

Official Community Plan

Village of Viscount



Official Community Plan of the Village of Viscount

The Village Of Viscount

Bylaw No. 2017-049

A Bylaw of the Village of Viscount to adopt an Official Community Plan.

Whereas the Council of the Village of Viscount has authorized the preparation of an Official Community Plan for the Municipality pursuant to Section 29 of *The Planning and Development Act, 2007* Chapter P-13.2 (the "Act"); and

Whereas Section 35 of the Act provides that an Official Community Plan must be adopted by bylaw, in accordance with the public participation requirements of Part X of the Act;

Whereas in accordance with Section 207 of the Act, the Council of the Village of Viscount held a public hearing on September 12, 2018 in regards to the proposed bylaw, which was advertised in a weekly paper on August 13, 2018 and August 20, 2018 in accordance with the public participation requirements of the Act;

Therefore the Council for the Village of Viscount in the Province of Saskatchewan, in open meeting hereby enacts as follows:

- 1) This bylaw may be cited as "The Village of Viscount Official Community Plan."
- 2) Bylaw No. 3-87, known as the Basic Planning Statement including all amendments are hereby repealed.
- 3) The Official Community Plan be adopted to provide a framework to guide and evaluate future development within the municipality, as shown on 'Schedule A', attached to and forming part of this bylaw.
- 4) This bylaw shall come into force on the date of final approval by the Minister.

Moe Dwyer
MAYOR

Dwiring
ADMINISTRATOR



Certified a true copy of Bylaw No. 2017-049 passed by Council on October 10, 2018

Dwiring
ADMINISTRATOR



Schedule A

Village of Viscount

Official Community Plan 2018

Bylaw No. 2017-049



Official Community Plan of the Village of Viscount

Table of Contents

1 Introduction..... 4

1.1 Introduction to Planning 4

1.2 History and Location..... 4

1.3 Economy and Population 5

2 Goals..... 5

3 Residential Development..... 7

3.1 Discussion 7

3.2 Objectives..... 7

3.3 Policies..... 7

4 Business Development..... 9

4.1 Discussion 9

4.2 Objectives..... 9

4.3 Policies..... 9

5 Agricultural Land and Fringe Areas 11

5.1 Discussion 11

5.2 Objectives..... 11

5.3 Policies..... 11

6 Community Services..... 13

6.1 Discussion 13

6.2 Objectives..... 14

6.3 Policies..... 15

7 Environmental Regulations 17

7.1 Discussion 17

7.2 Objectives..... 17

7.3 Policies..... 17

8 Implementation..... 20

8.1 Zoning Bylaw 20

8.2 Cooperation with Neighbouring Jurisdictions 21

8.3 Servicing Agreements and Development Levy Agreements..... 21

8.4 Provincial Land Use Policies 21

8.5 Administration..... 21

1 Introduction

1.1 Introduction to Planning

1.1.1 Authority

The Planning and Development Act, 2007 (the Act), Section 29, authorizes a Council to prepare and adopt an Official Community Plan for all or any part of the municipality.

1.1.2 Scope:

This Official Community Plan contains the goals, objects and policies for all lands within the Village of Viscount (Village) and will provide a plan for sustainable community growth. The plan will also provide direction and guidance to landowners as well as the municipal Council when reviewing development and land use proposals.

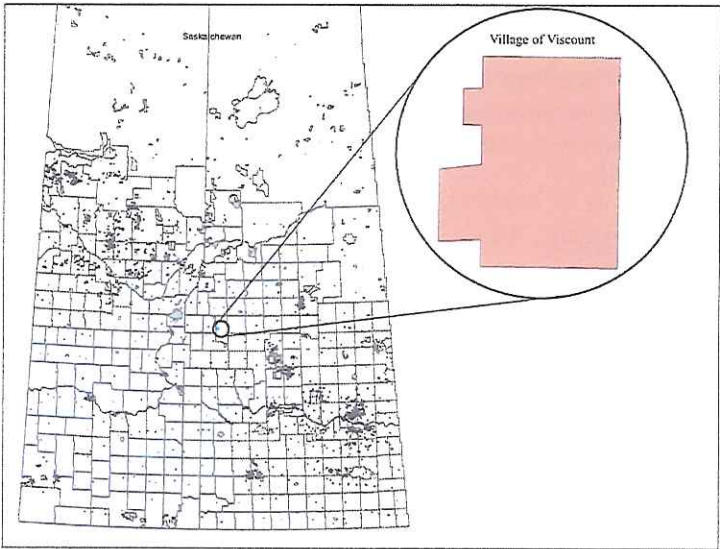
1.1.3 Purpose

The purpose of an Official Community Plan is to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the municipality. Without land use planning bylaws the Village does not have the tools they need to protect the current and future land uses within their jurisdiction. This Official Community Plan will provide goals, objectives and policies to help guide the use of land and future development. Both goals and objectives describe how the community wants to be in the future. Goals are general statements of desired outcomes of the community and are long term and therefore usually have no completion date. Objectives have an achievable end that will help the municipality progress towards the goal. Policies create a course of action to achieve the objective and ultimately fulfill the goal. All development shall conform to the goals, objectives and policies contained within this bylaw.

1.2 History and Location

The Village was named after Viscount Plunkett who was an Irish lawyer, judge and orator. Viscount gained village status on December 17th, 1908.

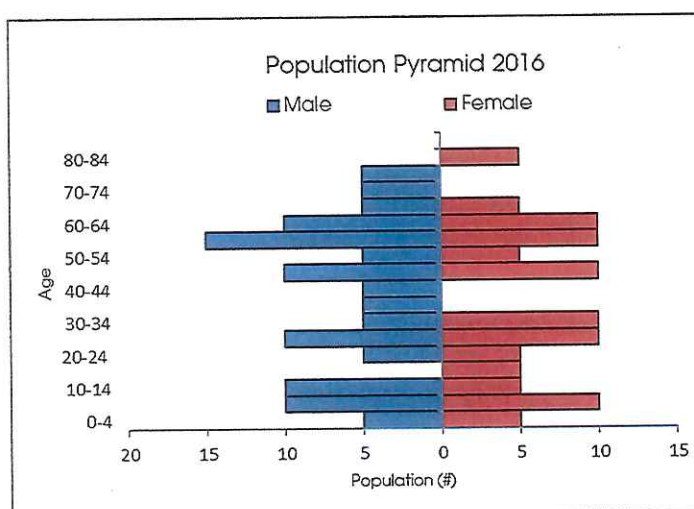
The Village is located in central Saskatchewan, approximately 80 kilometres (49.71 miles) east of the City of Saskatoon, approximately 70 kilometres (43.49 miles) southwest from the Town of Humboldt and approximately 45 kilometres (27.96 miles) west from the Town of Lanigan. The Village is just off of Highway 16 which makes for an easy commute for residents, businesses and visitors to and from surrounding communities. The Village is within commuting distance to the potash mines of Mosaic Potash Colonsay, PCS Allan Potash, PCS Lanigan Potash, and BHP Janson Potash.



Official Community Plan of the Village of Viscount

1.3 Economy and Population

Given the Village's proximity to a number of potash mines, its economy and population can be impacted by the potash sector. In recent years an oversupply and lower than expected demand for potash has resulted in suspended operations, temporary layoffs and delayed development of potash mines in the region. Although the sector continues to experience pressure it is anticipated that demand will grow over the long-term and as a result may contribute moderately to the Village's population and economy. The agricultural sector and commuting lifestyle within the region will also continue to influence the Village's economy and population. Support of business development would help to diversify the economy and stabilize or moderately increase the Village's population.



According to Statistics Canada, the Village had a population of 235 in 2016, experiencing a 6.7% population decrease from 2011. The Village has seen an increase of young children in recent years with this demographic representing approximately 30% of the population. Providing opportunities and services for young families to grow and establish in the Village will be important to maintain the younger demographic and increase the population. Offering senior services and housing to allow the population to remain in the community will also be key to support the population over the long-term.

Population forecasts are an important element in helping to determine the amount of land to be allocated for land use development. Traditional forecasting methods create challenges as a result of the Village's population volatility being tied to a fluctuating regional economy, the ability of business development to supply regional services, and the Village's small population. Instead the Village's population figures are anticipated to coincide with the strength and development of the regional economic sectors, the development and diversification of the Village's business sector and the maintenance and development of community services, facilities and infrastructure. The anticipated rebound and further development of the potash sector in the region and the Village's recent and planned investments in community facilities and infrastructure are anticipated to stabilize the Village's population. Development of future growth areas identified on the Future Land Use Map are projected over a long-term planning horizon and will require opportunities and effort to diversify the Village's economy and support the retention of young families and seniors in the community.

2 Goals

The Goals for the Village have been identified as follows:

- 2.1 To diversify the economic base of the community to provide basic services to residents, businesses and visitors.
- 2.2 To maintain and expand the role of the Village as a trade centre for the surrounding agriculture region and as a service centre to the potash sector.
- 2.3 To provide a residential community for all ages to enjoy with appropriate services and recreational opportunities.

- 2.4 To promote development of the land where services and transportation networks capable of supporting that development exist or are proposed to a standard acceptable to the Village.
- 2.5 To maintain the productivity and the environmental quality of land for future generations.
- 2.6 To consider development that will benefit the community and restrict those that will inflict undue hardship on the existing ratepayers.
- 2.7 To communicate and cooperate with adjacent municipalities and neighbouring communities to ensure land uses and services are coordinated to allow for economies of scale and regional benefits to the residents.
- 2.8 To maintain and improve the quality of the Village's residential environment through responsible residential planning and management, that will benefit all residents.
- 2.9 To promote and accommodate business development in appropriate locations in the Village.



3 Residential Development

3.1 Discussion

The Village is a potash and agricultural based community and, as such, there has been a historical trend with population fluctuations as economic conditions of either the potash mining industry or the agricultural sector change. As the Village serves as a base for workers in these economic sectors, the associated relationship between the regional economy and the Village's population contributes to cyclical growth and decline and produces challenges to maintain a stable population.

To help respond to population fluctuations, there is a supply of rental units and temporary accommodations in the Village. Currently the rental supply is sufficiently meeting demand, however, as the Village and regional economy experience growth there may be further demand for this type of housing. The development of multi-unit housing complexes could also provide for additional seniors housing in the Village as the population ages.

A variety of different housing types, including single detached dwellings and multi-unit dwellings will continue to be encouraged in the Village. Infill development on vacant and underutilized lots will also be encouraged. In past years, the Village has provided incentives for infill development. The Village will continue to monitor their housing supply and demand to determine if further incentives would be appropriate.

Council would like to see some separation of different housing types to ensure neighbouring properties and land uses are compatible. The Zoning Bylaw will help regulate the locations appropriate for different housing types.

3.2 Objectives

- 3.2.1 To provide adequate land for future residential development opportunities.
- 3.2.2 To identify land most suitable for future residential development.
- 3.2.3 To provide for a variety of different housing types in appropriate locations.
- 3.2.4 To minimize the potential for conflict between residential uses and other types of development.
- 3.2.5 To ensure that all residential uses have services and infrastructure that meets municipal standards.
- 3.2.6 To encourage infill development within the Village through the building and developing of existing vacant lands.

3.3 Policies

- 3.3.1 Residential subdivisions are required to be planned and orderly and as such will be required to be located adjacent to developed Village roads and streets and be serviced in a manner that meets municipal servicing standards. The cost of such services or expansion to existing services shall be borne by the developer.
- 3.3.2 Infill development of existing lots will be encouraged over development of new lots.

- 3.3.3 Clustered development, subdivisions located adjacent to each other, will be encouraged in order to protect urban reserve land and reduce servicing costs for roads and other utilities.
- 3.3.4 Council will support the consolidation of existing lots to achieve larger lot sizes to facilitate new development.
- 3.3.5 The Zoning Bylaw will provide regulations on the appropriate types of residential uses allowed in each district.
- 3.3.6 The Zoning Bylaw will provide regulations for uses that are complementary to residential uses.
- 3.3.7 Separation of conflicting land uses will be encouraged. New commercial or industrial development requiring separation from incompatible land uses will be directed to an appropriate district.
- 3.3.8 Council will review applications for multiple-unit dwellings to ensure that they have proper access and provide adequate parking and setbacks from property lines.
- 3.3.9 When reviewing proposals for new residential subdivisions, Council will take the following into consideration along with other applicable provisions of this Official Community Plan and Zoning Bylaw:
- a) topography of the land;
 - b) soil characteristics;
 - c) surface and sub-surface drainage;
 - d) potential flooding, subsidence, and erosion issues;
 - e) availability and adequacy of a water supply, a sewage disposal system and solid waste disposal;
 - f) economical provision of services;
 - g) existing and prospective uses of land in the vicinity;
 - h) provision for layout of streets and lanes;
 - i) provision of access;
 - j) protection of provincial highways and major roads;
 - k) segregation of pedestrian and vehicular traffic and of traffic flow between streets and road and the protection of public safety by ensuring adequate sight distances at intersections;
 - l) design and orientation of the subdivision including the size and shape of each parcel;
 - m) the need to minimize the likelihood of air, water or soil pollution by the subdivision or the need to protect the subdivision from such pollution by outside influences; and
 - n) the anticipated need for municipal services, recreational facilities and parks.

Official Community Plan of the Village of Viscount

4 *Business Development*

4.1 Discussion

The Village encourages appropriate businesses to locate within their municipal boundaries. All business development will be required to be compatible with the surrounding land uses and shall be accompanied by appropriate services and utilities at the cost of the developer. The Village would like to see businesses that serve the surrounding populations to develop and grow within the boundaries of the municipality.

Since the Village does not currently have highway frontage, the commercial uses are primarily downtown. The commercial area is concentrated along Durham Street between Bangor Avenue and Amherst Avenue. Opportunities for new commercial development are limited by the proximity to the City of Saskatoon and the Town of Lanigan. New commercial development will likely be dependent on regional population growth and increased demand for support services for the potash and agriculture sectors. Highway commercial development and industrial development to the north of the Village, as shown on the Future Land Use Map, would be supported as growth and development of the Village and region occur.

4.2 Objectives

- 4.2.1 To encourage appropriate new and expanded business development in the Village in order to service the Village and surrounding population.
- 4.2.2 To balance the needs of residents and the needs of business owners in and around the area of Durham Street.
- 4.2.3 To separate industrial development from smaller scale retail, office and service business development.
- 4.2.4 To ensure that any development can be served by a road of a sufficient standard to provide the needed level of access to the site.
- 4.2.5 To ensure that any development is serviced to a standard by utilities and infrastructure that meet municipal standards.

4.3 Policies

- 4.3.1 Monitor the local and regional economy to identify opportunities for future development.
- 4.3.2 All business development shall have adequate services, including roads and utilities, which meet municipal standards.
- 4.3.3 The Zoning Bylaw will provide criteria for business development, including industrial and commercial uses, allowed within the municipality.
- 4.3.4 Similar type businesses will be encouraged to cluster together to reduce land use conflicts.
- 4.3.5 Council will have the ability to require screening, landscaping or buffering as a condition of approval and in accordance with the criteria in the Zoning Bylaw for discretionary business development.
- 4.3.6 The Zoning Bylaw will contain provisions to allow for residential uses accessory to business

developments.

- 4.3.7 The Zoning Bylaw will provide for non-residential institutional, cultural, governmental, utility, and intensive recreational uses in business development areas.
- 4.3.8 The Zoning Bylaw will provide for exterior storage and warehousing uses, bulk fuel and farm chemical depots and industrial or farm machinery dealers and similar uses.
- 4.3.9 Council will consider commercial and industrial development in accordance with the Future Land Use Map which forms part of this Official Community Plan.
- 4.3.10 Council will promote Viscount as a location for new businesses in conjunction with regional and provincial organizations and local businesses.
- 4.3.11 Manufacturing or processing operations which may generate offensive or noxious emissions or involve storage of hazardous products may be allowed as discretionary uses subject to special locational, access, and development standards.

Official Community Plan of the Village of Viscount

5 *Agricultural Land and Fringe Areas*

5.1 Discussion

There are 49 hectares (120 acres) of agricultural land in the Village; located south of the CPR station grounds. This area amounts to 42% of the total area of the Village. It is not anticipated that this area will be needed for future urban expansion due to access and servicing constraints. The Village owns land to the northwest of the Village boundaries which contains the lagoon and area identified for future lagoon expansion. The area directly north of the Village boundaries has been identified for future urban growth as shown on the Future Land Use Map.

The Village promotes infill development and the densification of existing land within the existing Village boundaries, however, should demand for highway commercial, industrial or future residential subdivision be demonstrated for areas that would connect to existing urban development, the Village will communicate with the RM of Viscount about annexation. Engineering studies would be required prior to the development of the area to the north of the Village to determine servicing and drainage requirements and constraints.

5.2 Objectives

- 5.2.1 To ensure that future urban land requirements are not restricted by the development of uses such as intensive livestock operations near the built-up areas of the Village.
- 5.2.2 To regulate development within the vacant areas surrounding the built-up part of the Village to ensure that extension of future urban developments or services are not restricted or negatively impacted.
- 5.2.3 To identify lands which the Village may annex to facilitate future urban growth.

5.3 Policies

- 5.3.1 Land in the Village not required for immediate development, will be designated as urban reserve areas. The Zoning Bylaw will recognize existing uses and some recreational developments as acceptable uses.
- 5.3.2 Prior to rezoning lands from Urban Reserve District to any other district, the developer shall provide to Council a concept plan for the area and identify the following:
 - a) the land proposed for the development;
 - b) the density of development proposed for the area;
 - c) the location of services proposed for the area;
 - d) the phasing of development proposed for the area.
- 5.3.3 Development of agricultural lands and fringe areas may only proceed where an adequate and sustainable water supply for the proposed development has been demonstrated to the Village.
- 5.3.4 Where a development or subdivision requires new or improved municipal services and roads, the applicant will be responsible for all costs associated with providing the services. Council may require

an applicant to undertake an engineering study to identify site suitability and the infrastructure and servicing capacity required to support the development.

- 5.3.5 Where development is proposed in proximity to Highway 16, the application will be referred to the Ministry of Highways and Infrastructure for review.
- 5.3.6 Council will discuss with the RM of Viscount No. 341 a procedure for reviewing and commenting on developments within 1.5 kilometres (0.93 miles) of the Village boundary, or Village facilities, to minimize conflicts with future urban requirements.

Official Community Plan of the Village of Viscount

6 Community Services

6.1 Discussion

Recreational and Institutional Services

The Village of Viscount has a strong community spirit which is reflected in the number of organizations devoted to supporting community well-being as well as the number of events and community facilities available to residents and the surrounding region. The wide range of recreational facilities available include ball diamonds, senior centre, fitness and wellness centre and a community centre equipped with a skating rink, bowling lanes and archery space. Educational facilities are provided through a K-12 public school and preschool. The Village is also home to multiple religious and institutional uses including two churches, the Knights of Columbus, a public library and a post office. A volunteer fire department and first responders also service the Village and regional partners out of the Village fire hall. In addition to the existing community facilities the Village is interested in the development of a day care centre and restaurants and, where possible and economically feasible, would be willing to support such development through incentives.



It is important to the Village to ensure existing recreational and institutional facilities are appropriately maintained to continue to meet the needs of the community as well as attract visitors and support events and tourism in the region. The existing municipal facilities identified above are in good condition with identified future costs associated with ongoing maintenance. Recent investments were allocated to interior renovations and equipment replacement for the community centre. The condition and investment requirements of community facilities and equipment will continue to be monitored by the Village to ensure future costs for maintenance, upgrading and replacement are accounted for and budgeted.

Infrastructure

Another primary interest of the Village is to ensure proper roads, services and utilities are provided to its residents and that the development of any new infrastructure will be done in a fiscally responsible manner with consideration of future growth. The approach of the Village is that development pay for development and to encourage efficient use of existing infrastructure. Incentives for development may be offered from time to time to encourage development but only where the overall benefit to the community will outweigh any associated cost. The Village will encourage development to locate by existing roads and utilities where possible to reduce additional infrastructure demand and development and thereby reduce potential costs to ratepayers.

The Village of Viscount source of water is from the Zelma Reservoir which is under the control of the Water Security Agency. As the Water Security Agency administers the allocation of water from the Zelma Reservoir, any increase in demand for water from this source will require approval from Water Security Agency. Based on consultation with the Water Security Agency regarding the Village's Future Land Use Map and a potential doubling of the population, there are no anticipated concerns regarding water capacity.

From the Zelma Reservoir water is fed to a pumping station at Mosaic Potash Mine, which is then pumped to the Village of Viscount's water treatment plant (WTP) through a waterline protected by registered interest on land tiltes held by the Saskatchewan Water Supply Board. The WTP was constructed in 2010 with expansion in 2012 and a new mainstream water treatment system commissioned in 2013. A 2015 waterworks system assessment determined the WTP to be in good operating condition and has capacity to supply a population of 340, an increase of 44% from the 2016 population. The water distribution system for the Village was originally constructed in the late 1960's and is capable of meeting current supply. Ongoing maintenance and upgrades to the system will be required to continue to meet demand and supply future development areas.

The Village of Viscount has a gravity flow sewer system. The gravity flow system flows out to a 2-cell lagoon system located west of the Village. The lagoon has reached capacity and is in need of expansion prior to proceeding with further subdivision development. The Village has contracted an engineering firm who is currently in the process of undertaking an assessment of the lagoon to determine an appropriate course of action to address the Village's lagoon capacity. Land under the ownership of the Village surrounds the existing lagoon and has been identified for the accommodation of future lagoon expansion.

The Regional Authority of Carlton Trail (REACT) manages door to door solid waste and recycling services for the community and a transfer station located 0.5 km west of the Village.

The Village recognizes that a long-term infrastructure management plan would be beneficial and that a consistent population and development planning horizon should be applied for infrastructure investment. The Village will look to incorporate phasing for incremental growth where possible.

6.2 Objectives

- 6.2.1

To ensure that the Village's public and recreational facilities meet the needs of the current and future population.

6.2.2

To encourage inter-municipal partnerships which provide for regional services, leisure and tourism opportunities.

6.2.3

To minimize the potential for conflict of development with other utility service lines.

6.2.4

To ensure that adequate levels of municipal services are provided to existing development areas and future development areas in conformance will provincial and municipal regulations and standards.

6.2.5

To ensure there are appropriate services and capacity of utilities to new development at the cost of the developer.

6.2.6

To provide an acceptable level of solid waste collection and disposal that is economical and environmentally safe.

6.2.7

To make provisions for the dedication of municipal reserve lands in appropriate areas.

6.2.8

To work with the RM of Viscount and other adjacent municipalities to provide the appropriate level of infrastructure and services to the residents, businesses as well as to visitors to the region.
- 

Official Community Plan of the Village of Viscount

- 6.2.9 To manage assets to be responsive and sustainable to the community and to minimize total life cycle costs of assets.

6.3 Policies

- 6.3.1 All development shall require direct access to a Village road.
- 6.3.2 Development will be encouraged where roads and services currently exist.
- 6.3.3 Where a proposed development requires the installation or improvement of municipal services, Council may enter into a development levy agreement with the developer, pursuant to *The Planning and Development Act, 2007*, to cover the installation or improvement.
- 6.3.4 Where a subdivision of land will require the installation or improvement of municipal services, Council will enter into a servicing agreement with the developer, pursuant to *The Planning and Development Act, 2007* to cover the installation or improvements.
- 6.3.5 The Village will require adequate water supply, sewage disposal and waste management for proposed developments.
- 6.3.6 Council may require an applicant to undertake an engineering study to identify site suitability and the infrastructure and servicing capacity required to support the development.
- 6.3.7 The density of new development will be determined by the municipal service capacity and shall be designed to complement existing development in the vicinity.
- 6.3.8 Where pipelines, utility lines or other transportation facilities cross municipal roads the municipality may apply special standards for their construction that are necessary to protect the municipal interest.
- 6.3.9 Council will work with utility service agencies to ensure that proposed utility lines and facilities will not unduly constrain areas proposed for future development. In general, utility distribution lines should follow existing or proposed street alignments.
- 6.3.10 At the time of subdivision, the Village will assess whether Municipal Reserve (MR) land is required, if it is not required, money in lieu of municipal reserve land will be requested from the developer.
- 6.3.11 The dedicated lands account funds may be used for municipal reserve development either within the municipality or in adjacent jurisdictions where the development will serve the residents of the Village.
- 6.3.12 Duplication of community services and recreational facilities is not financially sustainable and the Village will work with adjacent and neighbouring municipalities to provide appropriate service delivery.
- 6.3.13 The Village will work with adjacent and neighbouring municipalities to identify opportunities and support community events, recreation, and tourism in the region.
- 6.3.14 The Village will monitor shifts in population structure and types of recreation and service demands. Recreation program delivery may be adjusted on the basis of these shifts to encourage population retention.

- 6.3.15 The Village will support the multi-purpose use of public buildings and the involvement of user groups in the management of these facilities.
- 6.3.16 The Village will continue to provide adequate fire protection and will work with the appropriate public agencies to provide appropriate police, healthcare and emergency response services.
- 6.3.17 The Village may refer subdivision and development permit applications to the local fire department for comment prior to a decision taking place on the application.
- 6.3.18 The Village will ensure through the subdivision and development process that the future acquisition for highway right-of-ways are protected from land uses which may affect them.
- 6.3.19 Any roads in proposed developments will be required to link with the existing road network in a safe and efficient manner.
- 6.3.20 Solid waste management shall meet all applicable provincial regulations and the Village will continue to support a comprehensive waste management plan for the region.
- 6.3.21 The Village will develop an asset management plan to better manage change and to ensure growth will not place an undue strain on municipal infrastructure and public services.
- 6.3.22 The Village will plan financially for the appropriate level of maintenance of assets to deliver appropriate service levels and extend the useful life of assets.
- 6.3.23 The Village will monitor standards and service levels to ensure that they meet and support community goals and objectives.
- 6.3.24 The Village will promote and facilitate infill development and land use intensification to maximize use of existing infrastructure and previous investment in municipal services.

7 Environmental Regulations

7.1 Discussion

Management of environmentally sensitive lands and hazard lands (as defined in provincial regulation) is important to the Village. Council acknowledges and recognizes the efforts of the Provincial departments who all work hard to achieve the sustainable management of special lands throughout the province. Council also recognizes that they have a role to play in and a responsibility for special lands such as hazard lands, environmentally sensitive lands and heritage lands at the local level. This Official Community Plan and the accompanying Zoning Bylaw will outline restrictions and requirements for development on lands that may have special designation or have environmental significance.

The Village encourages environmentally sustainable planning and development practices and encourages their ratepayers to participate in available environmental programs, such as recycling programs and proper land management. The water, air and land of the community are invaluable resources that need to be preserved for future generations to enjoy.

Stormwater is accommodated by an overland drainage system with no drainage issues existing within the developed areas of the community. Development of future growth areas identified to the north of the Village on the Future Land Use Map will need to address pockets of low lying areas and consideration of drainage. Development in proximity to the highway and railway will need to consider public safety and incorporate mitigation methods to reduce risk.

Heritage lands consist of any site that has architectural, historical, cultural, archaeological, paleontological, aesthetic or scientific value. Currently, the Village does not have any heritage properties registered, Council will, however, encourage opportunities for the reuse, rehabilitation, preservation and/or restoration of historic buildings.

7.2 Objectives

- 7.2.1 To encourage developmental practices that can be sustained by the environment without significant pollution, nuisance, or damage to the environmental resources.
- 7.2.2 To restrict development in areas where special land considerations exist, such as on environmentally significant lands.
- 7.2.3 To consider potential hazard lands and protect development from natural and human induced threats.
- 7.2.4 To protect critical water supply resources including both ground and surface water resources.
- 7.2.5 To construct and maintain services and utilities while balancing both environmental and financial considerations.
- 7.2.6 To enhance and support community heritage and cultural resources and activities and to promote the public and regional awareness of cultural themes and events.

7.3 Policies

- 7.3.1 Council may deny a permit to any development that may significantly deteriorate the land resources or deplete or pollute ground water sources.

- 7.3.2 Council will work with agencies of the provincial government to protect any significant heritage resources, critical wildlife habitat, or rare or endangered species. Where areas have been identified to Council, Council may delay their decision on the development request until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained.
- 7.3.3 Where appropriate, dedicated lands will be used to protect heritage and cultural resources and environmental significant areas.
- 7.3.4 The Village will work with community members and organizations to identify cultural and heritage resources and to preserve and promote community amenities, cultural resources and events.
- 7.3.5 Where development is proposed on potential environmental hazard land a professional report on the proposed development may be required. The report shall assess the geotechnical suitability of the site, susceptibility to flooding, or other environmental hazards, together with any required mitigation measures. These measures may be attached as a condition for a development permit approval.
- 7.3.6 No new buildings or additions to buildings shall take place in the flood way of the 1:500 year flood elevation of any watercourse or water body and all new buildings and additions to buildings within the flood fringe shall apply flood proofing techniques to an elevation of 0.5 metres above the 1:500 year flood elevation which are identified as appropriate by the Water Security Agency or other provincial departments.
- 7.3.7 The Village will require proper management of storm water and surface drainage in all development areas. A drainage plan may be required for proposed development.
- 7.3.8 Future developments shall take into consideration the Guidelines for New Development in Proximity to Railway Operations document.
- 7.3.9 Consultation with the railway will be required for proposed subdivision or development in proximity to the railway. Consultation is needed in order to determine:
- a) the nature of the proposed development;
 - b) the frequency, types and speeds of trains travelling within the corridor;
 - c) any issues the railway may have with the proposed development or with specific uses proposed for the site;
 - d) the capacity for the site to accommodate standard mitigation measures;
 - e) any suggestions for alternative mitigation measures that may be appropriate for the site;
 - f) proposed stormwater management and drainage; and
 - g) the specification to be applied to the project.
- 7.3.10 Proposed development which may be adversely affected by noise, dust and fumes from highways and railways should be encouraged to locate where there is adequate separation from these corridors and/or to incorporate sound barriers or landscaped buffers and/or fencing to mitigate these impacts.
- 7.3.11 Developments which manufacture, handle, store or distribute hazardous materials shall be required to comply with all provincial regulations.

Official Community Plan of the Village of Viscount

- 7.3.12 Where development of a potentially hazardous use is proposed, the applicant shall provide information relating to the nature of any potential discharges into the environment, a hazardous storage and waste management plan, and plans for buffering such activities from adjacent uses.
- 7.3.13 Where a contaminated site is identified, the Village shall require an environmental site assessment and compliance with applicable provincial regulations and standards prior to issuing a development permit.
- 7.3.14 The Village will work with organizations, agencies and regional municipalities in providing effective waste management and environmental protection. The Village will require proper management and safe disposal of domestic sewage, solid waste and hazardous materials.
- 7.3.15 The Village shall ensure there is adequate fire protection for all new development.
- 7.3.16 Service and utility maintenance that is not environmentally sustainable will not be an acceptable practice.

8 Implementation

8.1 Zoning Bylaw

The Village will adopt their Zoning Bylaw which will be the principal method of implementing the objectives and policies contained in this Official Community Plan. Council will ensure the Zoning Bylaw is consistent with the Official Community Plan.

8.1.1 Content and Objectives

The zoning bylaw will implement the land use policies contained in this Official Community Plan by prescribing and establishing zoning districts. The Zoning Bylaw will contain the following districts:

a) Residential District

The objective of this district is to provide an area for low to medium density residential uses along with other uses which are compatible with residential development.

b) Downtown Commercial District

The objective of this district is to provide a central area for the location of retail commercial uses, offices, financial institutions, personal services as well as some cultural and recreational facilities.

c) Highway Commercial District

The objective of this district is to provide an area for the development of commercial uses which require larger sites or access and visibility to a highway or major arterial street.

d) Industrial District

The objective of this district is to provide an area for development of uses which involve manufacturing, processing, storage and warehousing.

e) Urban Reserve District

The objective of this district is to regulate those areas not immediately required for urban development or areas within the Village which are not suitable for urban development.

8.1.2 Amendments

Council may consider adding new zoning districts to the Zoning Bylaw, however the objectives of this Official Community Plan must be complied with. If there is a need to amend the objectives and policies contained within this Official Community Plan or the regulations in the Zoning Bylaw, Council must pass a bylaw to accept the amendment to the plan. Amendments may provide for a greater density of development than initially considered in this plan, changes to objectives, policies and regulations, if supporting documents are accepted, or other changes as accepted by Council.

Official Community Plan of the Village of Viscount

8.2 Cooperation with Neighbouring Jurisdictions

Council will work with adjacent jurisdictions to provide economies of scale and to provide regional policies that will benefit the ratepayers. The Village will also work with neighbouring jurisdictions to develop joint service programs where such arrangements will be of benefit to the municipality and community as a whole.

The Village will refer development proposals to the RM of Viscount when there is a potential for the RM to be affected by the proposal. Joint servicing agreements and development levy agreements will be considered, when appropriate.

8.3 Servicing Agreements and Development Levy Agreements

- 8.3.1 At the time of subdivision, a Servicing Agreement between the developer and the Village will be required to ensure there is an understanding of the type, standard and timing of installation or construction that will be required, in accordance with Section 172 of *The Planning and Development Act, 2007*.
- 8.3.2 The Village will work with adjacent and nearby municipalities to establish servicing requirements in order to ensure the services are coordinated between the municipalities.
- 8.3.3 Council has the authority to establish, by bylaw, development levies to recover the capital costs of services and facilities associated with a development in accordance with Section 169 of *The Planning and Development Act, 2007*.
- 8.3.4 If Council adopts a development levy bylaw, a development levy agreement between the developer and the Village may be required to ensure there is an understanding of the type, standard and timing of installation or construction that will be required.

8.4 Provincial Land Use Policies

- 8.4.1 This Official Community Plan shall be administered and implemented in conformity with applicable provincial land use policies, statutes and regulations and in cooperation with provincial agencies.
- 8.4.2 Council will review this Official Community Plan and the accompanying Zoning Bylaw for consistency with provincial land use policies.
- 8.4.3 Wherever feasible and in the municipal interest Council will avoid duplication of regulation of activity and development governed by appropriate provincial agency controls.

8.5 Administration

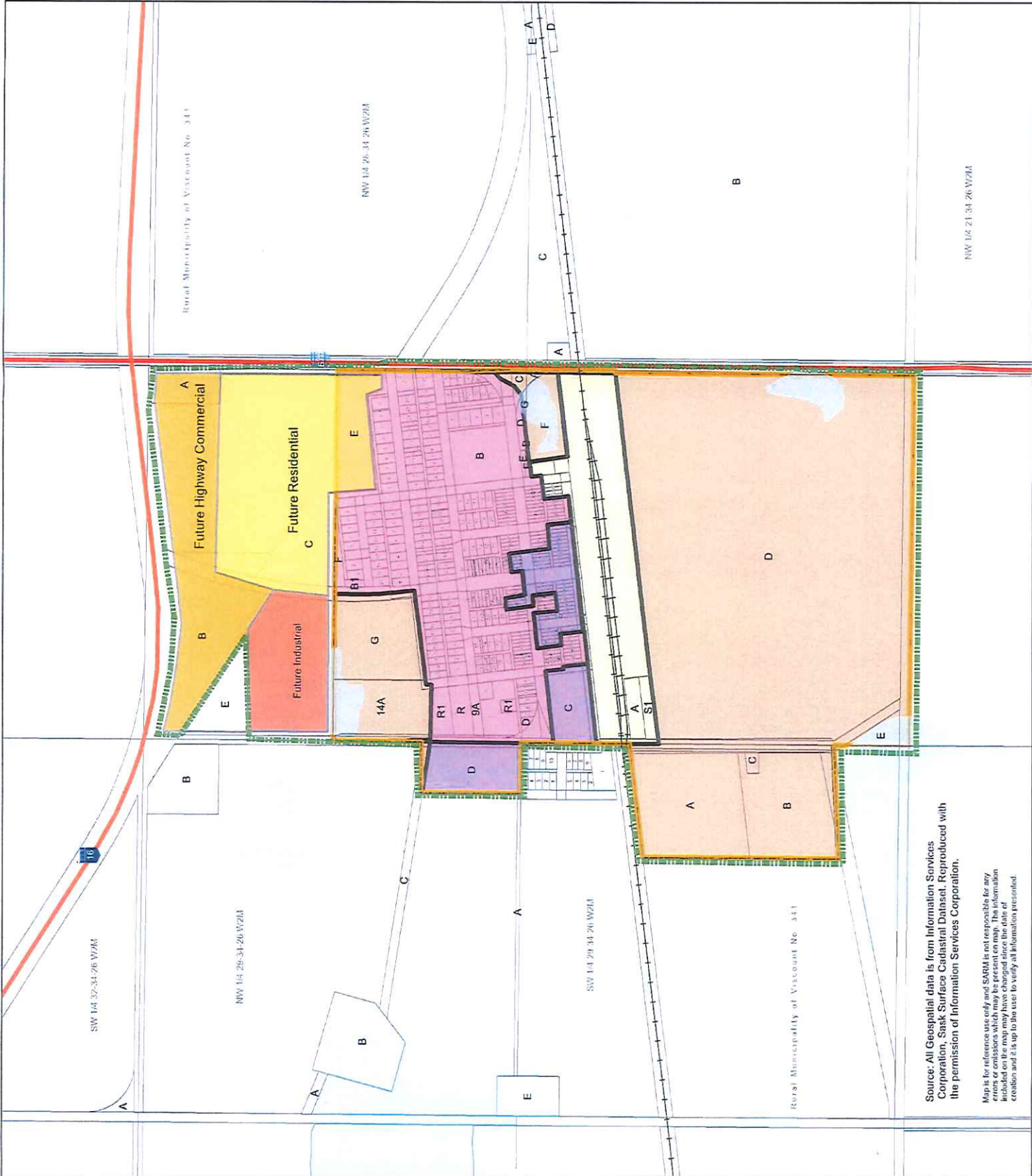
- 8.5.1 This Official Community Plan is binding on Council and all development within the Village must comply with this Plan.
- 8.5.2 The interpretation of words as contained in the accompanying Zoning Bylaw shall apply to the words in this Official Community Plan.
- 8.5.3 If any part of this Official Community Plan is declared to be invalid for any reason, by an authority of competent jurisdiction, that decision shall not affect the validity of the Plan as a whole, or any other part, section or provision of this Plan.

Village of Viscount

Future Land Use Map



- Legend**
 - Highway
 - Waterbody
 - Village Boundary
 - Railline
 - Proposed New Boundary
 - Downtown Commercial District
 - Industrial District
 - Residential District
 - Urban Reserve District
 - Future Highway Commercial
 - Future Industrial
 - Future Residential



Source: All Geospatial data is from Information Services Corporation, Sask Surface Cadastal Dataset. Reproduced with the permission of Information Services Corporation.

Map is for reference use only and SARM is not responsible for any errors or omissions. The user is responsible for verifying the information included on the map may have changed since the date of creation and it is up to the user to verify all information presented.

