



Tuxford Official Community Plan

Bylaw No. 01-2020

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Part 1. Introduction and Background

1.1. Purpose

This Official Community Plan is adopted by The Village of Tuxford, in accordance with *The Planning and Development Act, 2007*, (the Act) to provide a framework of goals, objectives and policies to guide the management and use of land, along with its future development, within the Village limits. This Plan is designed to assist decision makers and the Community in securing the future and current goals of Tuxford while ensuring that development takes place in an orderly manner, balancing the environmental, social, physical and economic needs of the community.

1.2. Authority and Mandate

Section 32, of the Act, states that an Official Community Plan must incorporate applicable provincial land use policies and statements of provincial interest, with respect to:

- ❖ sustainable current and future land use and development in the Municipality;
- ❖ current and future economic development;
- ❖ the general provision of public works;

- ❖ the management of lands that are subject to natural hazards, (e.g.flooding, slumping);
- ❖ the management of environmentally sensitive lands;
- ❖ source water protection; and
- ❖ the means of implementing the Official Community Plan.

An Official Community Plan may also include:

- ❖ statements of policy regarding sustainable current and future land use and development in the Municipality;
- ❖ policies regarding the coordination of municipal programs relating to development;
- ❖ policies regarding the use of dedicated lands;
- ❖ concept plans, pursuant to the Act;
- ❖ a map or series of maps that denote current or future land use or policy areas;
- ❖ any other statements of policy relating to the physical, environmental, economic, social or cultural development of the Municipality that Council considers advisable; and
- ❖ policies that address the coordination of land use and development, future growth patterns and public works with adjacent municipalities.

1.3. Location Map of Tuxford, Saskatchewan

1.4. Airphoto Map of Tuxford, Saskatchewan

The Village of Tuxford is located 20 kilometres north of Moose Jaw, and is close to Buffalo Pound Lake and access to highway to Chamberlain and Saskatoon. Tuxford was incorporated in 1907, and now has the population of 113 people. Tuxford started out as a centre for farmers in the area but is now inviting younger people to build houses and commute to Moose Jaw as a less expensive way to live.

Part 2. Vision and Goals

2.1. A Vision for Tuxford

Tuxford wants to be a sustainable and viable community with a positive outlook, and providing a safe inviting community in the Moose Jaw region

2.2. Goals for the Future of Tuxford

Residents To ensure development makes efficient use of land and municipal infrastructure.

To encourage development that creates a safe community.

To encourage high quality development and to maximize the infill potential of the Village.

To provide areas that can accommodate future commercial and industrial growth.

To address the need for community amenities in the Village for the benefit of the Residents and neighbouring area.

To work in cooperation with other municipalities with continued involvement in the Surrounding Area.

Part 3. Land Use Designations

3.1. Future Land Uses

The future land use section designates land use patterns for the Village and specific policy areas. The Future Land Use Map (Appendix "A") reflects the pattern of existing land use that originated with subdivision and development, and designates future land use, complemented by specific policies. The designation of land uses reflects the Village's perspective on community development and provides a framework for decision-making. Any development within these areas will be subject to specific zoning controls and site review. The designations and the objective of each are as follows:

Residential - reflects existing areas of residential development, land subdivided for residential development, and land intended for future residential growth. There is also the opportunity for mixed use or live/work residences.

Commercial/Industrial - reflects existing and future areas of commercial and industrial development.

Community Service - reflects existing major institutional uses, recreational uses and public works. This use may occur in any area where it is compatible with adjacent uses. This designation is typically reserved for key Village facilities.

Future Urban Development - applies to land that may not be responsibly or feasibly developed without substantial infrastructure expansion or the prior development of other lands. Existing uses will be provided for; however, no additional development is permitted that may jeopardize the future development of the land for urban uses. Generally, land will be removed from this designation after completion of appropriate infrastructure and approval by Council.

Future Land Use Map: The "Future Land Use Map" in Appendix "A" illustrates general land use designation which have been determined by a number of factors including existing patterns of land use, projected land needs, engineering reports, resource areas, natural attributes and man-made features.

Reference Maps: the series of reference maps attached in Appendix "B" provide supplementary information. These maps may be updated periodically by a resolution of Council. All Reference Maps are approximate and are subject to change. Reference maps are conceptual only and should not be used to make site specific decision.

Part 4. General Land Use Policies

4.1. General Policies

- 4.1.1.** The Village will strive through this Official Community Plan (OCP) to provide policies related to land use, transportation, servicing and other aspects of planning that are consistent throughout the Village.
- 4.1.2.** In managing change the Village will build and renew a comprehensive, integrated and long-term asset management plan so that the impact of growth will not place an undue strain on municipal infrastructure or public service facilities.
- 4.1.3.** The growth of Tuxford will be encouraged through residential and non-residential development that provides the basic services to the community and the surrounding population.
- 4.1.4.** Tuxford shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public facilities. This OCP will designate an adequate inventory of suitable lands to attract a range of residential, community service and business enterprise development to meet anticipated long-term need.
- 4.1.5.** When reviewing applications for development, consideration shall be given to the proposal's conformity with this OCP. A proposal shall be denied when it is detrimental to the health, safety or general welfare of persons residing or working in the area, or is incompatible with existing or proposed land uses in the vicinity.
- 4.1.6.** Major deviations to the OCP design and policies shall require an amendment. The "Future Land Use Map" (Appendix "A"), shows the general designation of land use.
- 4.1.7.** Cumulative effects, land fragmentation, best management practices, innovative procedures, development phasing, route modification, alternative construction techniques and impacts on municipal servicing shall be considered when reviewing all developments and their compliance with area Concept Plans.
- 4.1.8.** Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place, or planned, to support the

intensity and type of development. Development shall minimize the potential impact to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.

4.1.9. Rezoning proposals for development will be considered based upon the following criteria:

- a) Impact on drainage, surface and groundwater;
- b) Provision of greenspace and trails;
- c) Cost effective relative to the provision of services;
- d) Provisions for public safety;
- e) Sewage disposal impacts and pollution potential;
- f) Integration with natural surroundings and adjacent land uses; and
- g) Other criteria which support a sustainable community.

4.1.10. Planned development will help to increase land values, not be wasteful of the land resource, minimize public expenditure in services provision, recognize significant features and reduce access connections to provincial roads and highways to minimize disruption to traffic flows.

4.1.11. Appropriate development standards for the various uses relating to landscaping, signage, parking, building setbacks and other relevant standards shall be administered through the Zoning Bylaw.

4.2. Safety and Health Policies

4.2.1. Public safety and health requirements shall guide all development. The Village shall ensure that emergency and responsiveness plans are current and reflect changes in land use or activities.

4.2.2. Activities that generate litter, unacceptable noise, air emissions, dust, liquid and solid hazardous wastes or that store regulated quantities of hazardous materials shall be strictly regulated and, if permitted, shall be located well away from residential uses and other natural or developed features or areas where residents may be impacted by pollution.

4.3. Environmental and Sustainable Policies

- 4.3.1.** Vacant properties and open space areas outside maintained parks shall be kept free of litter and debris, abandoned vehicles, derelict structures, polluted soil, groundwater and other pollution and nuisances.
- 4.3.2.** Future development shall provide for adequate drainage and integrate into the natural surroundings and should complement the surrounding community design, landscape and vegetation. Existing drainage runs, trees and vegetation shall be retained where possible and incorporated into site planning. A variety of native trees and vegetation shall be encouraged to minimize maintenance and water use. Any development in the floodway and development in floodprone areas or where it may impact other water sources will be reviewed and flood proofing in flood fringe areas will be 0.5 metres above the 1:500 flood level as amended by the provincial agency responsible.
- 4.3.3.** Sustainable building design criteria such as the use of alternative building methods, recycled building products, renewable energy sources, solar orientation, innovative waste water and water reduction strategies shall be promoted. Building materials and construction methods that conserve energy and reduce long-term operating costs shall be encouraged. Connection to the Water Pipeline will be encouraged and individual wells will be discouraged.
- 4.3.4.** Development and subdivision plans that offer design features such as alternative energy sources, innovation in health or environmental responsibility shall be encouraged where they are consistent with OCP policies. Facilities and activities that encourage or enhance energy efficiency, waste reduction, re-use, or recycling of wastes shall be accommodated.
- 4.3.5.** All Development will require a comprehensive drainage plan ,as the Community has significant issues with drainage and any new development must enhance drainage for the community, which may require proponents to prepare drainage plans in consultation with the Village, Water Security Agency and any other relevant agency.

4.4. Heritage and Culture Policies

- 4.4.1.** To identify and conserve the best elements of the Village's cultural and heritage attributes.

- 4.4.2.** To prioritize projects, which promote local interest in the Village's heritage resources and history.
- 4.4.3.** To encourage partnerships among community to promote cultural assets.
- 4.4.4.** To encourage opportunities for the reuse or rehabilitation of historic buildings.
- 4.4.5.** The Village, as per the Statements of Provincial Interests, will cooperate with community stakeholders to identify and assess the significance of historic, cultural sites and special areas within community. Heritage buildings, sites or resources will be protected and promoted in consultation with the Saskatchewan Heritage Conservation Branch and other agencies. Existing heritage resources should be protected from incompatible or potentially incompatible land uses, which may negatively impact their integrity or operation. Research and the collection of historical information of heritage and cultural sites shall be encouraged.

4.5. First Nations, Treaty Land Entitlements and Urban Reserve Policy

The Village shall strive to improve relationships between First Nation parties to ensure a collaborative working body can be created, as outlined in the Statements of Provincial Interest and supporting protocol. An invitation will remain open for First Nation Bands to participate in any planning processes. Collaboration and integration of First Nation and Métis heritage and culture will be supported. This may be pursued through sharing of stories, art, gatherings, events and joint initiatives. Where land within the Municipality has been purchased by a First Nations band and it is pursuing reserve status through either the Treaty Land Entitlement process (TLEFA) or the Specific Claims process, to encourage compatible development, Council will offer to meet with Band Council of the First Nation proposing the reserve to discuss and if possible, negotiate shared services, compatible bylaws and other matters of mutual interest. Lands selected by a First Nation in an urban municipality are governed by The Treaty Land Entitlement Act, which requires an agreement between the First Nation and the affected municipality regarding tax loss compensation, municipal service provision, and any payments in lieu to the municipality, bylaw application and enforcement and an appropriate dispute resolution mechanism for solving matters of mutual concern.

Part 5. Residential

5.1. Objectives

- ❖ To encourage infill residential development that maximizes the use of existing infrastructure and services.
- ❖ To ensure that dwellings, accessory buildings and lots are constructed and maintained to acceptable standards.
- ❖ To encourage the development of mixed-use areas in the Community.
- ❖ To encourage home based businesses in the Community.

5.2. Policies

5.2.1. A variety of housing styles, types of ownership, and choice of lot sizes shall be encouraged to provide greater housing alternatives in Drinkwater. This Plan will guide the development of residential and compatible land uses to accommodate a variety of housing forms.

5.2.2. In planning new residential areas or rezoning portions of land for residential use, Council will have regard to:

- a) compatibility of adjacent land uses;
- b) the ability of the Village to provide cost effective municipal services;
- c) the impact on financial and capital planning by the Village;
- d) avoidance of environmentally sensitive and/or hazardous areas;
- e) zoning, subdivision design, street layout, and site planning;
- f) the ability for service provision (e.g. fire and snow removal)
- g) the use of natural topography and drainage patterns to minimize the cost and risks associated with storm drainage;
- h) provision of dedicated lands pursuant to *The Planning and Development Act, 2007*;
- i) Integrating with existing development in a manner that facilitates linkage to the community.

5.2.3. The infilling of vacant lots within the Village shall be encouraged in order to take advantage of areas currently serviced with existing infrastructure. Servicing of new residential areas shall be made by continuous and economical extension of the existing system of services.

- 5.2.4.** New residential areas shall be developed and integrated with existing development in a manner that facilitates linkage to the community, efficient servicing and adheres to appropriate development standards to ensure an equitable quality of life for all residents.
- 5.2.5.** New residential developments and sub-divisions will be based upon appropriate planning and engineering studies to ensure proper land use design for engineering infrastructure and economical/functional service delivery (e.g. cul-de-sac widths).
- 5.2.6.** The Village encourages multi-unit dwellings to enhance land use efficiency and provide more affordable housing options. Multi-unit residential sites shall be designed to be compatible with land uses in the surrounding area and will be encouraged to locate on sites that are considered to be compatible with adjacent development, having regard to suitable street and vehicular access.
- 5.2.7.** The Village may acquire and subdivide land for residential purposes where there is a need to expedite land for future expansion. Rezoning from another land use district to a Residential District will be considered where servicing can be economically and safely supplied to a standard equal to the remainder of Village.
- 5.2.8.** Residential development shall occur where municipal services are present or where they can be economically provided. Rezoning from another land use district to a Residential District will be considered where servicing can be economically and safely supplied to a standard equal to the remainder of Village.
- 5.2.9.** The Village shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents. The Village shall establish development standards for residential density development which minimize the cost of housing and facilitate compact form, promoting densities for new housing which efficiently use land.
- 5.2.10.** Residential development proposals should be guided by concept or neighborhood plans. Concept plans should indicate:
- a) Future major roads;
 - b) Drainage systems and improvements required to meet non-agricultural drainage requirements;
 - c) Major open space (including unique physical) areas;
 - d) Cultural and archaeological significant areas;

- e) Areas requiring protection through buffering or other means;
- f) Major hazards such as flooding, areas of high water table, and slope lands; and
- g) Staging of development and future development of or expansion into adjacent land.

5.2.11. Live/work residential developments shall be encouraged in the Village, preferably on existing municipal roadways within the corporate limits of the Village. These acreages are provided as a lifestyle choice and offer an opportunity for small businesses to carry out their activities on-site.

5.2.12. Residential infill development including more than one use (e.g. mixed use commercial and residential) shall be supported by the Village.

5.2.13. Residential acreage development shall be responsible for their respective on-site servicing and development costs if it is cost-prohibitive for the Village to extend services. The Village may offer hook-ups to water lines where economically feasible.

5.2.14. **Home based businesses and occupations** may be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, are compatible with and do not change the character of the surrounding residential area and are not of a size, scale or use that would affect the viability of established commercial areas.

5.2.15. Home-based occupations and businesses are an important element in enhancing commercial enterprise and overall economic development in Drinkwater. They will be accommodated wherever possible and will be regulated by the Zoning Bylaw.



Part 6. Commercial

6.1. Objectives

- ❖ To provide for appropriate and orderly commercial development.
- ❖ To ensure compatibility with adjacent land uses.
- ❖ To support existing businesses and uses and welcome new commercial development to the community including home-based businesses.
- ❖ To promote the locational advantages of the Village for highway-related commercial development.

6.2. Policies

- 6.2.1.** The Village welcomes new commercial development to the community by ensuring there is sufficient commercial land available for a variety of commercial development.
- 6.2.2.** The “Future Land Use Map” (Appendix “A”) identifies the potential location of future Commercial development areas. Highway-dependent uses shall be encouraged to locate where there is access available from provincial roads and/or provincial highways.
- 6.2.3.** Commercial and Industrial areas shall be provided with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner.
- 6.2.4.** Commercial activities shall include the development of structures, buildings and landscaped areas that are compatible with adjacent uses and ensure a high level of visual and aesthetic quality.
- 6.2.5.** Commercial rezoning applications will be evaluated based on the:
- a) potential for increased vehicular traffic in the community(Traffic Counts and Detailed Studies may be required);
 - b) compatibility with neighbouring properties and potential for land use conflict;
 - c) potential for nuisance related to noise, odours, dust or pollutants;
 - d) appearance of the property resulting from business related use and structures;
 - e) size of the business related to the area and the number of personnel involved in the business.

- 6.2.6.** Commercial developments with extensive site requirements such as outdoor storage, display, or parking requirements will be encouraged to locate at appropriate locations outside of the central Village area.

Part 7. Industrial

7.1. Objectives

- To attract a diverse range of industrial development that complements the Village and surrounding area.
- To ensure that industrial activity does not impact negatively on the attractive character of the community, the natural environment or groundwater resources.
- To reduce or eliminate land use conflicts between industry and other land uses.

7.2. Policies

7.2.1. Industrial areas shall be easily and economically serviceable with municipal services or shall be limited to industries that do not require municipal services. Industrial development that is functional and compatible with surrounding land uses shall be encouraged.

7.2.2. Industrial areas shall permit a variety of industrial uses including, but not limited to, manufacturing, assembly and repair, warehousing, wholesale distribution and limited retailing. The Future Land Use Map (Appendix "A") indicates areas with potential for industrial development.

7.2.3. The designation of additional land for industrial use shall take into consideration the following criteria:

- a) The site shall have direct and approved access to a major public road system;
- b) The development will not generate additional traffic on residential streets; and
- c) The development shall not detract from the visual attractiveness of the area.

7.2.4. Industrial development shall be directed to lands readily accessible to existing transportation infrastructure to provide for efficient transportation and shipping activities. Industrial and associated commercial development shall be encouraged to cluster into nodes along established and future transportation interchanges.

7.2.5. Highway- dependent industrial development shall be located at readily accessible existing transportation infrastructure. Industrial rezoning applications will be evaluated based on the:

- a) Potential for increased vehicular traffic in the community(Traffic Studies and Vehicle Counts may be required);
- b) Compatibility with neighbouring properties and potential for land use conflict;
- c) Potential for nuisance related to noise, odours, dust or pollutants;
- d) Appearance of the property resulting from business related use and structures;
- e) Size of the business related to the area and the number of personnel involved in the business;
- f) Impact on municipal servicing; and

7.2.6. Industrial development shall be adequately buffered between adjacent uses. Traffic to and from industrial areas shall avoid passing near schools or through residential areas.

7.2.7. Industrial development that is functional and compatible with surrounding land uses shall be encouraged. To achieve a positive image of industrial development a high standard of site and building design shall be required to guide site layout, architecture, buffering and landscaping.

7.2.8. Care shall be taken in the siting of industrial uses that normally create very significant land use conflicts with regard to noise, vibration, smoke, dust, odor or potential environmental contamination. Such uses shall be encouraged to find a location that maximizes separation from residential areas and shall be visually screened or otherwise buffered to protect adjacent land uses.



Part 8. Community Services and Amenities



8.1. Objectives

- ❖ To encourage the inclusion and integration of community facilities where appropriate.
- ❖ To provide park and outdoor recreation spaces that meet the needs of the community.
- ❖ To work cooperatively with neighbouring municipalities, community based organizations and the private sector to provide a range of community services and amenities.

8.2. Policies

- 8.2.1.** Community Service lands include public services, recreational, health, cultural or educational uses, shall recognize and assess the impact future adjacent land uses may have on their activity.
- 8.2.2.** Institutional Uses and parks may be located in any land use designation in the Plan area, with each rezoning proposal evaluated based on individual merit and their compatibility with surrounding land uses.
- 8.2.3.** Proposed Community service developments will be evaluated based on:
- a) location, site layout and proper vehicular access;
 - b) compatibility with adjacent land uses; and
 - c) provision of adequate municipal services.

8.2.4. Private sector development and operation of parks and recreation facilities will be promoted. Designation of lands for parks and recreational purposes indicates suitability of such lands for the purpose and offers opportunity for private/public partnerships or shared ownership.

8.2.5. Natural areas, linkages and pathways should be maintained, to the greatest extent possible, as an environmental resource with equitable distribution of built and natural settings for recreation, including facilities, parklands, open space areas, and trails.

8.2.6. Strategies will be developed for the conservation of water in maintaining parks and open space, including, but not limited to:

- a) hard landscaping, xeriscaping and controlled water techniques to reduce water consumption;
- b) indigenous vegetation and drought resistant trees; and
- c) dedication of land in natural low areas, and drainage swales.

Municipal Reserve

8.2.7. Every subdivision servicing agreement will fulfill the requirements for dedicated lands regarding recreational and park space. The municipality will insure municipal reserve lands where suitable are made available for future schoolsites and will work with municipalities and school divisions in this regard.

8.2.8. Where there is subdivision of land, any area that is determined to be hazard land will be designated as environmental reserve in accordance with *The Planning and Development Act, 2007*.

8.2.9. The following factors will be considered in making decisions on the provision of dedicated lands in the form of municipal reserve and environmental reserve:

- a) in new residential development, developers will meet the requirements for the dedication of municipal reserve areas for park space and the designation of environmental reserve;
- b) where cash-in-lieu is taken, the money may be used to purchase municipal reserves, particularly where the land can also be used for storm water management or for expansion and development of public reserve and environmental reserve as needed in other areas. Cash-in-lieu funds will be placed in an account separate from other municipal funds; and

- c) in new developments, developers should consider that dedicated lands provide an extension to residential area parks and pedestrian connections to those parks.



Part 9. Municipal Utilities and Infrastructure



9.1. Objectives

- ❖ To provide for the orderly development of municipal and provincial utility infrastructure in conformance with local land use policies and environmental regulations
- ❖ To maintain an appropriate service level of all utilities in order to ensure that the quality of life for existing and future residents is not adversely affected.
- ❖ To minimize utility and infrastructure costs to the Village in areas which present special servicing problems.
- ❖ To provide an acceptable level of solid waste collection and disposal that is economical and environmentally safe.
- ❖ To support recycling programs, energy and water conservation initiatives, to reduce waste and to extend the service capacity of municipally owned infrastructure.
- ❖ To prepare an “Asset Management Plan” for the Community.
- ❖ To follow up on Preliminary Drainage Recommendations and prepare a full Drainage Study, as a part of future developments.

9.2. Municipal Infrastructure Policies

- 9.2.1.** The use of existing municipal infrastructure should be optimized wherever feasible before consideration is given to developing new infrastructure and public service facilities.
- 9.2.2.** Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected

needs by integrating servicing and land use considerations at all stages of the planning process.

- 9.2.3.** In accordance with *The Municipalities Act*, Council will prepare a Capital Works Plan that will be coordinated with policies of the Official Community Plan to ensure the effective and efficient control of development and public spending.
- 9.2.4.** Planning for water provision and waste management services shall ensure that current systems are provided in a manner that can be sustained by the water resources, are financially viable and compliant with all regulatory requirements and protect public health and the natural environment.
- 9.2.5.** Investment by the Village in water supply and waste management infrastructure and facilities should lead development to concentrate where feasible for developers to provide a piped water and sewer system.
- 9.2.6.** The Village of Tuxford shall undertake a review of a storm-water management and drainage management plan for both existing development areas and future development areas.
- 9.2.7.** The planning, phasing, and development of water and sewer services will be based on:
- a) conformance with environmental regulations
 - b) the demand for services and the need for upgrading
 - c) the financial resources of the Village
 - d) the logical extension of existing services
- 9.2.8.** All subdivision or development within new areas will require an analysis of existing municipal servicing capacity to evaluate the ability for the Village to adequately service new development.
- 9.2.9.** For the subdivision of private land, the proponent will generally be responsible for all costs associated with providing municipal utility services through a servicing agreement. New subdivisions will be required to enter into a subdivision servicing agreement and all roads and sidewalk construction must meet municipal requirements.
- 9.2.10.** The Village will encourage development that effectively utilizes existing utility infrastructure and does not place an excessive burden on Village utility services.

9.2.11. The Village shall ensure adequate storm drainage of all areas of the community by preserving natural holding areas or by other means as may be engineered and constructed. Storm ponds should be viewed as an asset to the community and possible connection with trails, vegetation, etc.

9.2.12. Adequate surface water drainage will be required throughout the Village and on new development sites to avoid flooding. New developments shall be required to assess local water drainage patterns as part of initial concept designs and avoid developing in low-lying catchment areas and drainage courses.

9.2.13. The Village will work towards increasing public awareness of conservation, recycling and the reduction of waste through communication with community residents.

9.2.14. Fire fighting requirements will be considered as a part of every rezoning application, subdivision review and servicing agreement.

9.3. Transportation Policies

9.3.1. In new residential subdivisions, the provision and development of buffer and pathways will be encouraged to separate incompatible land uses and, if possible, to keep important natural and nature-like areas generally intact.

9.3.2. Developments will ensure safe access and egress from adjacent roadways without disrupting their transportation function by locating on service roads adjacent to highways, on municipal streets, roads or at existing intersections.

9.3.3. New roads will be planned and constructed with regard to land use and provision of suitable access. Property for road rights-of-way will be acquired through dedication or an agreement for purchase at the time of development or redevelopment of property.

9.3.4. Consultation with the Railways/Highways shall be required when a potential development is proposed for a:

- a) development or redevelopment proposals in proximity to rail facilities/highways or for proposals for rail-serviced industrial parks;
- b) road and utility infrastructure works which may affect a rail facility and highway system;
- c) transportation plans that incorporate freight transportation issues; and
- d) all new, expanded or modified rail facilities or commercial/industrial development.

e) Should further residential development be proposed near existing rail lines development within or adjacent to the Village, the Village will recognize the provisions of the Statements of Provincial Interest, *Planning and Development Act, 2007*, particularly as referenced by Clause 32(2) (k), and also the “FCM” policy document on “Development Adjacent to Railway’s”, and all best management practises will be utilized, to ensure adequate setbacks between land uses are implemented. In addition, “The Land Use Planning, Rail Proximity and Public Safety Report” prepared for The Railway Association of Canada will be utilized in any review of rail line development. The Zoning Bylaw will be amended to be consistent with all current legislation should further development impacting both land uses occur. Currently the rail line is adjacent to light industrial and commercial uses and the Future Land use map does not include residential uses expanding or encroaching on the rail line.

9.3.5. The Village shall consult with the railways regarding proposed land development and/or infrastructure projects, which may have impacts on existing drainage patterns. Similarly, the railways should consult with the Village where facility expansions or changes may impact drainage patterns to adjacent uses.



Part 10. Inter-Municipal Cooperation

10.1. Objectives

- ❖ To continue participating in planning initiatives in the area.
- ❖ To consult and work with adjacent municipalities on regional land use matters and development proposals.
- ❖ To consult with the neighbouring Rural Municipalities of Moose Jaw and Marquis and Dufferin on land use matters and development proposals located along the fringe areas of the Village in order to minimize potential land use conflict.



10.2. Policies

- 10.2.1.** The Village will continue to work in partnership with other jurisdictions and other agencies as a means of providing and sharing services effectively and efficiently.
- 10.2.2.** The Village will continue to be involved in a number of inter-municipal initiatives that focus on a cooperative approach to providing cost efficient and effective services (fire protection, recreation, health care, emergency services, and economic development).
- 10.2.3.** Inter-municipal cooperation and private or public sector initiatives that focus on a cooperative approach to providing and sharing Community services to optimize use and cost-efficiency shall be encouraged.
- 10.2.4.** Inter-municipal agreements shall be pursued to ensure that local and regional growth issues are addressed proactively. A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within a Municipality, or which cross Municipal boundaries, including:
- a) managing and/or promoting growth and development;
 - b) managing natural heritage, water, agricultural, mineral, tourism, cultural, heritage and archaeological resources;
 - c) infrastructure, public service facilities and waste management systems;
 - d) ecosystem and watershed related issues;

- e) population, housing and employment projections, based on regional market areas;
- f) natural and human-made hazards; and
- g) joint management areas.

Joint Management Areas

10.2.5. The Village shall ensure that development and land use patterns which are adjacent or in proximity to Tuxford that may have negative effects on future urban design and/or densities that may hinder the Village's expansion will be discouraged, or mitigated.

10.2.6. The Village will consult with the surrounding Rural Municipality on the use of land in future development priority areas identified by the Village. An agreement between the Village and adjacent Rural Municipality to manage development within these identified growth corridors should be explored, in order to prevent the need for early annexation of these lands by the Village.

10.2.7. Referrals from the surrounding Rural Municipalities respecting development proposals on nearby rural municipal lands will be evaluated based on the following guidelines:

- ❖ the potential for land use conflict and compatibility with adjacent municipal development or planned development;
- ❖ the impact on future land use; and
- ❖ the effect on municipal services and inter-municipal agreements for services to the rural area.

10.2.8. Development of country residential lands adjacent to the Village's boundaries will be examined on a case-by-case basis. Country Residential developments within 1600 meters (1 mile) may require the preparation of a concept plan to illustrate how the proposed development will be integrated with the existing Village. Preference will be given to the Village. The Village will consult with the Rural Municipality on land use planning matters to support orderly development of neighbouring lands.

10.3. Revenue Sharing

10.3.1. Revenue sharing shall be explored where there are significant opportunities to promote and enhance development and growth within the region by working together in a cooperative manner when any "regional type" business or development is considering this region that will provide benefit to a number of individual Municipalities. All tax-sharing arrangements will be negotiated on fair and equitable basis with respect to: recovery of capital investment, land use development standards and negotiating compatible servicing agreements.

Part 11. Implementation

The following instruments will be used to implement the Official Community Plan.

11.1. Zoning Bylaw

In conjunction with the Official Community Plan, the Zoning Bylaw will control the use of land. The Zoning Bylaw will establish and prescribe uses for zoning districts and regulations and incorporate flexible zoning techniques.

11.2. Zoning Designations

The definitions contained in the Village of Tuxford Zoning Bylaw No.02-2020 shall apply to this Official Community Plan. The objective of each of the Zoning Districts contained in the Zoning Bylaw is described below:

R, R1 and Country Residential	Residential Districts - to provide an area for residential development comprised of primarily single detached dwellings along with compatible community service and public work uses.
C	Commercial Districts - to provide an area for retail commercial uses that meet the needs of the Village and the travelling public.
HPC	Commercial/Industrial District - to provide an area for development of commercial/industrial and industrial service uses accommodated as permitted uses or as discretionary uses where separation from other districts may be required.
CS	Community Service District - to provide for and guide the development of institutional, recreational, and other community service uses.
FUD	Future Urban Development District - to control development in areas that are not immediately required for development, but which have been slated for or may be required in the future. Subdivision will not be permitted except for those uses that may be allowed in the district as established by the Zoning Bylaw.

11.3. Subdivision, Concept Plans and Phasing of Development

The Village directs the subdivision of land through the Official Community Plan and Zoning Bylaw. Subdivision will be supported where it meets the requirements of the Official Community Plan and Zoning Bylaw. Council will apply these tools to guide subdivision and lot design, street layout, location of municipal reserve and other dedicated lands, as well as exercise control over utility easements and leases.

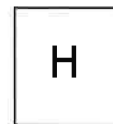
Concept plans will be used to:

- ❖ provide preliminary plans for proposed development;
- ❖ guide the phasing of development;
- ❖ identify street and lot layouts;
- ❖ identify land uses and density of development; and
- ❖ determine the location and design of parks and pathways.

Development will proceed at a rate which meets residential, commercial and industrial land requirements. This will involve phased development that:

- ❖ occurs in an efficient and cost effective manner taking into consideration the Village's capital works program and financial capability;
- ❖ ensures a choice of location for building sites;
- ❖ is orderly and geographically continuous; and
- ❖ provides sufficient land so that market demands for land are met.

Whether there is a concept plan or not, Council may use a holding zone Holding (H) symbol to identify the zoning districts associated with future phases of development. Before removal of the H symbol to allow the next phases of development, Council will consider:



- ❖ the degree of completion of the previous phase;
- ❖ the construction of necessary off-site infrastructure;
- ❖ the completion of specified items in a servicing agreement; and
- ❖ the current demand for the new development.

11.4. Comprehensive Development Reviews

A comprehensive development review shall be completed by any person proposing to rezone, subdivide, or re-subdivide land for multi-parcel country residential, commercial or industrial purposes. The purpose of this review is to appropriately identify and address

social, environmental, health and economic issues and to encourage the development of high quality residential, commercial and industrial developments. This review proposes to address the following topics:

- ❖ proposed land use(s) for various parts of the area;
- ❖ the effect on adjacent land uses and integration of the natural landscape regarding the planning and design of the area;
- ❖ the location of and access to major transportation routes and utility corridors;
- ❖ the provision of services respecting the planning for future infrastructure within the Municipality;
- ❖ sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas; and
- ❖ appropriate information specific to the particular land use (residential, commercial or industrial).

Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required including traffic studies to determine impacts upon the Municipality's road and highway system, assessments of lands affected by flooding or slope hazards, endangered species, heritage resources, potential for ground and surface water pollution, and general risk to health and the environment.

11.5. Rezoning of Land

Council will consider the following factors when dealing with applications to rezone, subdivide and develop land:

- ❖ conformity to the Official Community Plan;
- ❖ suitability of the site for the proposed development;
- ❖ compatibility of existing adjacent land use;
- ❖ provision of dedicated lands as may be required for subdivision;
- ❖ the Village's financial capability to support the development;
- ❖ the adequate provision and timing of development of municipal services; and
- ❖ the completion of a servicing agreement for onsite and off-site services.

11.6. Contract Zoning, Direct Control Districts and Planned Unit Development

For purposes of accommodating a rezoning for unique development situations, Council may consider entering into rezoning agreements, pursuant to provisions of *The Planning*

and Development Act, 2007, for site specific development based on the following guidelines:

- ❖ The rezoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent zoning district;
- ❖ The rezoning will be used to allow a specific use or range of uses contained within the zoning district to which the land is being rezoned;
- ❖ The development or redevelopment of the site for the specific use will be of benefit to the immediate area and the Municipality as a whole; and
- ❖ The use of these zoning tools does not undermine the intent of the Plan or any affected legislation such as *The Condominium Act* or Environment or Health regulations.

11.7. Servicing Agreement

Where Council requires a Servicing Agreement, the Agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and his/her customers. A Servicing Agreement will be required unless there are no services or off-site levies required for a subdivision. Council may consider a general municipal share in the cost of off-site infrastructure where the improvement is designed to serve more than the subject subdivision.

Where a subdivision of land requires the installation or improvement of municipal services such as water treatment, streets or sidewalks within the subdivision, the developer will be required to enter into a Servicing Agreement with the Village to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of off-site servicing charges.

11.8. Development Levy Bylaw

Council may provide for a Development Levy Bylaw. Where a development is proposed that is of a greater density and requires the capital upgrading of services beyond those originally provided for in the subdivision of the land Council may, by bylaw, provide for the recovery of those capital costs.

Council may adopt a Bylaw that specifies the circumstances when off-site levies will apply to development based on the additional capital costs for services created by that development. The bylaw will contain a schedule of the unit costs to be applied.

Before adopting the Bylaw, Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of development levy charges in relation to the subdivision off-site charges.

11.9. Building Bylaw

In accordance with *The Uniform Building and Accessibility Standards Act*, the Village will ensure that building construction is regulated so that new construction is physically acceptable to the community. The Building Bylaw will control the minimum standard of construction through the issuance of building permits.

Part 12. Monitoring and Amendment

12.1. Monitoring



The Official Community Plan is a document intended to guide decision making over the long term and is not a static document that commits the Village to an inflexible development policy. As new issues and concerns arise or old ones change the Plan shall be revised to meet these changes. The "Plan" shall be reviewed after five years and before ten years from the date of its adoption by Council to evaluate the stated goals, objectives and policies as to their relevancies.

The Official Community Plan must be kept up to date to ensure that the document will deal with the real development issues facing the Village and the greater community. New implementation initiatives will be needed and priorities will require adjustment in response to the varied and changing conditions in the Municipality.

12.2. Amendments

On occasion, land uses or developments may be proposed that do not conform to the Official Community Plan. The Plan can be amended in accordance with *The Planning and Development Act, 2007*, to allow the new development to proceed, however, before any amendment is made, the impact of the proposed change on the rest of the Plan and the future development of the Village shall be examined. Any changes to the Plan or the Zoning Bylaw shall be in the interest of the future development of the community as a whole. Through periodical review and amendment, the Plan should serve as an effective guide for Council to make decisions on the future development of the Municipality.

Part 13. Effective Date of Bylaw


Ministerial Approval

This Bylaw is adopted pursuant to *The Planning and Development Act, 2007*, and shall come into force on the date of final approval by the Minister of Government Relations.

Council Readings and Adoption

Read a first time this	<u>10</u>	day of	<u>September</u>	<u>2020</u>
Read a second time this	<u>8</u>	day of	<u>October</u>	<u>2020</u>
Read a third time this	<u>8</u>	day of	<u>October</u>	<u>2020</u>
Adoption of Bylaw this	<u>8</u>	day of	<u>October</u>	<u>2020</u>

m

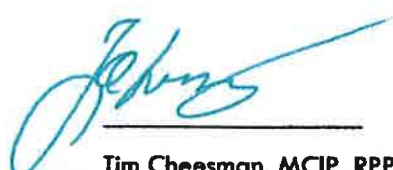


 MAYOR Chad Johnson





 ADMINISTRATOR Tracy Edwards



 Tim Cheesman, MCIP, RPP PAg Ret'd.



APPROVED
 REGINA, SASK.
November 17, 2021

 Minister of Government Relations

Appendix "A" Future Land Use Map

Appendix "B" Reference Maps

Appendix "C" Village of Tuxford Infrastructure Capacities

	Village of Tuxford
CONNECTIONS	
WATER SUPPLY	Buffalo Pound (BPD)
SURPLUS CAPACITY (PERCENTAGE / POPULATION)	Current Water supply for a population of 70 Residents
ANNUAL WATER TREATMENT	BPD
SEPTIC TREATMENT	
SURPLUS CAPACITY (PERCENTAGE / POPULATION)	None
SOLID WASTE MANAGEMENT (TRANSFER STATION / LANDFILL w life expectancy)	Lorass
CURRENT ENGINEERING STUDY (YES/NO; YEAR)	
PUBLIC WELLS OR WELL-HEADS	Buffalo Pound (BPD) source
WATER LINES / UTILITIES	150mm main with 50 mm service lines
LAGOONS	
CEMETERY	N/A

Appendix "D" Development Proposal Example

BERLIN DEVELOPMENTS LTD.

Proposes

HEIDELBERG ESTATES

MULTI-PARCEL DEVELOPMENT

A Complementary Phase of Hamburg Estates Phase IV

Submission

Prepared for Village of Drinkwater

HEIDELBERG ESTATES MULTI-PARCEL DEVELOPMENT

INTRODUCTION

This report is intended to express our client's interest in developing a quality high-density country- residential development within the Village of Drinkwater. This development would consist of the Development of Lot 1 of Block 2 of the NW XX-XX-XX-W2nd, to provide a total of 44-45 new residential sites within a planned unit development under condominium ownership on a 20 acre parcel.

In 1994 Berlin Developments Ltd. initiated a country residential proposal known as Hamburg Estates. That initiative was proposed in response to a perceived need in the market place for high-end estate living. To date this development is over 80% sold.

Throughout the development process of estate lots, many clients expressed strong interest in an adult oriented residential condominium project which would complement the urban/rural acreage development by Berlin Developments Ltd.

PROPOSAL SUMMARY

This initiative proposes to develop subdivided Lot 1 of Block 2 which is 20 acres into 44-45 single residential dwelling units in a planned unit development under condominium ownership. The market targeted would be adult oriented, with housing in the neighbourhood of \$300,000 - \$400,000 per unit. However, marketing will not be limited to this cross-section of the market as the need for even more affordable quality homes is recognized by Berlin Developments Ltd. Development control guidelines would be in place to address construction deadlines, minimum square footage, fencing, architectural controls, and other measures as deemed appropriate as in all Berlin Developments Ltd. A full provision of services is proposed, including surfaced internal roads, utilities and other amenities as required by this market. This would involve the provision of full water service, along with off-site waste management, a landscaping and drainage plan, lighting, common grounds, facility development, garbage removal, and all other amenities common to similar development in other urban centres.

With the exception of an increase in traffic on XXXX Avenue, little demand will be added to municipal services. Impacts of development are minimized by the following:

- Water connection would be to the existing Village of Tuxford water line (subject to Town approval);
- Development of a sewage lagoon and sewage removal system would be undertaken and maintained by the developer;

- Power, gas and telephone lines exist in close proximity to the proposed sites;
- Internal roads would be surfaced, built to municipal standard; and
- The proposed subdivisions are on the existing garbage collection and haul route and convenient for similar solid waste removal weekly as in the balance of the Town.

Development of the residences and site would be undertaken by Berlin Developments Ltd.

MARKET ASSESSMENT

Within the region there exists a sizeable population of the upper income 55+ age group. Within this group there exists considerable demand for estate living experience. However, this group is not willing to forego the conveniences of urban amenities and expects a higher level of service than the rural acreage resident. The large numbers of individuals who have expressed interest in this type of development are those who either feel that a rural acreage home requires too much work or are dissatisfied with high density urban condominium developments.



Developments catering to this market must combine a country residential atmosphere with the high level of amenities required. These amenities include quality potable water and sewage handling, good local roads, a sense of community, local natural amenities and space, while at the same time in close proximity to the City of Moose Jaw less than fifteen minutes away, all amenities presently provided for in Hamburg Estates.

The minimum 50' x 110' individual parcel size has been selected primarily in response to market demand and experience with urban developments. Second only to the level of services offered, the lot size is the second most important consideration for those interested in country residential living. The response by this age group has created a demand for a large enough lot to provide a minimum 1,200 square foot bungalow with garages for vehicle R.V. parking area while retaining a manageable individual yard for landscape and patio amenities.

Another aspect of this market is a strong preference for a '**sense of community**', which is even stronger than in the previous Hamburg Estates Developments. Subdivisions that project a sense of community tend to sell quicker, experience a significantly slower turnover rate, and are generally better maintained properties.

Given these market characteristics and continued housing demand, it is important to note that this location has proven to be extremely attractive. No other residential developments exist that offers such an appealing location close to the City of Moose Jaw, in a strong urban centres, golf courses, medical facilities, recreation and shopping, etc.

PROPOSED IMPROVEMENTS

The following development controls and improvements are proposed for this development:

- Potable water will be provided through a connection to Municipal water;
- Sewage will be handled by an internal collection system with an off-site lagoon to be maintained by the developer and located the appropriate distance as per Saskatchewan Health and Sask Environment regulations;
- Internal roads will be Surfaced or Double chip sealed and built to municipal standard and will include individual access;
- Each individual building parcel will be serviced by power, natural gas, telephone, and cable;
- Architecturally controlled fencing will be installed required around the property;
- Landscaping and common recreation and amenity space will be done by Berlin Developments Ltd. which will accentuate the rural feeling and also provide a common recreation centre and games area;
- Surfaced R.V. parking; and
- Minimum dwelling size shall be as follows:

TABLE C2A: MINIMUM DWELLING SIZE

HOUSE TYPE	PHASE ¹¹
Bungalow	1,200 Ft ²

Bi-Level	1,200 Ft ²
Split	1,200 Ft ²
Two-Storey	1,600 Ft ²

- All housing will be single detached dwellings, architecturally controlled;
- All dwellings will feature a minimum two car attached garage;
- Vinyl siding or stucco will be a minimum requirement; and
- Accessory buildings will require Developer approval.

PROJECT PHASING

TABLE C2B: PROPOSED DEVELOPMENTS

(Subject to Official Community Plan and Zoning Bylaw Review and Amendments)

DEVELOPMENT PHASE	PROPOSED DATE
Development Approval	Summer 2010
Lot Sales	Post Approval
Road Grading/Street Surfacing	Summer 2010
Power, Natural Gas (to each lot)	Summer 2010
Water Connections	Summer 2010
Sewage Lagoon and System Construction	Summer 2010

The cost of tying each residence into power and natural gas, water and sewer and cable and telephone will be included in the purchase price.

IMPACT ASSESSMENT

It is anticipated that given the location, proximity to amenities, and services, impact to the Village of Tuxford and adjacent land owners will be positive, as the hard surface road development on XXXX Avenue has mitigated concerns over dust and improved adverse weather road conditions.

The parcel of land involved is Class 4 land. This land has severe limitations that restrict the range of crops that can be grown. This is primarily due to the sandy structure of the soil. Much of the land proposed is covered with poplar and aspen bluffs, which are ideally suited to country residential development and in fact will be incorporated in the design.

In addition, Berlin Developments has recognized the need to utilize land efficiently and the negative impact of consuming large tracts of rural land. Therefore, it was felt that this concept would utilize part of an existing developed area. We also recognize the innovative concept will require a review of the existing Official Community Plan and Zoning Bylaw provisions. In addition, we recognize the need to participate in public consultation with all affected stakeholders and the adoption of a structure and / or concept plan for the area.

The proximity to major amenities for this market niche is excellent, as several golf courses are located nearby - along with proposed on-site recreational amenities in a country setting, and convenient surface access to Highway No. 11.

It is anticipated that XXXX Avenue will carry the vast majority of traffic from the residential development. The convenience of using XXXX Avenue to Heidelberg Estates households is anticipated to be high, given the short travel distances involved and the route's superior road design and snow removal services.

The developers will be building the residences to ensure quality and compatible development. Development would occur within one year, thus ensuring an orderly and timely rate of development.

Any required municipal servicing and development agreements will be entered into in order to clearly define areas of responsibility.

Any municipal reserve requirements will be addressed to the Municipality. In addressing the Official Community Plan requirements, the following separation distances and uses have been respected, including separation from:

- Intensive livestock operations;
- Hazardous industry;
- Rural industrial zone;
- Sewage lagoon sites; and Solid waste disposal sites.

No development will be allowed on lands with:

- High aggregate potential;
- Designated as conservation areas;
- Significant wildlife habitat;
- Cultural or historic significance;
- On environmentally sensitive areas;
- High agricultural capability; and
- Natural Hazard conditions.

MARKETING STRATEGY

Berlin Developments Ltd. will use its proven marketing strategy which consists of:

- A prominent sign on the corner of the development;
- A sales office will be open adjacent to Berlin Developments' principal residence. The sales office/show room will be staffed from 1 p.m. to 5 p.m., seven days per week during peak seasons;
- A visual rendering in the show home will outline the proposed development in its fully developed stage;
- Brochures and advertising as in all Berlin Developments;
- Individual signs will be erected on site indicating relevant information;
- Financing for individual purchasers will be made available;

- A broad promotion campaign involving television, radio and print media will continue;
- Sales would be open to members of the area Real Estate Board's multiple listing service; and
- Refunds will be provided if construction is not initiated within one year.

LAND USE POLICY AND ZONING IMPLICATIONS

It is recognized that this development scenario is new to the village of Drinkwater; however, similar developments have been undertaken around the Cities of Regina, Moose Jaw, Winnipeg and Calgary. This particular development would require amendments to the policy plan; however, the basic intent of accommodating multi-parcel residential uses would seem compatible. The issue of densities and site sizes would require change. This development would be ideally suited to the use of 'Direct Control District' or 'Contract Zoning' provisions. As in other developments, a suitable contract zoning, servicing, and development agreement could be developed to protect all parties.

The condominium ownership issue should not affect land use considerations, however, would serve to enhance the option for an 'organized hamlet' process for the Hamburg Estates area. The concept of providing higher density and high recreational amenity development, while at the same time retaining a rural emphasis, is not inconsistent with the multi-parcel higher density provisions of the Official Community Plan.

In addition, by incorporating this proposal into an existing development, it would not be inconsistent with separation distance provisions.

SERVICING COSTS

Servicing costs have been prepared and illustrated below in both summary and detailed formats. The cost estimate was based on the assumption that the water supply system would entail the construction of a distribution system connected to the Municipal water service on XXXX Avenue presently ending at the Hamburg Estates, and the construction of an entirely independent sanitary sewer system with the acquisition of land for a sewage lagoon, north of the development.

The servicing costs reflect the expected level of service for such a development. Landscaping plans and costs have not been included in the proposal at this time as the layout will be modified to address the natural environment.

Table C2C: Summary Cost Estimate

	WATER DISTRIBUTION	\$70,760.00	
	SANITARY SEWER	\$62,320.00	
	SANITARY FORCEMAIN & LIFT STATION	\$94,240.00	
Note:	BUILDING SERVICES	\$40,370.00	Does not
include	WATER SUPPLY LINE	\$95,000.00	cost of
access	SEWAGE LAGOON	\$230,000.00	road to
lagoon.	ROUGHGRADING	\$14,700.00	
	ROAD CONSTRUCTION	\$148,830.00	
	UTILITIES (TELEPHONE, ELECTRIC, GAS)	\$99,000.00	
	STREET LIGHTS	<u>\$22,400.00</u>	
	SUB-TOTAL SERVICING	\$877,620.00	
	ENGINEERING AND CONTINGENCY (15%)	<u>\$131,380.00</u>	
	TOTAL DEVELOPMENT COST	\$909,000.00	

**TABLE C2D: DETAILED COST
ESTIMATE**

Water Distribution System			
	150 diameter Water main	835 x \$56.00	\$46,760.00
	Fitting, Bends and Valves	L.S.	\$5,000.00
	Hydrant c/w Tees, Leads and Thrust Blocks	6 each x \$2,500.00	\$15,000.00
	Tie in to Proposed Water Supply Line	L.S.	\$1,000.00
	Pressure Test		<u>\$3,000.00</u>
	Sub- Total Water Distribution System		\$70,760.00
Sanitary_Sewer System (Based on 3.5 - 4 metre depth)			
	200 diameter PVC	760 L.M. x \$57.00	\$43,320.00
	Manholes (complete with bases, barrels, frames and covers)	8 x \$2,000.00	\$16,000.00
	Television Inspection	L.S.	<u>\$3,000.00</u>
	Sub- Total Sanitary Collection System		\$62,320.00
Sanitary_Force Main System			
	Sewage Pumping Station	L.S.	\$65,000.00
	Tie in to Pumping Station		\$1,000.00

Building Services	100 mm Sewage Force Main	765 L.M. x \$26.00	\$19,890.00
	Pressure Test	L.S.	\$3,000.00
	Fittings	L.S.	\$300.00
	Air Release Valve	1 Each	\$500.00
	Roadway Crossing (by Coring Method)	25 L.M. x \$130.00	\$3,250.00
	Chain Link Fencing for Pumping Station	L.S.	<u>\$1,300.00</u>
	Sub- Total Sewage Force Main System		\$94,240.00
	19 mm Copper	440 L.M. x \$14.00	\$6,160.00
	Fitting (main stop, curb stop, curb box and rod and marker)	44 Each x \$160.00	\$7,040.00
	Sanitary Services 150 mm PVC	435 L.M. x \$40.00	\$1,750.00
Sewer Fitting (saddle & plugs)	Saddle 44 Each x \$40.00	\$660.00	
Trenching and Compaction	440 L.M. x \$40.00	\$17,600.00	
<u>Services to Recreation Centre</u>			
Water (50 mm PE) Service	40 L.M. x \$5.00		
Fitting (main stop, curb stop etc)	L.S.		
Sanitary (150 PVC) Service	40 L.M. x \$10.00		
Sewer Fittings (saddle & plugs)	Saddle - 1 Each		\$35.00

		Plug - 1 Each	\$15.00
	Trenching and Compaction	40 L.M. x \$40.00	<u>\$1,600.00</u>
	Sub- Total Building Services		\$40,370.00
Water Supply Line	(150 HDPE) (1,900 Metres Length)		
		1,900 L.M. x \$50/m	<u>\$95,000.00</u>
	Sub-Total Water Supply Line		\$95,000.00
Sewage Lagoon Construction			
	1 L.S.		<u>\$230,000.00</u>
	Sub- Total Sewage Lagoon Construction		\$230,000.00
Rough Grading	44 Homes x \$300.00/Lot		\$13,200.00
	1 Centre x \$1,500.00		<u>\$1,500.00</u>
	Sub- Total Rough grading		\$14,700.00
Road Construction			
	Topsoil Stripping	13,500 m x \$0.60	\$8,100.00

Utility Servicing to 45 Units	300 diameter C.S.P. Culverts Installation	40 L.M. x \$80.00	\$3,200.00
	Common Excavation	10,000 m ³ x \$2.50	\$25,000.00
	Sub grade Preparation	7,500 m ² x \$0.50	\$3,750.00
	150 mm Sub base	7,400 m ² x \$2.80	\$20,720.00
	150 mm Base	7,000 m ² x \$5.00	\$35,000.00
	Asphalt Primer	6,500 m ² x \$0.50	\$3,250.00
	50 mm Hot Mix Asphalt	6,500 m ² x \$6.00	\$39,000.00
	Manhole Adjustment c/w Slurry Mix Backfill	8 Each x \$450.00	\$3,600.00
	Valve Adjustment c/w Slurry Mix Backfill	7 Each x \$250.00	\$1,750.00
	Finish Grading of Topsoil Seeding	6,400 m ² x \$0.65	<u>\$5,460.00</u>
		Sub- Total Road Construction	
	SaskTel (\$400/Lot), SaskPower (\$300/ Lot), SaskEnergy, (\$500/Lot)		<u>\$99,000.00</u>
	Sub- Total Utility Servicing		\$99,000.00



Street Lights

16 x \$1,400.00

\$22,400.00

Sub- Total Street Lights

\$22,400.00

**Affidavit Confirming Consultation
with a Community Planning Professional**

CANADA
PROVINCE OF SASKATCHEWAN
TO WIT:

I, Tim A. Cheesman M.C.I.P., P.Ag, of Victoria in the province of British Columbia, do solemnly declare as follows:

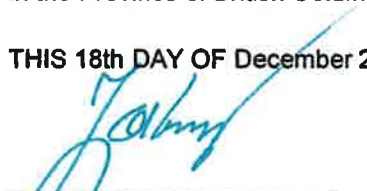
- 1) I am a Full Member of the Canadian Institute of Planners, in good standing.
- 2) I am licensed under *The Community Planning Profession Act* by the Saskatchewan Institute of Planners to engage in the practice of professional community planning in the Province of Saskatchewan.
- 3) I prepared the Official Community Plan for the Village of Tuxford in accordance with subsection 29(3) of *The Planning and Development Act, 2007*. In addition, the OCP was prepared to meet current Act changes, and Statements of Provincial Interest in effect in 2018-2019 when the bylaws were prepared with Council. Every effort has been made to accommodate the intent of the Act and associated planning guidance.
- 4) I confirm that the Official Community Plan submitted for approval to the Ministry of Government Relations meets all relevant requirements of *The Planning and Development Act, 2007*, and is consistent with any applicable provincial land use policies or statements of provincial interest, as mentioned above.

I make this solemn declaration conscientiously believing it to be true, and knowing that it is the same force and affect as if made under oath.

DECLARED AT

City of Victoria
in the Province of British Columbia

THIS 18th DAY OF December 2020



Tim A. Cheesman M.C.I.P.RPP,
P. Ag (Ret'd)



Seal





Government
of
Saskatchewan

Community Planning

Ministry of Government Relations

420-1855 Victoria Avenue
REGINA SK S4P 3T2

Phone: (306) 798-0396
Fax: (306) 798-0194
Raquel.wenarchuk@gov.sk.ca

July 28, 2020

Tracy Edwards, Administrator
Resort Village of North Grove
Box 473
MOOSE JAW SK S6H 4P1

Dear Tracy Edwards:

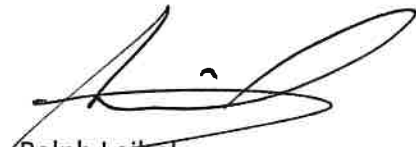
**RE: Resort Village of North Grove
Bylaw No. 01-2020 and Bylaw 02-2020
Official Community Plan and Zoning Bylaw amendments**

Bylaw No. 01-2020 and Bylaw No. 02-2020 have met the conditions that were addressed upon the conditional approval of Bylaw No. 6-2018 and Bylaw No. 7-2018.

I appreciate the time and effort that you and your Council have contributed on behalf of your Municipality in developing these important documents and in ensuring that the legislated procedures are adhered to.

Please contact me if you have any questions or concerns. Thank you.

Sincerely,



Ralph Leibel

Executive Director

Enclosure