

TOWN OF DALMENY

OFFICIAL COMMUNITY PLAN

PREPARED FOR:

THE TOWN OF DALMENY

PREPARED BY:

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LANDSCAPE ARCHITECTURE AND PLANNING
SASKATOON, SK

AUGUST 2009

THE TOWN OF DALMENY

BYLAW NO. _____

A Bylaw of the Town of Dalmeny to adopt an Official Community Plan.

The Council of the Town of Dalmeny, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

(1) Pursuant to Section 29 of *The Planning and Development Act, 2007* the Council of the Town of Dalmeny hereby adopts the Town of Dalmeny Official Community Plan, identified as Schedule "A" to this bylaw.

(2) The Mayor and Town Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.

(3) Bylaw No. 8/86, the Town of Dalmeny Basic Planning Statement Bylaw, and all amendments thereto, are hereby repealed.

(4) This bylaw shall come into force on the date of final approval by the Minister of Municipal Affairs.

Read a first time this _____ day of _____, _____

Read a second time this _____ day of _____, _____

Read a third time this _____ day of _____, _____

Adoption of bylaw this _____ day of _____, _____

S E A L

Mayor

Town Administrator

Certified a true copy of the Bylaw adopted by Resolution of Council on the _____ day of _____, in the year _____.

A Commissioner for Oaths in the Province of Saskatchewan
My appointment expires _____.

THE TOWN OF DALMENY
OFFICIAL COMMUNITY PLAN

Being Schedule "A" to Bylaw No. _____
of the Town of Dalmeny

(Mayor)

SEAL

(Town Administrator)

CONTENTS

1. INTRODUCTION	1
1.1 AUTHORITY	1
1.2 SCOPE	1
1.3 PURPOSE	1
2. GOALS	2
3. OBJECTIVES AND POLICIES	3
3.1 RESIDENTIAL	3
3.2 COMMERCIAL	7
3.3 INDUSTRIAL	12
3.4 TRANSPORTATION AND UTILITIES	15
3.5 COMMUNITY SERVICES	18
3.6 AMENITIES AND DEDICATED LANDS	20
3.7 BIOPHYSICAL CONSTRAINTS ON DEVELOPMENT	23
3.8 URBAN DEVELOPMENT CENTRES	24
3.9 AGRICULTURAL LAND AND FRINGE AREAS	26
4. IMPLEMENTATION	28
4.1 ZONING BYLAW	28
4.2 OTHER IMPLEMENTATION TOOLS	32
4.3 OTHER	34
5. MAPS	35
APPENDIX 1 - CONCEPT PLANS	37

1. INTRODUCTION

1.1 AUTHORITY

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

Section 32 of *The Planning and Development Act, 2007*, provides that the *Official Community Plan* is required to 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 protection; and
- (g) the means of implementing the *Official Community Plan*.

1.2 SCOPE

The policies of this *Official Community Plan* shall apply to the incorporated area of the Town. Policies which address the future development of areas outside the current limits of the Town will take effect on annexation of those areas to the Town, or in conjunction with the Council of the Rural Municipality. All development shall conform to the objectives and policies contained in this *Official Community Plan*.

1.3 PURPOSE

This *Official Community Plan* is intended to serve as a statement of the goals, objectives and policies of the Town of Dalmeny relating to the future growth and development of the community. The policies are intended to provide Council with direction in establishing other bylaws and programs to guide the future growth and establish guidelines for formulating decisions on future land use and development proposals.

2. GOALS

The planning goals for the Town of Dalmeny are as follows:

1. To direct development and growth of Dalmeny towards a diversification of land use activity in a manner that will maintain a positive relationship with environmental values, resource capabilities, community strengths and the broader community in the Rural Municipality of Corman Park.
2. To maintain and enhance Dalmeny's commercial and industrial tax base, while maintaining the Town's quiet, "small-town" atmosphere.
3. To ensure orderly, cost-efficient and appropriate development of the land consistent with the purpose of the community and within the financial capability of the community.
4. To support and complement provincial interest where those interests has been identified to the Municipality.

3. OBJECTIVES AND POLICIES

3.1 RESIDENTIAL

3.1.1 Issues and Concerns

- Dalmeny, with a current (2006) population of 1,560, experienced an annual population growth of 0.6% between 1996-2001. Although population does not suggest robust growth into the future (a small dip in the population has occurred over the last five years) there are other factors that may suggest a demand for additional housing in Dalmeny will continue to exist. The number of residential housing starts has remained strong, and as of August 2007 the number of housing starts was 21. Observed rates of housing construction, if continued, would result in a requirement of at least 12.4 ha (30.8 acres) of serviced residential land in the next ten years. Another factor that will increase the residential need in Dalmeny is the decline in average household size (3.6 in 1991 to 3.0 in 2006) which has created an increase in demand for new residential land. *Areas need to be identified for both short-term and long-term future annexation to accommodate future residential development.*
- There is currently no inventory of serviced, undeveloped residential lots in Town. According to observed rates in housing construction and a declining household size, the deficiency of available serviced lots will not meet the demand for residential land. *Areas need to be identified for future residential development.*
- Responses to the community survey indicate strong support for additional residential development within the Town.
- Although residents indicate strong support for additional residential development, only a slight majority of the residents feel that the development of townhouses, condominiums, and apartment buildings (in addition to single detached dwellings) should be encouraged.
- Responses to the community survey indicate that residents feel strongly about maintaining Dalmeny's small town atmosphere and lifestyle.
- Stakeholder representatives have indicated there is a desire to accommodate a mix of housing types and densities within the Town in appropriate areas (e.g. seniors' housing, condominiums, rental accommodation and apartments). *Policies are required to accommodate a diversity of housing in suitable areas throughout the Town.*

- Stakeholder representatives have indicated a desire to create walkable residential areas (i.e. boulevard trees, narrower roadways, curbed and well lit streets). *Policies are required to address the walkability, connectivity and insofar as possible, the aesthetics of residential areas as the Town grows.*

3.1.2 Objectives

- (1) To provide adequate land for future residential development.
- (2) To identify the areas, within Dalmeny and outside of the Town's current boundaries, that are most suitable for future residential development.
- (3) To allow for the development of a full range of residential uses including single-detached, semi-detached, duplex, and multiple-unit dwellings, within the corporate limits of the Town.
- (4) To provide locations for mobile homes and prefabricated homes in a specific area of the Town, complementary to other residential uses.
- (5) To ensure that buildings and lots are constructed and maintained to acceptable standards.
- (6) To facilitate economic development and foster entrepreneurship through home based businesses that are clearly secondary to the residential use of the property and compatible with the surrounding residential environment.
- (7) To support the development of pedestrian friendly, walkable and connected neighbourhoods.
- (8) To ensure that future forms of residential development are compatible with existing development, maintaining the character of residential neighbourhoods.

3.1.3 Policies

- (1) Infill of existing residential lots will be encouraged.
- (2) Initially, new residential development will be encouraged to locate in the areas noted as "Future Residential" on the Future Land Use Concept. At the time of subdivision, these areas will be zoned, in the Zoning Bylaw, for residential uses and compatible development. Prior to such rezoning, development in these areas will be regulated to prevent development of uses which would conflict with the long term use of these areas.

- (3) The Town will take steps to subdivide and service land for residential purposes where there are insufficient lots to meet demand.
- (4) Additional residential subdivision development will be supported by Council only in order to ensure a three to five year supply of serviced lots, based on the rate of serviced lot uptake in the preceding three years. Where Council is of the opinion that a sufficient supply of desirable lots is unavailable, or a sufficiently wide range of lots for certain dwelling types is unavailable, this guideline may be adjusted.
- (5) If and when sufficient land is no longer available to accommodate additional residential development (pursuant to policies contained in Section 3.9.3 - Agricultural Land and Fringe Areas), new residential development will be encouraged to locate in the areas noted as "Potential Residential" on the Future Land Use Concept. Subject to policies contained in Section 3.9.3 - Agricultural Land and Fringe Areas, Council will initiate required actions to bring the areas noted as "Potential Residential" within the corporate limits of the Town through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for residential uses and compatible development when they are included within the corporate limits of the Town. Those lands that are designated and zoned for future urban development will be rezoned for residential uses and compatible development once plans for such development have advanced to the point where the appropriate residential zoning designation has been clarified and once the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner.
- (6) A separate mobile home district, for mobile home and compatible development, will be established in the Zoning Bylaw. Extension of the mobile home district into additional areas will be considered on a case by case basis.
- (7) A series of residential districts will be provided for a full range of residential uses. These districts will provide varying levels of restrictions on residential types and dwelling unit densities. Single detached dwellings and certain community facilities will be permitted in all residential districts except the mobile home district. Higher density residential uses and, at Council's discretion, other potential compatible uses will be allowed in only those areas in which increased residential densities and a wider range of compatible uses are determined to be appropriate.
- (8) Council shall, in the Zoning Bylaw, authorize the relaxation of rear yard requirements for corner lots in residential districts, provided that larger side yards are provided along the flanking street.

- (9) Building maintenance and upkeep is important in order to preserve a visually pleasing community. Construction of buildings should be completed and lots landscaped.
- (10) Council will promote and advertise the Town, and the associated high quality of life and amenities in the Town, to encourage individuals and families to locate their residences in Dalmeny.
- (11) Home based businesses shall be accommodated, provided they are clearly secondary to the principal residential use of the dwelling unit and are compatible with the residential environment.
- (12) Home based businesses shall be compatible with nearby residential properties and shall preserve the amenity of the overall residential environment. Home based businesses shall not generate traffic, parking, noise, electrical interference, vibration, odour or other elements that are not normally found in the residential environment.
- (13) The Zoning Bylaw shall specify the types of activities to be fully permitted as home based businesses. Such uses are to be compatible with a residential environment and will not create land use conflicts.
- (14) Those types of home based businesses that are generally compatible with a residential environment, but may involve certain activities that are not acceptable in all locations, may be specified in the Zoning Bylaw as discretionary uses, and permitted only at Council's discretion. The Zoning Bylaw shall prescribe a time limit for the approval of such discretionary uses.
- (15) The Zoning Bylaw shall contain development standards pertaining to permitted and discretionary home based businesses, including standards for parking, use of accessory buildings, storage, product sales, resident and non-resident employees, number of business related vehicle trips per day, and other relevant matters.
- (16) To promote walkability and the use of alternative transportation modes, residential areas shall be oriented to serve pedestrian and cycling traffic as well as automobile traffic.
- (17) To ensure that new residential neighbourhoods connect to and complement existing and future development in Dalmeny, the Town will require that concept plans be submitted for Council approval prior to consideration of rezoning applications associated with formal subdivisions applications.

3.2 COMMERCIAL

3.2.1 Issues and Concerns

- Commercial land uses are mainly focussed along one stretch of road in Dalmeny, 3rd Street bounded by Wakefield and Railway Avenues. A small concentration is also located on the south end of the town along Highway #305.
- Responses to the community survey indicate strong support for commercial development within the Town.
- Responses to the community survey have identified one of the challenges facing Dalmeny is attracting and keeping businesses within the Town.
- There is a current inventory of 1 serviced but undeveloped, privately owned commercial lot available. *Areas need to be identified for both short-term and long-term future commercial development.*
- Stakeholder representatives indicated a strong desire to preserve and enhance the Town's downtown core area. *Policies are required to maintain and develop a vibrant downtown core.*
- Stakeholder representatives have indicated a desire to examine the feasibility of extending the Downtown, through a transition zone. *Policies are required to establish areas in proximity to downtown that are suitable for future downtown development.*
- Both on-site and off-site parking requirements in the downtown were raised as an issue by local business owners. *Options for on-site and off-site parking policies need to be fully examined during the planning process.*
- Stakeholder representatives have indicated that the Town's potential commercial development is constrained by not having drive by access (i.e. not located on a major highway).
- Lack of landscaping, in commercial areas - particularly at the entrance of town (Highway #305 / Grid 684), was raised as an issue by local business owners. Stakeholder representatives identified the need for buffers, landscaping, fencing and screening between commercial development and existing residential land use. *Options for landscaping policies need to be fully examined during the planning process.*

3.2.2 Objectives

a. General Commercial

- (1) To promote the allocation of compatible commercial development in new residential areas.

b. Downtown Commercial

- (1) To maintain and enhance a cohesive, viable and dynamic downtown commercial area.
- (2) To encourage the development of new commercial enterprises in downtown Dalmeny.
- (3) To ensure an available supply of land for downtown commercial development.
- (4) To facilitate access to downtown commercial services by seniors or others with mobility constraints, and to provide opportunity for increased levels of overall activity in the downtown.
- (5) To allow for existing non-commercial uses in the downtown area, providing they do not hamper or conflict with commercial development in the core.
- (6) To ensure that commercial buildings and sites are constructed and maintained to acceptable standards.
- (7) To provide for higher density housing in areas near the downtown.
- (8) To ensure growth of the downtown does not conflict with adjacent development.

c. Highway Commercial

- (1) To ensure that sufficient land is designated along Highway #305 / Grid 684, for development of highway commercial uses.
- (2) To restrict development of non-highway commercial uses in the designated areas.
- (3) To promote the expansion of existing highway commercial operations and encourage development in the existing highway commercial area.
- (4) To encourage and facilitate visually appealing entries to the Town through existing and future highway commercial areas.
- (5) To ensure that commercial buildings and sites are constructed and maintained to acceptable standards.

3.2.3 General Commercial Policies

- (1) Council will consider the provision of appropriate and compatible commercial sites in new residential areas. Possible uses may include neighbourhood convenience stores, professional offices, personal service trades, and retail stores.

3.2.4 Downtown Commercial Policies

- (1) The Zoning Bylaw will contain a downtown commercial district to provide for a wide range of downtown commercial and other compatible uses.
- (2) The area shown as “Downtown Commercial” on the Future Land Use Concept will be zoned in the Zoning Bylaw, for downtown commercial uses and other compatible development.
- (3) Council will consider extending downtown commercial zoning to those areas shown as “Future Downtown Commercial”, on the Future Land Use Concept, as demand warrants. The areas shown as “Future Downtown Commercial” will be zoned for a mix of commercial, institutional and multi-unit residential uses which would not conflict with the long term future use of this area.
- (4) Council will continue to promote the Town as a place for new business development.
- (5) Council may, by resolution, adopt policies that provide business incentives to new businesses or expanding businesses, including but not limited to the following:
 - i) Tax incentives;
 - ii) Construction incentives; and/or
 - iii) Job creation incentives.
- (6) Where necessary, the Town will undertake to acquire land for additional downtown commercial development, through purchase or exchange. Where improvements are proposed for existing low-density residential uses in the downtown commercial area, Council will investigate the possibility of land exchange on a case-by-case basis.

- (7) Building Maintenance and upkeep is important in order to preserve a visually pleasing community. Construction of buildings should be completed and lots landscaped.
- (8) Generally speaking, a land use pattern that reflects higher density residential development (i.e. increased multiple unit developments) in proximity to the downtown commercial area, will be encouraged through residential and other zoning designations.

3.2.5 Highway Commercial Policies

- (1) The Zoning Bylaw will contain a highway commercial district to provide for a wide range of highway commercial and other compatible uses.
- (2) To ensure a viable and dynamic downtown commercial area, the highway commercial district will only provide for commercial uses that are oriented to the highway, encouraging non-highway commercial uses to locate downtown.
- (2) The area shown as “Highway Commercial” on the Future Land Use Concept will be zoned for highway commercial uses and compatible development.
- (3) Council will consider extending highway commercial zoning to those areas shown as “Future Highway Commercial”, on the Future Land Use Concept, as demand warrants. Prior to such re-zoning, development in these areas will be regulated to prevent development of uses which would conflict with the long term use of these areas.
- (4) If and when sufficient land is no longer available to accommodate additional highway commercial development (pursuant to policies contained in Section 3.9.3 - Agricultural Land and Fringe Areas), new highway commercial development will be encouraged to locate in the areas noted as “Potential Highway Commercial” on the Future Land Use Concept. Subject to policies contained in Section 3.9.3 - Agricultural Land and Fringe Areas, Council will initiate required actions to bring the areas noted as “Potential Highway Commercial” within the corporate limits of the Town through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for highway commercial uses and compatible development when they are included within the corporate limits of the Town. When those lands that are designated and zoned for future urban development, they will be rezoned for highway commercial uses and compatible development once the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner.

- (5) Where necessary, the Town will undertake to acquire land for highway commercial development through purchase or exchange.
- (6) Industrial uses such as storage, warehousing, or freight and cartage operations may be allowed in highway commercial areas at Council's discretion.
- (7) Council may by resolution, adopt policies that provide business incentives to new businesses or expanding businesses including but not limited to the following:
 - i) Tax incentives;
 - ii) Construction incentives; and/or,
 - iii) Job creation incentives.
- (8) To facilitate development of visually appealing entry points into the Town along Highway #305 / Grid 684, Council may:
 - i) initiate the preparation of a coordinated highway entry enhancement master plan or strategy;
 - ii) provide financial support for the implementation of such a master plan or strategy; and/or,
 - iii) establish landscaping requirements and signage standards in highway commercial areas.
- (9) Building maintenance and upkeep is important in order to preserve a visually pleasing community. Construction of buildings should be completed and lots landscaped.

3.3 INDUSTRIAL

3.3.1 Issues and Concerns

- The majority of Dalmeny's industrial land uses are located along South Railway Avenue as well as along the Highway entering into Dalmeny from Highway #16 (Highway #305 / Grid 684).
- Responses to the community survey indicate a general support for industrial development within the Town.
- There is currently no inventory of available serviced industrial lots in Town. *Policies are required to identify future industrial areas within the Town and / or in association with a future annexation.*
- Stakeholders indicated a desire to ensure that industrial development is adequately buffered and separated from incompatible forms of development. Policies are required to ensure appropriate landscaping and mitigative measures eliminate potential land use conflicts.
- Stakeholder representatives have indicated that not having direct access from Highway #16 may be a possible constraint for industrial development involving truck traffic.

3.3.2 Objectives

- (1) To attract new industrial operations to Dalmeny.
- (2) To identify areas for the development of industrial operations which will minimize conflicts with other land uses.
- (3) To ensure that industrial development and sites are adequately buffered, screened and separated from incompatible land uses.
- (4) To encourage and facilitate visually appealing industrial development areas.
- (5) To ensure that locations and types industrial development are consistent with capacities of the Town's infrastructure to support such development, given the wide range of servicing requirements for different forms of industrial development.
- (6) To ensure that industrial buildings and sites are constructed and maintained to acceptable standards.

3.3.3 Policies

- (1) The Zoning Bylaw will contain an industrial district to provide for a wide range of industrial and other compatible uses.
- (2) The area shown as “Industrial”, on the Future Land Use Concept will be zoned for industrial uses and compatible development.
- (3) If and when sufficient land is no longer available to accommodate additional industrial development (pursuant to policies contained in Section 3.9.3 - Agricultural Land and Fringe Area), new industrial development will be encouraged to locate in the areas noted as “Potential Industrial” on the Future Land Use Concept. Subject to policies contained in Section 3.9.3 - Agricultural Land and Fringe Areas, Council will initiate required actions to bring the areas noted as “Potential Industrial” within the corporate limits of the Town through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for industrial uses and compatible development when they are included within the corporate limits of the Town. Those lands that are designated and zoned for future urban development will be rezoned for industrial uses and compatible development once the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner.
- (4) Council will continue to promote the Town as a place for new business development.
- (5) Council may by resolution, adopt policies that provide business incentives to new or expanding industrial operations including but not limited to the following:
 - i) Tax incentives;
 - ii) Construction incentives; and/or
 - iii) Job creation incentives.
- (6) In the Zoning Bylaw, those industrial uses which have the potential to use significant volumes of water and/or contribute significant flows to the sanitary sewer system as a result of industrial processing operations, will be listed as discretionary uses.
- (7) Prior to the approval of a discretionary use application in the industrial district, Council must be satisfied that it is feasible to service the subject development with municipal water and sanitary sewer systems. Costs, if any, associated with demonstrating such servicing feasibility, will be borne by the applicant.

- (8) Council may require industrial development and subdivisions to provide buffers to minimize conflict among industrial areas and other, incompatible uses.
- (9) Building Maintenance and upkeep is important in order to preserve a visually pleasing community. Construction of buildings should be completed and lots landscaped.
- (10) To facilitate development of visually appealing development, landscaping requirements and signage standards shall be established in all industrial areas.

3.4 TRANSPORTATION AND UTILITIES

3.4.1 Issues and Concerns

- Dalmeny lies along the CN Main Line, although no elevators, rail yards or other facilities are located within the Town. *Depending on location, future development and transportation networks may need to have regard for the railway (e.g. crossings, buffers).*
- The highway access into Dalmeny was identified on the community survey, as one of the Town's most significant challenges.
- Stakeholder representatives have indicated that Loepkey Avenue, as well as the main access road, is very busy and at times congested. *Future neighbourhood development and planning should emphasize increased route options, traffic flow and safety. A policy is required to identify a future access road in the Town.*
- Potable water is supplied to the Town by SaskWater (from the City of Saskatoon Water Treatment Plant) through a 150mm pipeline. The Town's contract supply rate is a maximum of 7.6 Lps or 238,943 m³/year.
- The contracted supply rate is slightly larger than the annual average day use. During extended periods of high water use, the available equalization storage may be insufficient to meet the demand. The inflow is controlled by a float piloted control valve which operates on the reservoir level.
- The total available treated water storage volume is approximately 1660 m³.
- For a system which provides fire protection, two times the average daily use is recommended for storage. The available treated water storage exceeds the current and future required storage volumes. Fire flow is provided by the manually started, engine driven pump. The capacity of the pump, 75.7 Lps, is generally considered adequate for residential systems. This may not be adequate for other structures. Fire hydrant spacing is adequate.
- The Town has 2 sewage pumping stations. Pumping station No. 1 was constructed in 2008 (replaced the old pumping station) with capacity to handle extraneous flows, rainfall and runoff events. Pumping station No. 2 was constructed in 1978.
- The sewage lagoon was upgraded and expanded in 2008. The lagoon system consists of two aerated cells and a holding cell. The lagoon system is designed for a design population of 3,600 persons. The storage capacity of the storage cell at 230 days is 290,000 cubic metres.

3.4.2 Objectives

- (1) To protect and facilitate the various functions of the provincial highway and municipal road system in Dalmeny in order to maintain safe and efficient traffic movement.
- (2) To promote land use and development patterns that ensure pedestrian and traffic safety.
- (4) To minimize the costs of constructing, improving and maintaining roadways.
- (5) To direct land uses associated with heavy truck traffic away from pedestrians and to areas where their impact on municipal roads will be minimized.
- (7) To optimize use of existing Town water, sewer and solid waste management infrastructure and capacities.
- (8) To ensure that future development remains within the area serviceable by the existing water and sewer system for as long as possible.
- (9) To minimize municipal costs in the provision of services to areas which pose special servicing problems.
- (10) To continue to lobby the Provincial Government for road improvements to Highway #305 / Grid 684.

3.4.3 Policies

- (1) The Town will not be responsible for costs associated with the provision of municipal services to new subdivisions, except for Town-owned developments. Where a private development requires municipal services, including drainage, the proponent will be responsible for all costs associated with providing the services.
- (2) Where a subdivision of land will require the installation or improvement of municipal services such as water and/or sewer lines, drainage, streets, or sidewalks, within the subdivision, the developer will be required to enter into a servicing agreement with the Town to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.
- (3) Connectivity and traffic safety for pedestrians, cyclists and private vehicles shall be a consideration in all land use and development decisions.
- (4) The Town will explore the development of an access road on the east side of Town.

3.5 COMMUNITY SERVICES

3.5.1 Issues and Concerns

- Dalmeny is home to a limited range of community services due its close proximity to the City of Saskatoon.
- Fire protection is provided by a well-staffed (24) and well-trained volunteer fire department. Police service is provided by Dalmeny's own municipal police force. Health care services, including ambulance are only available out of Saskatoon.
- Responses to the community survey indicate that Dalmeny municipal policing is a high priority, followed (in order of relative importance) by a walking trail open twelve months of the year, sidewalks in future residential areas, an animal control officer and rear lanes in future residential areas.
- Responses to the community survey indicate that residents generally feel that there are sufficient public recreation facilities as well as park space in Town.
- Responses to the community survey indicate that residents feel that adequate programming and facilities exist in the Town for Seniors. There is less agreement on whether adequate programming and facilities exist for adults and children and residents feel there is a shortfall oriented to youth.

3.5.2 Objectives

- (1) To make provision for municipal reserves when land is subdivided.
- (2) To continue to provide park space suitable for community needs.
- (3) To monitor shifts in population structure and types of recreation demands and, on that basis, adjust recreation program delivery and facility provision on the basis of these shifts.
- (4) To support public service delivery agencies in the provision of services and, where appropriate, to assist in programming of services to the public.
- (5) To encourage the coordination and integration of community facilities where appropriate.

3.5.3 Policies

- (1) The Zoning Bylaw will contain a community service district to provide for a wide range of community service and other compatible uses.
- (2) The areas shown as “Community Service” on the Future Land Use Concept will be zoned for community service and compatible development.
- (3) Council will, from time to time, and in conjunction with the Recreation and Parks Board, examine the feasibility of expanding the types of recreational programs and facilities in the community in accordance to town demographics and population growth.
- (4) The Town will encourage extensive participation by service clubs, community and public agencies, developers and other interested groups, in the development of community facilities.
- (5) Before supporting any subdivision applications for new residential development, Council will consult with the Prairie Spirit School Division No. 206 to ensure that any requirements for new schools have been satisfactorily addressed in the proposed subdivision plan.

3.6 AMENITIES AND DEDICATED LANDS

3.6.1 Issues and Concerns

- Responses to the community survey indicate that linear parks (walking trails, biking paths) are the most desired type of park space, followed (in order of relative importance) by tot lots / pocket parks, sports fields, and dog parks.
- Stakeholder representatives have identified the old railway trail, located on the west side of town, as having potential for future passive recreational development as well as a being a potential linkage for town residents.
- Stakeholder representatives have indicated that there is limited playground equipment in the Town and although park space and recreation are expensive, they are important.
- Existing green spaces and municipal reserves are mainly located on the east and south sides of the community. *Policies are required to increase connectivity within the existing community and to future development, through the use of green spaces and other linkages.*
- Off-site signage was raised as an issue by local business owners. *Policies are required to establish appropriate on and off-site signage (billboard) standards.*
- Lack of landscaping, in commercial areas - particularly at the entrance of town (Highway #305 / Grid 684), was raised as an issue by local business owners. Stakeholder representatives identified the need for buffers, landscaping, fencing and screening between commercial development and existing residential land use. *Options for landscaping policies need to be fully examined during the planning process.*

3.6.2 Objectives

- (1) To maintain the “small-town” character and scale of Dalmeny.
- (2) To recognize the natural and scenic significance of surrounding natural areas and to promote their conservation and preservation in order that these resources may be managed for the maximum benefit of Dalmeny residents.
- (3) To support, encourage and facilitate connectivity and walkability throughout the town.
- (4) To support, encourage and facilitate the creation of a viable and coherent vision for the future development of the downtown commercial area.

- (5) To support, encourage and facilitate the visual enhancement of highway gateways to the Town.
- (6) To support, encourage and facilitate, where feasible, the development and enhancement of recreational opportunities for Town residents.
- (7) To support the equitable access of community parks and open spaces to all residents.

3.6.3 Policies

- (1) A parks and recreation zoning district will be established in the Zoning Bylaw for the purposes of delineating those areas in which only parks, recreation uses, resource conservation uses and compatible development will be permitted.
- (2) The area shown as “Open Space” on the Future Land Use Concept will be zoned for parks, recreation uses, resource conservation uses and compatible development.
- (3) In the Zoning Bylaw, open space in the form of parks and playgrounds will be permitted uses in all zoning districts.
- (4) Council will consider the following factors in making decisions on the provision of municipal reserves:
 - (i) Smaller municipal reserve areas within new residential subdivisions should be provided for neighbourhood parks and playgrounds.
 - (ii) In commercial and industrial subdivisions, cash-in-lieu will be considered as the primary method of meeting the municipal reserve requirement, unless the requirement can be transferred to an acceptable area and dedicated.
 - (iii) Large programmable park spaces in new neighbourhoods.
- (5) The Town will encourage extensive participation by service clubs, community and public agencies, developers and other interested groups in the development of parks, green space and recreation facilities.
- (6) To facilitate development of visually appealing entry points into the Town along Highway #305 / Grid 684, Council may:
 - (i) provide financial support for the development of gateway features and corridor enhancement; and
 - (ii) establish landscaping requirements in highway commercial areas.

- (7) Wherever possible, natural and scenic areas of significant value shall be placed in public ownership.
- (8) To facilitate development of a walkable community, Council will consider the provision of adequate sidewalks, pathways in linear parks and adequate lighting. The development of pedestrian amenities shall be done in a manner that promotes public safety.
- (9) Municipal reserves shall only be used to convey storm water runoff to storm water storage basins and shall act as temporary water storage to allow for water retention for no longer than a 24 hour period after a storm event. Areas that store or retain water for more than 24 hours after a storm event shall be classified as storm water management facilities and shall be identified as “utility parcels” on subdivision plans.
- (10) Where possible, the Town will encourage the linkage of natural areas and parks in a continuous open space system.
- (11) Highway Sign Corridor

Offsite advertising signs shall only be permitted in the area identified as the “HIGHWAY SIGN CORRIDOR” identified in Section 5 on Map 1 - Future Land Use Concept. The Highway Sign Corridor is designated with the intent of encouraging an aesthetically pleasing and well landscaped town entrance and to meet the needs of businesses who desire to advertise offsite.

3.7 BIOPHYSICAL CONSTRAINTS ON DEVELOPMENT

3.7.1 Issues and Concerns

- The only known biophysical constraint on development in and around Dalmeny is the “flatness” of the land, which can cause issues with stormwater drainage and spring runoff, as well as add to the cost of providing municipal sanitary sewer services (i.e. need more lift stations).

3.7.2 Objectives

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

3.7.3 Policies

- (1) Urban development will be directed into areas believed to be capable of supporting such development.
- (2) The Zoning Bylaw will contain development standards for development on or near hazard lands.
- (3) Environmentally sensitive and flood hazard areas shall be used for public open space.

3.8 URBAN DEVELOPMENT CENTRES

3.8.1 Issues and Concerns

- Many of the outstanding land claims owed to several First Nations in Saskatchewan are now being settled. The *Treaty Land Entitlement Framework Agreement* specifies details of this process. As part of this process, First Nations have an opportunity to obtain additional lands, including those located within urban municipalities. It is anticipated that some of these lands will be converted to reserve status. Such lands are known as "Urban Development Centres".
- When lands within urban municipalities convert to reserve status, they become exempted from paying municipal tax and school levies.
- As a condition of reserve status, Article 8 of the *Framework Agreement* requires First Nations and urban municipalities to negotiate an agreement which addresses:
 - Compensation for loss of taxes, levies or grants to urban municipalities. Compensation options include sale of municipal services to Urban Development Centres or receipt of a grant or other type of payment.
 - Compatibility of municipal bylaws and Urban Development Centre bylaws and their application and enforcement.
 - How disputes will be resolved.
- If a First Nation and an affected urban municipality jointly elect not to enter into an agreement addressing the above points, they may choose to enter into any agreement which meets their respective objectives and needs. In the event an agreement cannot be reached, the matter may be settled by an arbitration board.

3.8.2 Objectives

- (1) To establish a fair and equitable framework for the potential establishment of an urban development centre within the Town of Dalmeny (i.e. establish an Indian Reserve within the corporate limits of the Town).
- (2) To maintain the financial integrity of the Town, its tax base and its municipal services, in the event that a First Nation desires to establish an Urban Development Centre.
- (3) To ensure compatible and enforceable land use and development standards in any Urban Development Centre that may be established in Dalmeny.

- (4) To ensure that there is no property or commercial tax or other similar advantage to individuals or businesses located on any Urban Development Centre that may be established in Dalmeny, relative to other areas in the Town.

3.8.3 Policies

- (1) In all cases Council will seek an agreement pursuant to part 9 of the Treaty Land Entitlement Framework Agreement before an Urban Development Centre is created with reserve status. The Agreement shall be negotiated in good faith by the Town, and will be based on the objectives noted above.
- (2) The Agreement will consist of any or all of the following matters:
 - (a) Mutual Recognition clauses, which acknowledge the individual legislative and jurisdictional authority of each party and the Treaty rights of the First Nation, including the right to Self-Government;
 - (b) Bylaw Compatibility clauses, which recognize the right of each party to pass their own Bylaws, the extent to which the First Nation's Bylaws should be compatible with Town Bylaws (and vice versa), procedures to ensure continued Bylaw compatibility for each party to use as their Bylaws are prepared, discussed, adopted, enforced and changed;
 - (c) Tax Loss Compensation clauses, which recognize that after the new Centre has been created as an Indian Reserve, the First Nation will be exempt from paying Town taxes (which pay for municipal services), describe how the Town will be compensated for loss of these taxes, recognize the types of and costs for those Town services which the First Nation plans for the new Centre and describe the responsibility for collection and the procedures and timing of payments;
 - (d) Dispute Resolution clauses, which will describe the formal procedures for resolving disputes over the application, interpretation or administration of the Agreement; and,
 - (e) Other Issues, which may include but are not limited to, regular meetings of the Band and Town Councils, procedures for sharing information between the Administrators of each party and between the Elected Councils of each party, incentives, exemptions, rebates and abatements of servicing costs, etc., access to property for maintenance, repairs etc.

3.9 AGRICULTURAL LAND AND FRINGE AREAS

3.9.1 Issues and Concerns

- In areas adjacent to the Town it is important to ensure that developments do not cause adverse effects upon existing or proposed future urban land uses or servicing requirements. Intensive livestock operations, anhydrous ammonia depots or construction of farm buildings could interfere with future urban land requirements. *Policies are required to identify future development areas outside of current Town boundaries (if required).*

3.9.2 Objectives

- (1) To ensure that future urban land requirements are not restricted by the development of uses, such as intensive livestock operations, near or within the corporate limits of the Town.
- (2) To encourage orderly development in the area surrounding the Town to ensure that future urban development or servicing needs are not prejudiced.
- (3) Where required, to alter the Town limits based on need and to provide for orderly development of land uses and services.
- (4) To safeguard municipal services from incompatible land uses.

3.9.3 Policies

- (1) The Town will work with the R.M. of Corman Park to address and resolve issues and concerns of mutual interest.
- (2) Areas suitable for development within the corporate limits of the Town not immediately required for urban development will be designated, in the Zoning Bylaw, as a “Future Urban Development” district.
- (3) The Zoning Bylaw will contain provisions to ensure that land use and development in the Future Urban Development district does not jeopardize or otherwise unduly restrict such future development.
- (4) Council will support any request for alteration of Town boundaries when such alteration is consistent with sound land use planning principles and this *Official Community Plan*, and is determined to be of benefit to the Town.

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

4. IMPLEMENTATION

4.1 ZONING BYLAW

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

4.1.1 Purpose

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

4.1.2 Content and Objectives

The Zoning Bylaw will implement the land use policies contained in this *Official Community Plan* by prescribing and establishing zoning districts for residential uses, mobile homes, community service uses, retail commercial uses, highway commercial uses, industrial uses, future urban development lands and restricted development lands. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations, off-street parking, landscaping and so forth.

(1) R1 - Low Density Residential District

The objective of the **R1** - Low Density Residential District is to provide for residential development in the form of single detached dwellings, semi-detached, two-unit dwellings and for other compatible uses.

(2) R2 - Large Lot Residential District

The objective of the **R2** - Large Lot Residential District is to accommodate single detached residential dwellings on large lots and other compatible uses.

(3) R3 - Medium Density Residential District

The objective of the **R3** - Medium Density Residential District is to provide for residential development in the form of single detached, semi-detached, two-unit dwellings, multiple-unit dwellings, street townhouses, dwelling groups and for other compatible uses.

(4) RMH - Mobile Home Residential District

The objective of the **RMH** - Mobile Home Residential District is to provide for residential development in the form of mobile homes and for other compatible uses.

(5) CS - Community Service District

The objective of the **CS** - Community Service District is to provide for development in the form of a range of community services and other compatible uses.

(6) C1 - Community Centre Commercial District

The objective of the **C1** - Community Centre Commercial District is to provide for development in the form of a range of downtown commercial / community centre commercial and other compatible uses.

(7) C2 - Highway Commercial District

The objective of the **C2** - Highway Commercial District is to provide for development in the form of a range of highway commercial and other compatible uses.

(8) MU - Mixed Use District

The objective of the **MU** - Mixed Use District is to provide for a mix of land uses, including higher density residential uses, a range of downtown commercial uses, and other compatible uses, in proximity to the downtown area or other community centre.

(9) M - Industrial District

The objective of the **M** - Industrial District is to provide for development in the form of a range of industrial and other compatible uses.

(10) PR - Parks and Recreation District

The objective of the **PR** - Parks and Recreation District is to provide for parks and recreation development and for other compatible uses.

(11) FUD - Future Urban Development District

The objective of the **FUD** - Future Urban Development District is to provide for interim land uses where the future use of the land or the timing of development is uncertain due to issues of servicing, transitional use or market demand.

4.1.3 Amendment of the Zoning Bylaw

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

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

4.1.4 Zoning By Agreement

- (1) Where an application is made to Council to rezone land to permit the carrying out of a specified proposal, Council may, for the purpose of accommodating the request, enter into an Agreement with the Applicant pursuant to Section 69 of *The Planning and Development Act, 2007*.
- (2) Section 4.1.3 of this *Official Community Plan* shall apply in the review of applications for rezoning by agreement.
- (3) Council may enter into an agreement with the applicant setting out a description of the proposal and reasonable terms and conditions with respect to:
 - (a) the uses of the land and buildings and the forms of development.
 - (b) the site layout and external design, including parking areas, landscaping and entry and exit ways.
 - (c) any other development standards considered necessary to implement the proposal, provided that the development standards shall be no less stringent than those set out in the requested underlying zoning district.
- (4) Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.

4.2 OTHER IMPLEMENTATION TOOLS

4.2.1 Subdivision Application Review

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

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

4.2.2 Dedicated Lands

- (1) When reviewing any application for subdivision, Council may indicate to the approving authority, its desire to have unstable or flood-prone areas set aside as environmental reserve and/or municipal reserve, as a condition of subdivision approval, pursuant to Section 185 of *The Planning and Development Act, 2007*.
- (2) Pursuant to *The Planning and Development Act, 2007*, Council may elect to request that an approving authority require the owner of land that is the subject of a proposed subdivision to provide money in place of all or a portion of land that would otherwise be required to be dedicated as municipal reserve.

4.2.3 Municipal Land Banking

Where private development of land for urban purposes is not occurring to meet the Town's 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.

4.2.4 Land Exchange and Purchase

To facilitate the relocation of non-conforming uses, Council may consider a program for acquiring such sites, or for exchanging municipally owned land in an appropriate area of the Town for the relocation of those uses.

4.2.5 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.

4.2.6 Development Levies

In accordance with Section 169 of *The Planning and Development Act, 2007*, Council may establish, by separate bylaw, development levies for the purpose of recovering all or a part of the capital costs of providing, altering, expanding or upgrading services and facilities associated with a proposed development.

4.3 OTHER

4.3.1 Update of Official Community Plan

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

4.3.2 Further Studies

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

4.3.3 Cooperation and Inter-jurisdictional Consideration

Council shall cooperate with senior governments, other municipalities and public and private agencies to implement this *Official Community Plan*.

4.3.4 Programs

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

4.3.5 Provincial Land Use Policies and Interests

This bylaw shall be administered and implemented in conformity with applicable provincial land use policies and interests, statutes and regulations and in cooperation with provincial agencies.

4.3.6 Binding

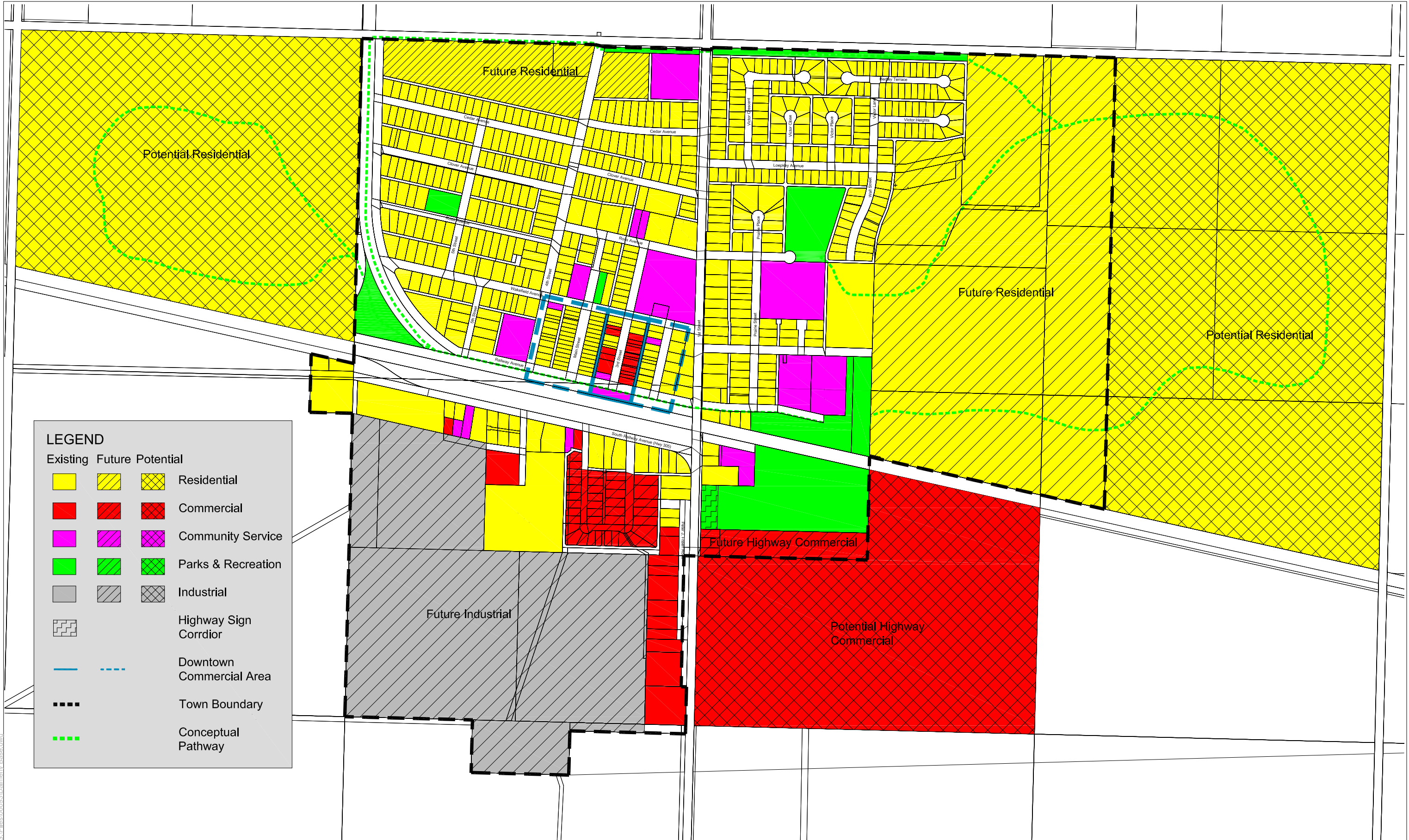
Subject to Section 40 of *The Planning and Development Act, 2007*, the *Official Community Plan* shall be binding on the Town, the Crown, and all other persons, associations and other organizations, and no development shall be carried out that is contrary to this *Official Community Plan*.

4.3.7 Definitions

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

5. MAPS

1. Future Land Use Concept



APPENDIX 1 - CONCEPT PLANS
