An annual Fowl Supper is held every October in the Hall and always sells out. The Hall is often used for cabarets, weddings, funerals and church services.

The Village will continue to promote a healthy, liveable, pedestrian and cyclist friendly community by securing municipal reserves, environmental reserves and walkways for new developments throughout the community. Community services shall continue to be provided in a cost-effective manner and where they are needed.

A non-profit Daycare Corporation has been incorporated as Rising Sun Child Care Inc. in 2018. This organization is currently in the process of fundraising and securing a suitable location.

5.8 TRANSPORTATION

Beyond providing access to properties and allowing for the movement of people and goods at the local level, the transportation network essentially acts as a lifeline for the community, bringing vital resources from the region, province and nation.

The Village will ensure efficient and effective land use and transportation planning including development consultation with the Canadian National Railway Company.



Canadian National Railway

6 - RESIDENTIAL DEVELOPMENT

6.1 POLICY CONTEXT

The Village of Edenwold supports growth of the residential sector and recognizes the need to continue to provide opportunity for a variety of affordable residential housing options. The Village will continue to promote growth in the form of low density single-family dwelling units, however, also acknowledges that it is necessary to entertain a larger provision for housing opportunity that will maximize the potential in providing for future residents through a mix of housing that is both balanced and complementary to the Village.

6.2 POLICIES & OBJECTIVES

- **The Village will facilitate and promote a variety of residential developments appropriate for the Village by:**
 - a) Identifying and encouraging new developments to be located in areas defined by the Future Land Use Map.
 - b) Allowing residential growth and development to occur in an orderly and continuous manner and planned to facilitate efficient servicing and community linkages.
 - c) Providing for orderly and cost-efficient housing developments through phasing.
 - d) Actively supporting and participating in provincial housing programs where appropriate.
 - e) Ensuring that all residential renovations, improvements and other developments are compliant with the Zoning Bylaw, the Village's Building Bylaw, Council's Approval and other applicable regulatory requirements and approval processes.
 - f) Maximizing prior investment by identifying an existing inventory of serviceable lands ready for development and encouraging the infill of vacant and under utilized residential lands.
 - g) Ensuring that there is a sufficient supply of residential lands that will support a variety of lots styles, housing styles and densities that respond to the needs of different incomes, ages, interests and development flexibility.
 - h) Ensuring that the provision for infrastructure, zoning and procedures are in place to accommodate developments in a timely, economical and environmentally sustainable manner.
 - i) Exploring the implementation of incentives, grants, or tax abatements to encourage residential infill development and property improvements.
- **The Village will minimize potential land use conflicts between residential, non-residential and other incompatible land uses by:**
 - a) Ensuring that new developments are complimentary and strive to integrate with existing development.

- b) Encouraging residential developments to locate in proximity to regional, institutional and complementary commercial and public uses.
 - c) Accommodating the development of private and public special or personal care homes, adult care, and other forms of supportive housing and tenure and identifying preferred development areas on the Future Land Use Map.
 - d) Permitting modular and RTM homes if constructed in a manner that will resemble and allow complementary integration with the neighbouring dwellings.
 - e) Supporting secondary suites as a housing option, subject to development standards and defined by the Zoning Bylaw.
 - f) Applying adequate buffer zones between residential areas, non-residential areas, natural habitats and natural protective areas highways, railways, and other incompatible uses.
- **The Village will improve and enhance residential development areas by:**
 - a) Promoting a high-quality, aesthetically pleasing built environment.
 - b) Exploring options for improvements that will aesthetically enhance the natural character of the Village such as planting trees and landscaping parks, buffer strips, and along walkways and streets.
 - c) Encouraging energy-efficiency and green construction practice's and lifestyles, wherever feasible,
 - d) Ensuring that buildings, mobile homes, modular homes, RTM's and other structures are designed, constructed and maintained to acceptable Codes, Bylaws and other development and regulatory standards.
 - **The Village will support home-based business as a viable lifestyle and land use option by:**
 - a) Ensuring that home-based businesses demonstrates that the business is secondary to the principal use of the site as a residence and does not generate excessive noise, odor, traffic, operate during unusual hours or is disruptive to the neighbourhood, defined by the Zoning Bylaw.
 - b) The Zoning Bylaw shall contain development standards pertaining to permitted home-based businesses to ensure that they are compatible with a residential environment and will not create land use conflicts.

7 - COMMERCIAL DEVELOPMENT

7.1 POLICY CONTEXT

Commercial development and investment is essential to the health and vibrancy of a community. Integrating a business-friendly environment with amenities and services that appeal to the needs of its residents will continue to enhance and provide opportunity for the Village to nourish its ability to thrive as a unique community. Edenwold currently has sufficient lands to accommodate a variety of commercial developments and is identified on the Future and Use Map as potential infill development and as potential main arterial mixed-use following the proposed annexations.

7.2 POLICIES & OBJECTIVES

- **The Village will facilitate and promote a variety of commercial developments appropriate for the Village by:**
 - a) Promoting the Village of Edenwold as a welcomed place for new business.
 - b) Ensuring that there is a sufficient supply of commercial lands that will provide for development flexibility including, but not limited to highway commercial and centralized commercial developments.
 - c) Maximizing prior investment by identifying an inventory of serviceable lands ready for development and encouraging the infill of vacant and underutilized commercial lands.
 - d) Ensuring that the provision for infrastructure, zoning and procedures are in place to accommodate commercial developments in a timely, economical, and environmentally sustainable manner.
 - e) Identifying and encouraging types of business that would complement existing business uses and goals.
 - f) Improving the community's aesthetic appeal along key entryways and within the centralized commercial development, where applicable.
- **The Village will minimize potential land use conflicts between commercial, non-commercial, and other incompatible land uses by:**
 - a) Defining specific commercial uses and identifying preferred locations on the Future Land Use Map.
 - b) Providing for appropriate commercial uses and other compatible developments through the Zoning Bylaw and ensuring that appropriate development standards applicable to commercial uses are applied.
 - c) Applying adequate setbacks and buffer zones between commercial areas, non-commercial areas and other incompatible uses.

- **The Village will provide for centralized commercial development by:**
 - a) Identifying and promoting a central commercial area as the preferred location for specific commercial uses that will support and enhance a more pedestrian-oriented commercial district providing for services like retail, professional and personal services.
 - b) Allowing for other non-commercial uses in the central commercial area, provided they do not hamper or conflict with commercial development.
 - c) Promoting appropriate commercial uses in the suitable areas such as Chamberlin Street and 2 Avenue.
- **The Village will provide for Highway Commercial development by:**
 - a) Promoting highway commercial areas as the preferred location for commercial uses that require an entrance corridor and to serve the needs of the travelling public.
 - b) Ensuring that highway commercial uses shall properly integrate with provincial highways through the use of service road systems or controlled access points approved by the appropriate ministry.
 - c) Ensure lands for these types of use are available within the Village boundaries by incorporating the lands identified for annexation.



Chamberlain Street

8 - RECREATIONAL LAND USE

8.1 POLICY CONTEXT

Edenwold is fortunate in its ability to provide for, operate and maintain a variety of quality recreational programs, facilities, parks and amenities. These are largely achieved through volunteer efforts under the guidance of the Village, and in cooperation with the school board. Continued planning improvements and expansions will ensure that those amenities remain in place and will accommodate a growing population through the long-term planning horizon.

8.2 POLICIES & OBJECTIVES

- **The Village will provide for suitable recreational lands by:**
 - a) Ensuring that all new subdivision developments incorporate logical integrating with existing lands that the meet or exceed the dedicated green space land requirements.
 - b) Maintaining public reserve lands and open spaces to ensure the aesthetic integrity of the Village.
 - c) Ensuring that the designs provide for the safety and security of its users.
 - d) Providing for effective connectivity between open spaces, parks and recreation facilities through pedestrian linkages, walkways, trail corridors and bicycle paths.
 - e) Considering the joint planning of public parks, open spaces, recreational programs and facilities with public, private, volunteer and other third-party agencies.
 - f) Council will drive the annexation of the 17-acre sports grounds on the north side of the tracks to ensure the lands are incorporated within the corporate boundaries of the Village.
- **The Village will provide for well-integrated parks and recreational opportunities by:**
 - a) Offering a diverse range of active and passive recreational opportunities.
 - b) Ensuring that recreational facilities provide for a balance of indoor and outdoor experiences that will receive optimum usage and can be used by all residents in the region for year-round recreational activities.
 - c) Monitoring the programs and services to ensure that their compatibility is reflective of shifts in population demands and that it suits the best interests of the community.
 - d) Encouraging third-party investment and maximizing funding opportunities from other levels of government, where available.
 - e) Participating and collaborating with regional communities and rural municipalities to develop, plan, protect, and finance regional open spaces and recreation facilities to maximize utilization, scale and financing.

9 - INSTITUTIONAL LAND USE

9.1 POLICY CONTEXT

Intutional services and facilities influence how residents view their community and are significant in ensuring a safe and healthy environment. Edenwold provides locally form quality educational, fire and emergency response services and has the capacity to continue to serve the needs within the community.

9.2 POLICIES & OBJECTIVES

- **The Village will provide for suitable Institutional lands by:**
 - a) Maintaining good communications with members of the community, public service delivery agencies, Prairie Valley School Division and other levels of government to ensure that lands are considered and allocated if necessary to effectively provide for the anticipated needs of the future.
 - b) Ensuring that new development proposals recognize and assess the compatibility and impact of existing and future institutional developments on adjacent land uses.
 - c) Encouraging institutional developments to locate in areas that are appropriate for the usage and are either beneficial or complementary to the surrounding areas.
- **The Village will facilitate and promote a variety of institutional developments appropriate for the Village by:**
 - a) Continually seeking to improve the provision of services locally.
 - b) Supporting and maintaining good communications with public service delivery agencies in the provision of such services.
 - c) Encouraging the collaboration and participation of the public service delivery agencies community, regional organizations and surrounding municipalities to identify opportunities for efficient use of services and facilities, where applicable.
 - d) Pursuing opportunities that will maximize the utilization of funding sources for the provision of institutional services.
 - e) Encouraging the joint use of public facilities and maximizing investment through effective integration and community use, where reasonable.
- **The Village will continue to improve and enhance police fire, health care, and emergency response services by:**
 - a) Periodically reviewing development growth needs, level of protective service and overall response times to ensure the services are reflective of the changing needs within the community.
 - b) Collaborating with neighbouring municipalities and regional organizations to achieve more comprehensive and efficient services necessary for the growing population.



Village of Edenwold K-6 Elementary School

10 – NATURAL CAPITAL MANAGEMENT

10.1 POLICY CONTEXT

The Village of Edenwold is unique in its natural landscape and recognizes the role that natural features play in the quality of life and sustainability of the Village. Responsible land use planning, development regulations, and public education will seek to protect and enhance the natural features within and around the town.

10.2 POLICIES & OBJECTIVES

- **The Village will protect the Natural Environment by:**
 - a) Defining natural habitats and preservation areas.
 - b) Ensuring that land uses do not negatively impact the natural environment.
 - c) Supporting the safe disposal of sewage, solid and industrial waste.
 - d) Promoting sound management of water resources through water management, programs and public education programs, where applicable.
 - e) Encouraging the preservation of natural features through integration of open space, public trail systems and recreational amenities, wherever possible.
- **Except where otherwise determined by Council, The Village will address Development on Natural Hazardous Areas by:**
 - a) Ensuring that all future storm retention areas and surface drainage channels are developed to a standard which meet environmentally sensitive standards.
 - b) Avoiding development and activities in unstable slope areas, where the risk of erosion or slope failure exists, where there is the potential to affect, cause erosion, or increase the potential for erosion or slope instability on the site, or in other areas.
 - c) Avoiding development in any flood prone areas based on provincial regulation for flooding and floodway fringe areas.
 - d) Taking the necessary precautions with developments in or adjacent to wildfire hazard areas to minimize the risk of damage to property caused by wildfires.
 - e) Requiring all Concept Plans to identify:
 - i. Environmentally sensitive areas;
 - ii. Cultural or archaeological significant area;
 - iii. Areas requiring protection through buffering or other means;
 - iv. Major hazards such as flooding, high water table areas, and sloped lands;
 - v. Where necessary, mitigation measures shall be identified and made a condition of subdivision and development permit approval.

11 – CULTURAL & HERITAGE RESOURCES

11.1 POLICY CONTEXT

The character and vitality of Edenwold is shaped by the cultural and heritage influences celebrated through many year-round cultural activities and events. The Village also recognizes the importance of restoration and adaptive reuse of historical buildings and their relevance within the community, where applicable. Continued growth nurturing and awareness will sustain the value for the long term.

11.2 POLICIES & OBJECTIVES

- **The Village will preserve the Village's heritage resources by:**
 - a) Identifying the Village's buildings, sites and other unique features of historical significance. Consideration will be given to the historic significance of older structures and sites in determining the feasibility for their conservation.
 - b) Formally designating significant heritage sites and architectural features where applicable in accordance with The Heritage Properties Act.
 - c) Protecting heritage resources from incompatible land uses which may threaten their integrity or operation.
 - d) Supporting the reuse or renovation that preserves the historical significance of heritage elements.
- **The Village will nurture and support community cultural resources by:**
 - a) Promoting and supporting public awareness of its cultural, heritage and traditional accomplishments wherever possible.
 - b) Supporting a wide range of artistic cultural opportunities that are mutually beneficial to all residents.
 - c) Supporting and assisting community and cultural groups in obtaining the appropriate grants to sustain and expand local activities and facilities.
 - d) Offering recognition to highlight historical and cultural features and to honour significant contributions made by citizens through signage, place naming or other opportunity at Council's discretion.
 - e) Plan for future growth for facilities such as a Library, Senior Citizen's Drop in Centre, Day Care, etc.

12 – COMMUNITY INFRASTRUCTURE

12.1 POLICY CONTEXT

The Village of Edenwold recognizes the need to ensure the adequate provision and maintenance of municipal service through phased, proactive infrastructure planning. The physical networks and equipment necessary to provide for and support these services are essential in meeting the basic health and safety needs of the community.

An infrastructure management plan allows for incremental phases of growth and improvement toward achieving the goals for the long term planning horizon. Managing this system is one of the Village's top priorities.

12.2 POLICIES & OBJECTIVES

- **The Village will provide for community infrastructure including new and existing infrastructure, equipment. Facilities and services by:**
 - a) Taking a proactive approach in infrastructure planning and by prioritizing all capital projects and anticipated capital expenditures to direct investment and conserve financial resources.
 - b) Carefully evaluating all capital projects in terms of phasing design standards, and threshold capacities, financing implications, operating costs and maintenance costs.
 - c) Identifying an upgrade and replacement schedule for municipal infrastructure.
 - d) Pursuing and utilizing Provincial, Federal, and other available grant programs and incentives, where applicable.
 - e) Utilizing existing municipal services capacity.
 - f) Ensuring that the costs of providing municipal services are distributed fairly among utility agencies, consumers, and the development industry.
 - g) Working with provincial and private agencies in providing a high level of gas, power, and communication service to the community and in establishing future routes for utility lines with regard given to community development plans and protection of the natural environment.
- **The Village will guide the growth and development of community infrastructure by:**
 - a) Ensuring that municipal services are provided in a planned, orderly manner and conforming to The Future Land Use Map and policies and provincial regulatory requirements.
 - b) Establishing development standards for the design and construction of new infrastructure.
 - c) Ensuring the capacity of the municipal service determines the density of new development.

- d) Exploring opportunities to increase infrastructure capacities to accommodate new growth; encourage opportunities that will promote or enhance energy efficiency; conserve and sustain resources; and minimize disturbance to the natural environment.
 - e) Optimizing the use of existing Village water, sewer and solid waste management infrastructure and capacities, and ensuring that existing utility service are expanded in an efficient and economical manner to accommodate projected community needs.
 - f) Ensuring proper management of storm water.
 - g) Requiring new subdivisions and developments to connect to the Villages central water and sewer systems and ensuring the costs associated with the installation, improvements or upgrades of off-site service including municipal services, drainage or management facilities be assumed by the developer through a servicing agreement with the Village. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit. The Village may consider entering into a cost-sharing agreement with a developer where there is a benefit to the community as a whole.
- **The Village will provide an acceptable level of solid waste collection and disposal that is economical and environmentally safe by:**
 - a) Developing a comprehensive waste management plan that will continue to explore opportunities that are in the best interest of the Village, including the regionalization of Solid Waste Management and waste disposal alternatives.
 - b) Developing and maintaining an equitable fee structure for waste disposal that will ensure an effective and safe means of solid waste disposal.
- **The Village will provide a safe, adequate and cost-effective transportation system (roads, walkways, bike paths, etc.) by:**
 - a) Providing for the safe and efficient movement of vehicles and pedestrians throughout the Village and by providing direct access to properties, goods and services.
 - b) Ensuring that the system will serve both the existing and future needs of the Village.
 - c) Ensuring that new roads link with the existing road networks in a safe and efficient manner.
 - d) Monitoring traffic developments and changes and ensure that the necessary controls and safety amenities are provided, where necessary.
 - e) Undertaking an overall Master Transportation Plan to assist in planning residential, commercial/industrial, and infrastructure.
 - f) Development proposed abutting railway tracks will be subject to specific risk assessment review as part of the required concept plan or development submission to ensure safety, appropriate setbacks, land use compatibility and transition buffering.
 - g) Acquiring sufficient property for road right of ways by means of dedication or an agreement for purchase at the time of development or redevelopment of property.
 - h) Ensuring that all new commercial and industrial developments adjacent to highways or railways will have access that is consistent with highways and railway standards.
 - i) Connectivity and traffic safety for pedestrians, cyclists and private vehicles shall be a consideration in all land use and development decisions.

- j) Requiring that new developments include pedestrian linkages where appropriate or unless pre-existing conditions or special circumstances dictate otherwise, and subject to Council's approval.
- k) Developing the most reasonable direct travel routes and interconnection road networks for large trucks and heavy vehicles.
- l) Ensuring that all new road networks and traffic controls are designed in accordance with Provincial Design Standards.
- m) The Village may request that all new subdivision and commercial/industrial developments undertake a traffic impact study to review the effects of any proposed development on the existing transportation system and to ensure continuity, design compliance, function and consistency with planned future road networks, subject to Council's discretion.



Village of Edenwold Memorial Rink

13 – FUTURE LAND USE

13.1 POLICY CONTEXT

The Future Land Use Map identifies the land required to accommodate our growing municipality within a compact urban framework. This plan provides for more efficient provision of urban infrastructure and integrated community planning objectives for connectivity, integrated and diverse land uses in an orderly and sequential pattern. It recognizes the intended municipal growth areas and proposes the urban boundaries extend to include the area west and north that will form the new residential and commercial neighbourhoods and recreational areas.

The abutting RM of Edenwold OCP does not reference any plans for the region adjacent to the Village of Edenwold.

The Village OCP creates the policy and land use base for the Village to achieve its growth vision through orderly and compact land utilization that is consistent in intent with the regional planning objective of the White Butte Regional Planning Committee and the RM of Edenwold's OCP. However, both stop short of a more formalized regional planning structure and collaboration that will facilitate dialogue and consideration of impacts on the opportunity of the abutting areas to achieve integrated planning, service and infrastructure review and implementation. The extent, rapidly changing form and intensity of new development begs for a more integrated planning and growth management process. This has been recognised and formalised most recently between the City of Regina and RM of Sherwood. While the scale there is greater, the basic desired outcome for common consideration of development impact in both the RM and Village on the urban fringe "Area of Influence" remains the same paramount. This Area of Influence has been identified in Appendix A.

13.2 POLICIES & OBJECTIVES

- a) All new development within the current and proposed Village boundaries shall be in accordance with the Future Land Use Map and OCP Policies
- b) Development within the Area of Influence will be the subject of consultation and review with the RM of Edenwold to ensure the interest a growth plans, policies, and objectives of both are achieved to avoid conflict and compromise of the plans' implementation.
- c) Edenwold will share with the RM of Edenwold for review and consultation all development plans within the Village when they abut the RM to ensure compatibility with the RM plans and policies. The same is expected from the RM for all development plans within the identified Area of Influence.

- d) Pursue a formalized planning consultation process with the RM of Edenwold to ensure full and timely communication and awareness of development plans, opportunities, and potential conflicts
- e) Undertake to develop a formal Memorandum of Understanding with the RM to address the planning, infrastructure and service delivery implications and opportunities within the Area of Influence.
- f) Commit to consideration of regional infrastructure sharing and planning to provide the area with the necessary and sustainable capacity to grow.
- g) Review planning structures and management approaches that will achieve more efficient, timely, and collaborative decision making and sharing of resources.



14 – IMPLEMENTATION

14.1 OVERVIEW

The OCP establishes the objectives and policies that will direct decisions affecting future land uses, direction of growth and development, and the provision of municipal services in The Village of Edenwold.

14.2 OCP INTERPRETATION & AMENDMENT

- a) All land use, development and redevelopment must comply with the spirit and intent of this OCP.
- b) Any proposed subdivision or development which, in the opinion of council, deviates from the policies established in this Plan will require an amendment to this Plan before any approval of such development can be contemplated.
- c) The Village will consider adoption of Plan amendments as appropriate to encourage its continued relevance to the community over time.
- d) Minor deviations from the contents of this OCP may be allowed without an amendment to this Plan provided that the deviation complies with the Zoning Bylaw and preserves the general intent of this OCP.
- e) The Village will review and/or update this OCP as it monitors growth and the capital budget planning at least every five years from the date of adoption.
- f) The Village shall interpret and enforce the regulations of the Zoning Bylaw in the spirit and intent consistent with the policy direction of this OCP.
- g) If any part of this OCP is declared to be invalid for any reason, by an authority of competent jurisdiction, that decision shall not affect the validity of the bylaw as a whole, or any other part, Section or provision of this OCP.

14.3 FUTURE LAND USE MAP AND ANNEXATION

The Future Land Use Map attached and forming part of this document represents a geographical interpretation of this OCP. All subdivisions and developments shall comply with, and shall be evaluated according to the direction provided by the Future Land Use Map.

Where land use designated in this OCP differs from the existing use, the existing use may continue pursuant to sections 88–93 of the Act. Redevelopment of the lands shall comply with the direction provided within this OCP.

The OCP identifies land for annexation that is required for the orderly, compact and sequential growth of Edenwold. Consultation and collaboration will be pursued with the RM

of Edenwold and provincial officials to achieve a mutually agreeable process and timing to achieve the OCP objectives.

14.4 CONCEPT PLANS

The Council of the Village of Edenwold may, as part of the OCP and based upon legislative authority provided within the Act, adopt a Concept Plan for the purpose of providing a framework for subsequent designation of land prior to rezoning, subdivision and development.

A Concept Plan shall be consistent with the OCP, and any part of a Concept Plan that is inconsistent with the OCP has no effect insofar as it is inconsistent.

- a) A Concept Plan may be:
 - i. prepared by Council in response to a need for more detailed planning for a specific area of the municipality; or
 - ii. required by Council to be undertaken by a developer when it is deemed necessary and desirable to describe land use, density, servicing requirements or phasing of development for the area.
 - iii. Concept plans shall identify proposed land use, infrastructure and facilities, transportation systems, development density, and sequencing of development for the area in question; and in relation to the butting areas and the capital plans for the Village
- b) The OCP may be amended by Council to show specific Concept Plan Areas.

14.5 ADDITIONAL DEDICATED LANDS

Council approval may include a condition to set aside flood prone or unstable land as environmental reserve pursuant to Section 185 of *The Planning and Development Act, 2007*.

14.6 SUBDIVISION APPROVAL

Council procedure during application review process:

- a) Ensure the proposed subdivision complies with the policies and guidelines in the OCP.
- b) Ensure the subdivision complies with the Zoning bylaw.
- c) Negotiate a servicing agreement with the developer where required.
- d) Should dedication of land be required, Council will decide on the suitable method, whether it be land dedicated as municipal reserve, walkways, and/or municipal buffers or cash-in-lieu when public lands already exist in an area and is thought not to be necessary, as prescribed in the Act.

14.7 URBAN LANDS

Council may bank or acquire land through exchange and/or purchase for any development or the relocation of any use:

- a) Where private development of land for urban purposes is not occurring to meet the Villages land use requirements, Council may undertake to acquire land for subdivision or development to meet such demand. Council will determine a suitable pricing system for resale of any lots developed.
- b) To facilitate the relocation of non-conforming uses, or for encouraging specific forms of development, Council may consider a program for acquiring specific sites and exchanging municipality owned land in an appropriate area of the Village for the preferred location of these uses.

14.8 ZONING BYLAW

The Zoning Bylaw will be the principal method of implementing the land use objectives and policies contained within this OCP and will be adopted in conjunction herewith.

- a) The Zoning Bylaw must be consistent with the policies and the intent of this OCP.
- b) In considering a Zoning Bylaw or an amendment to the Zoning Bylaw, Council shall refer to the policies contained in the OCP and the Future Land use Map to ensure that the development objectives of the Municipality are met.
- c) The objectives of the Zoning Bylaw are to ensure:
 - i. that land-use conflicts are avoided;
 - ii. that future development will meet minimum development standards to maintain the amenity of Edenwold;
 - iii. that development will be consistent with the physical characteristics of the land and of reasonable engineering solutions; and
 - iv. any request to rezone land to permit the carrying out of a specified proposal may be made the subject of an agreement pursuant to the contract zoning provisions of the Act.
 - v. Council may apply a holding provision on a property to restrict the timing and conditions of development in any zoning district subject to the provisions of the Act.
 - vi. the definitions contained in the Zoning bylaw shall apply to this OCP.

14.9 BUILDING BYLAW

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.

14.10 CONTRACT ZONING

Contract Zones (CA) are intended to provide for developments that, due to their unique characteristics, innovative ideas, environmental site constraints, historical significance or unusual site constraints, require specific regulations unavailable in other land use districts.

Contract Zoning may be used by Council on a case-by-case basis to deal more effectively with the development of individual blocks or other small areas with servicing, site or access limitations, unique features or opportunities which could not be accommodated by the current Zoning Bylaw.

Subject to Section 69 of the Act, and the following Guidelines, Council may rezone an area to a Contract Zone in order to allow a specific development which would benefit the Village, but which is not currently compatible with the current zoning uses or regulations affecting the subject area.

- a) Council shall consider the nature and intensity of the surrounding uses to ensure compatibility and avoid or minimize land use conflict when investigating a rezoning proposal for a new Contract Zoning area.
- b) Prior to approving a rezoning for a new Contract Zone, Council shall consider whether any environmental, servicing, or public safety problems would result due to the intended uses anticipated in the Contract.
- c) Council shall also ensure that the land use in a proposed Contract Zone benefits the Village and is consistent with the other policies of the OCP.
- d) Council shall outline criteria for the creation of all new Contract Zones in the Zoning bylaw. These criteria will be based on, but not limited to Council's consideration of the unique physical nature or location of the land which may be included in the Contract Zone, the possibility of developing a mix of compatible land uses in the area, and the potential for introducing new types or forms of development and services which may not be possible under the current Zoning bylaw.
- e) Council may also limit the use of the land and Buildings to one or more of the permitted or discretionary uses outlined in the requested Zoning District.

14.11 SERVICING AGREEMENTS

In accordance with Section 172 of the Act, if there is a proposed subdivision of land, Council may require a developer to enter into a servicing agreement to provide services that directly or indirectly serve the subdivision.

Servicing Agreements shall provide:

- a) specification for the installation and/or construction of all services within the proposed subdivision as required by Council;
- b) for the payment by the applicant of fees that Council may establish as payment in sewage, water, drainage and other utility services, municipal roadway facilities, or

- park and recreation space facilities, located within or outside the proposed subdivision, and that directly or indirectly serve the proposed subdivision;
- c) time limits for the completion of any work or the payment of any fees specified in the agreement, which may be extended by agreement of the applicant and Edenwold;
- d) provisions for the applicant and Edenwold to share the costs of an work specified in the agreement; and
- e) any assurances as to performance that Council may consider necessary.

14.12 DEVELOPMENT LEVY AGREEMENTS

In accordance with Section 169 of the Act, Council may establish, by separate bylaw, development levies for the purpose of recovering all or part of the capital costs of providing, altering, expanding or upgrading services and facilities associated with a proposed development. The intent is not to have existing taxpayers subsidize new development.

14.13 STATEMENTS OF PROVINCIAL INTEREST

This OCP shall be administered and implemented in conformity with applicable provincial land use policies or statements of provincial interest, statutes and regulations and in cooperation with provincial agencies.

- a) Council will review this OCP and the Zoning Bylaw for consistency with new provincial land use policies or the Statements of Provincial Interest adopted pursuant to the Act.
- b) Wherever feasible and in the municipal interest, Council will avoid duplication of regulation of activity and development governed by provincial agency controls.

14.14 REGIONAL PLANNING

The Village of Edenwold will pursue active consultation towards a regional planning management strategy with the RM of Edenwold to achieve the regional planning objectives for the Area of Planning Influence where there is stated mutual interest on the OP documents of the Village and RM to achieve their complementary stated planning objectives. The first objective will be to seek Memorandum of Understanding to establish a process and format for active and timely consideration of commonly stated objectives that can lead to a common land use plan, policies, growth parameters and infrastructure planning through a formalized planning management structure. Edenwold aspires to see this achieved as an "Area Plan" within the broader prosed White Butte Regional Planning district mirroring the framework of recent provincial legislation but achieved through cooperative commitment.

14.15 CONTINUING IMPLEMENTATION STUDIES

In order to implement this Plan the Village recognizes additional studies and consultations are required. These include primarily:

- a) Capital plans for the infrastructure to guide the growth plan, fiscal policies, and development levies;
- b) Regional planning with the RM of Edenwold and White Butte communities;
- c) Adoption of a new Zoning Bylaw and;
- d) Consultation with Prairie Valley School Division to plan and locate new facilities to meet the growth plan.

15 - COMING INTO FORCE

15.1 COMING INTO FORCE

This Bylaw shall come into force and take effect on the date of approval by the Minister.

MAYOR

SEAL

ADMINISTRATOR

Read a First time this , day of , 2018.

Read a Second time this , day of , 2018.

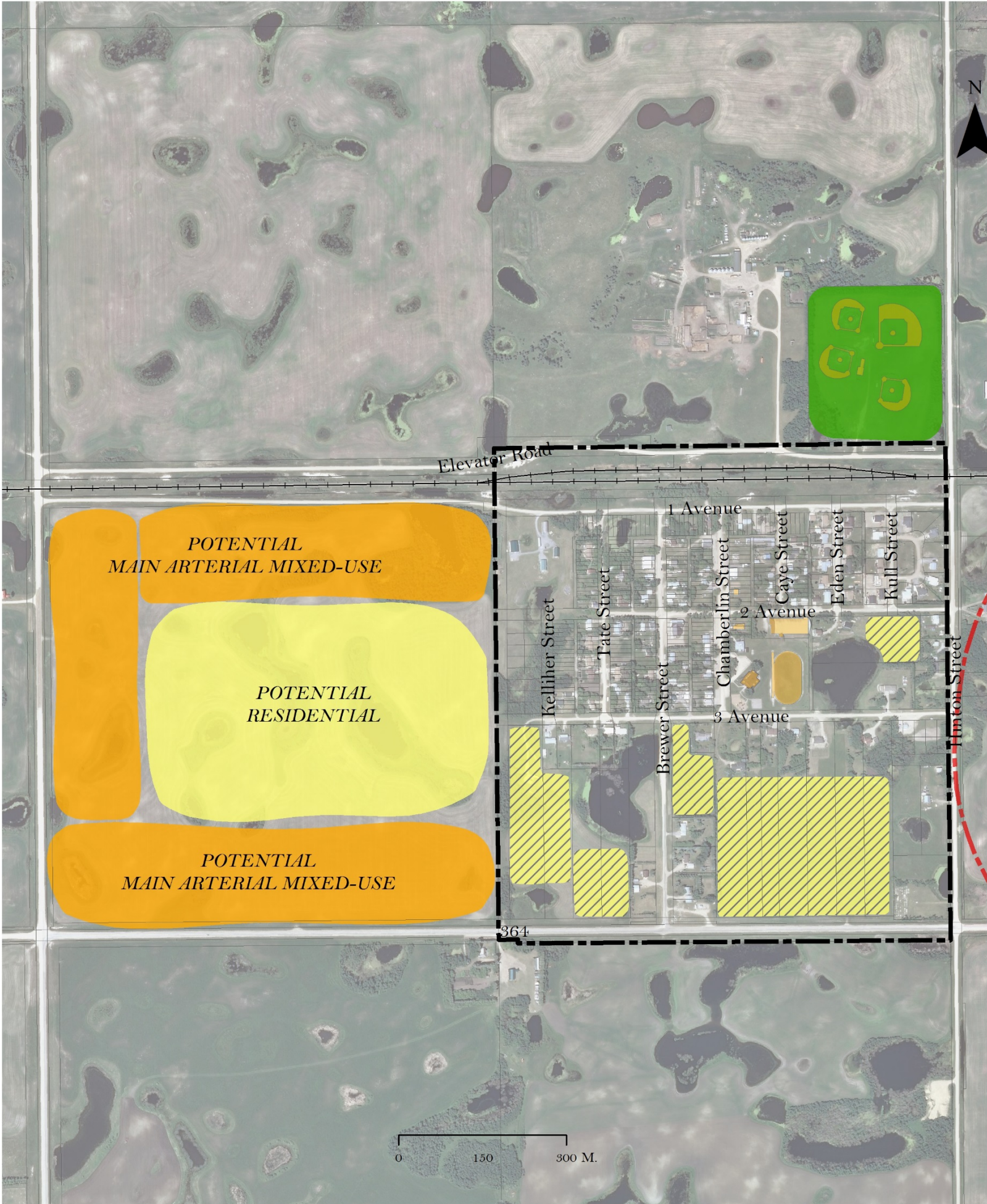
Read a Third time and adopted this , day of , 2018.

Certified a true and exact copy,
This _____ day of _____, 2018.

Administrator

16 APPENDIX A – FUTURE LAND USE MAP & AREA OF PLANNING INFLUENCE

The following Maps represent existing and future land uses, future annexation areas, and regional area of planning influence where Council would like to direct growth and proposes to engage in joint regional planning with the Rural Municipality of Edenwold, No. 158. These maps will be adopted as part of this Official Community Plan and shall be used to guide future growth and development for the Village of Edenwold.



VILLAGE OF EDENWOLD
SASKATCHEWAN
FUTURE LAND USE

Village of Edenwold Office
PO Box 130
Edenwold SK.S0G 1K0

Telephone:(306) 771-4121
Fax:(306) 771-2518
Email: Office@VillageOfEdenwold.ca

Legend

Railways —+—+—

Village Boundary [dashed line]

Municipal Infrastructure [orange box]

Sewage Lagoon [orange box with diagonal lines]

Sewage Lagoon 457 Metre Buffer [red dashed circle]

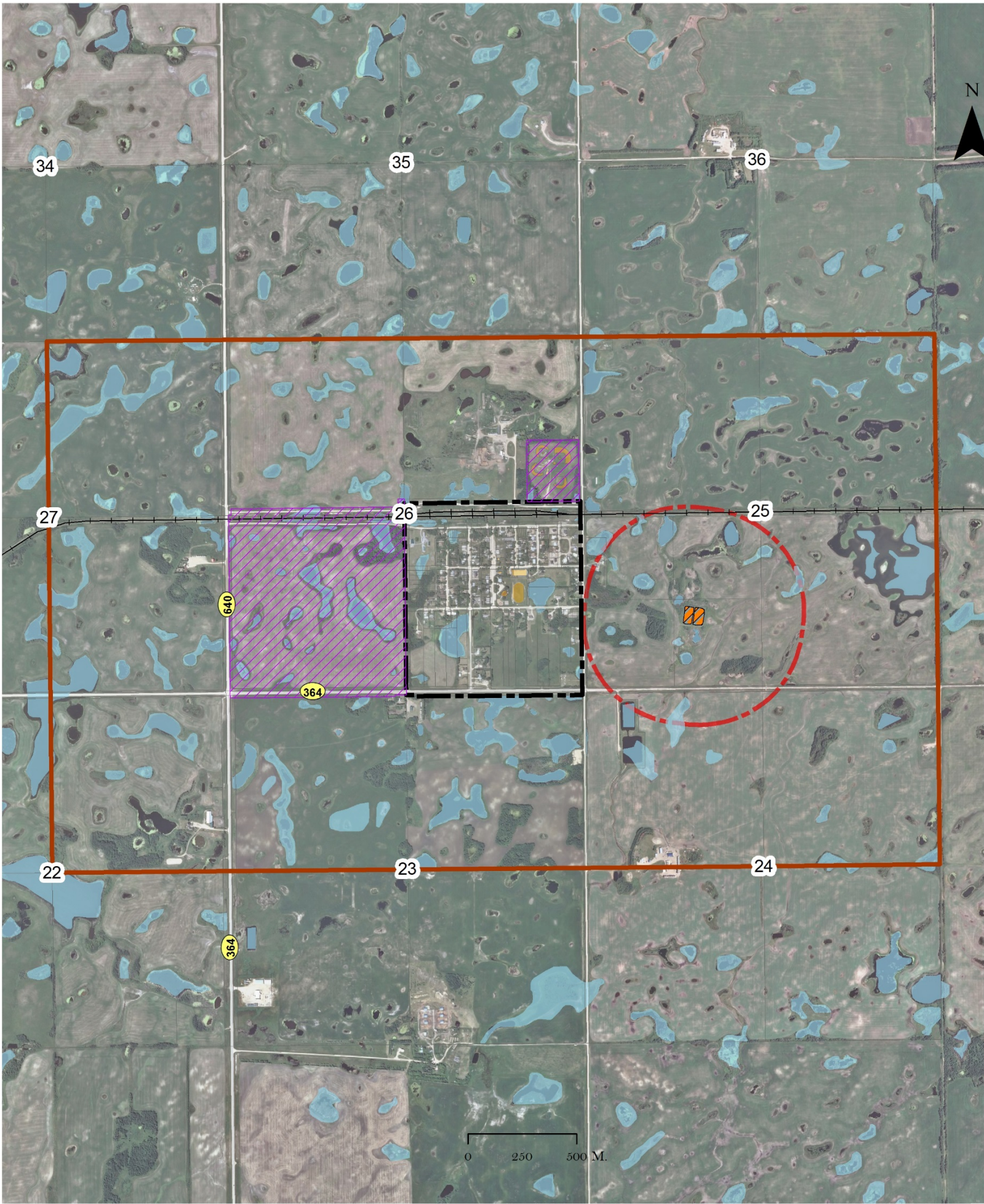
Future Land Use

Infill Development [yellow box with diagonal lines]

Potential Residential [yellow box]

Potential Main Arterial Mixed Use [orange box]

Urban Community Service [green box]



VILLAGE OF EDENWOLD
SASKATCHEWAN

AREA OF PLANNING INFLUENCE

Village of Edenwold Office
PO Box 130
Edenwold SK.S0G 1K0

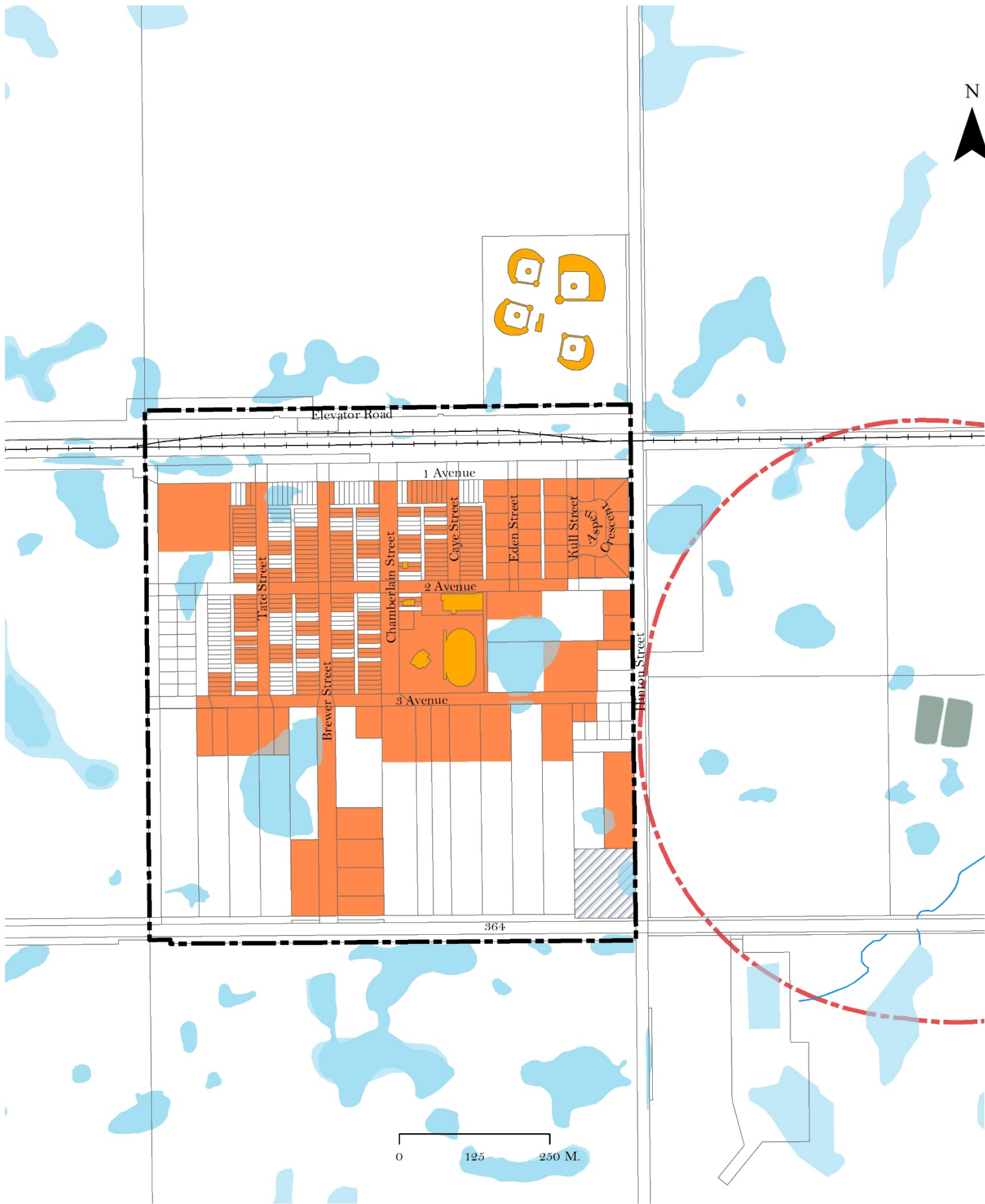
Telephone:(306) 771-4121
Fax:(306) 771-2518
Email: Office@VillageOfEdenwold.ca

Legend

Short-Term Annexation Areas	
Area of Influence	
Village Boundary	
Railways	
Municipal Infrastructure	
Sewage Lagoon	
Sewage Lagoon 457 Metre Buffer	

17 APPENDIX B – REFERENCE MAPS

The following Maps serve as reference only for development decision making. During a development review, further detailed information may be required at the discretion of the development officer or the designated Village personnel. These maps will be adopted as part of this Official Community Plan and shall be used to guide future growth and development for the Village of Edenwold.



VILLAGE OF EDENWOLD
SASKATCHEWAN
DEVELOPMENT CONSTRAINTS

Village of Edenwold Office
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Legend

Village Boundary

Railways

Watercourse

Municipal Infrastructure

Development Constraints

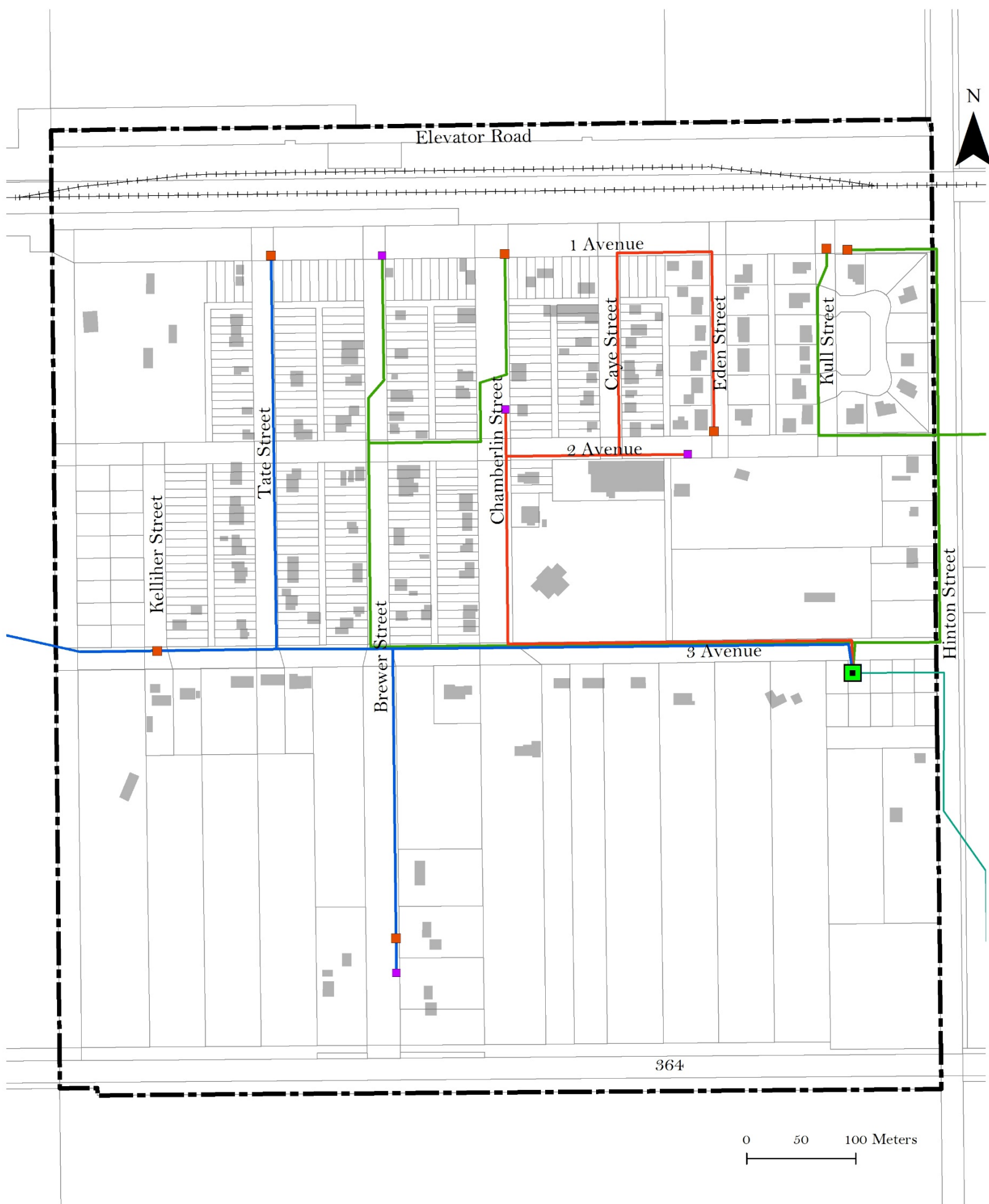
Built-Up Areas

Cemetery

Low/Wetland Areas

Sewage Lagoon 457 Metre Buffer

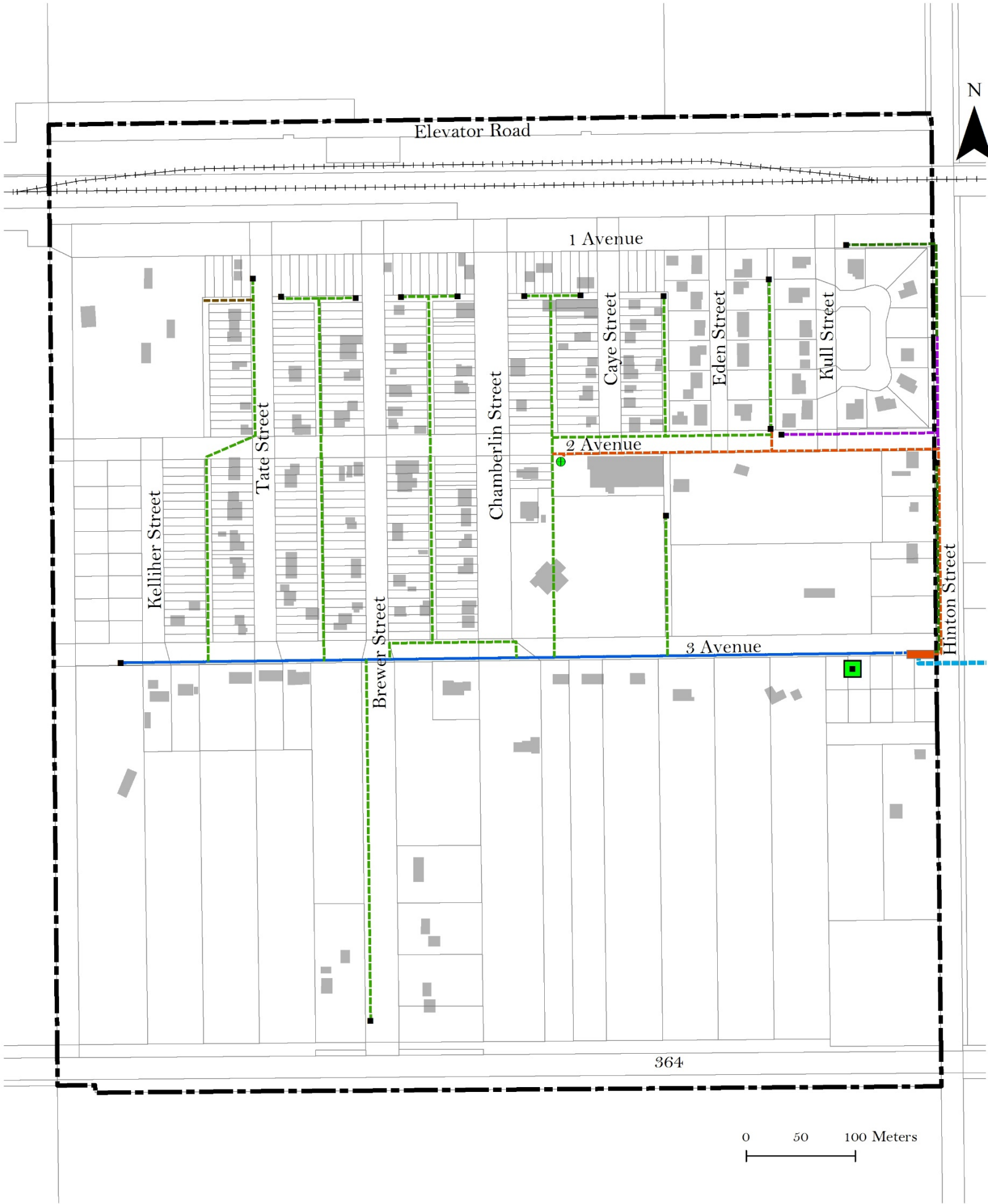
Sewage Lagoon



VILLAGE OF EDENWOLD
SASKATCHEWAN
WATER DISTRIBUTION SYSTEM



- SaskWater
- Water Cap
- Blow Out
- Main Water Supply - 1 inch
- Distribution Line - 2 inch
- Distribution Line - 2 inch
- Distribution Line - 2 inch
- Railways
- Watercourse
- Village Boundary



VILLAGE OF EDENWOLD
SASKATCHEWAN
SEWER SYSTEM



- Flush Valve ●
- Sewer Cap ■
- SaskWater ■
- Lift Station Tank ■
- 6 inch - 1968-69 ———
- 4 inch - 2014 - - - - -
- 4 inch - 1994 - - - - -
- 2 inch - 2016 - - - - -
- 2 inch - 2009 - - - - -
- 2 inch - 1995 - - - - -
- 2 inch - 1968-9 - - - - -
- Railways + + + + +
- Watercourse ~ ~ ~ ~ ~
- Village Boundary [Dashed Line]

