Village of Mortlach

Official Community Plan

Bylaw 01-2018

Table of Contents

1 Introduction and Background 4

1.1 Purpose 4

1.2 Authority and Mandate 4

2 Vision, Goals and Values 9

2.1 A Vision for Mortlach 9

2.2 Goals for the Future of Mortlach 10

2.3 Community of Mortlach Values 11

3 Land Use Designations 12

3.1 Future Land Uses 12

4 General Land Use Policies 14

4.1 General Policies 14

5 Sustainability Policies 17

5.2 Policies 17

6 Environmental Management 19

6.2 Policies 19

7 Social Development 22

7.2 Policies 22

8 Residential 24

8.2 Policies 24

9 Commercial 28

9.2 Policies 28

10 Commercial/Light Industrial 31

10.2 Policies 31

11 Community Services and Amenities 34

11.2 Policies 34

12 Heritage and Culture 38

12.2 Policies 38

13 Municipal Utilities and Infrastructure 40

13.2 Infrastructure Policies 40

13.3 Transportation Polices 42

14 Inter-Municipal Cooperation 44

14.2 Policies 44

14.3 Joint Management Areas 45

15 Implementation 47

15.1 Zoning Bylaw 47

15.2 Zoning Designations 48

15.3 Subdivision, Concept Plans and Phasing of Development 48

15.4 Rezoning of Land 50

15.5 Contract Zoning and Direct Control 50

15.6 Servicing Agreement 51

15.7 Development Levy Bylaw 51

15.8 Building Bylaw 52

16 Monitoring and Amendment 53

Appendix "A" Future Land Use Map 55

Appendix "B" Reference Maps 56

1 Introduction and Background

1.1 Purpose

This Official Community Plan is adopted by The Village of Mortlach, 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 in securing the future and current goals of Mortlach 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, including flooding, slumping and slope instability.

- The management of environmentally sensitive lands.
- Source water protection.
- The means of implementing the Official Community Plan.

A goal without a plan is just a wish.

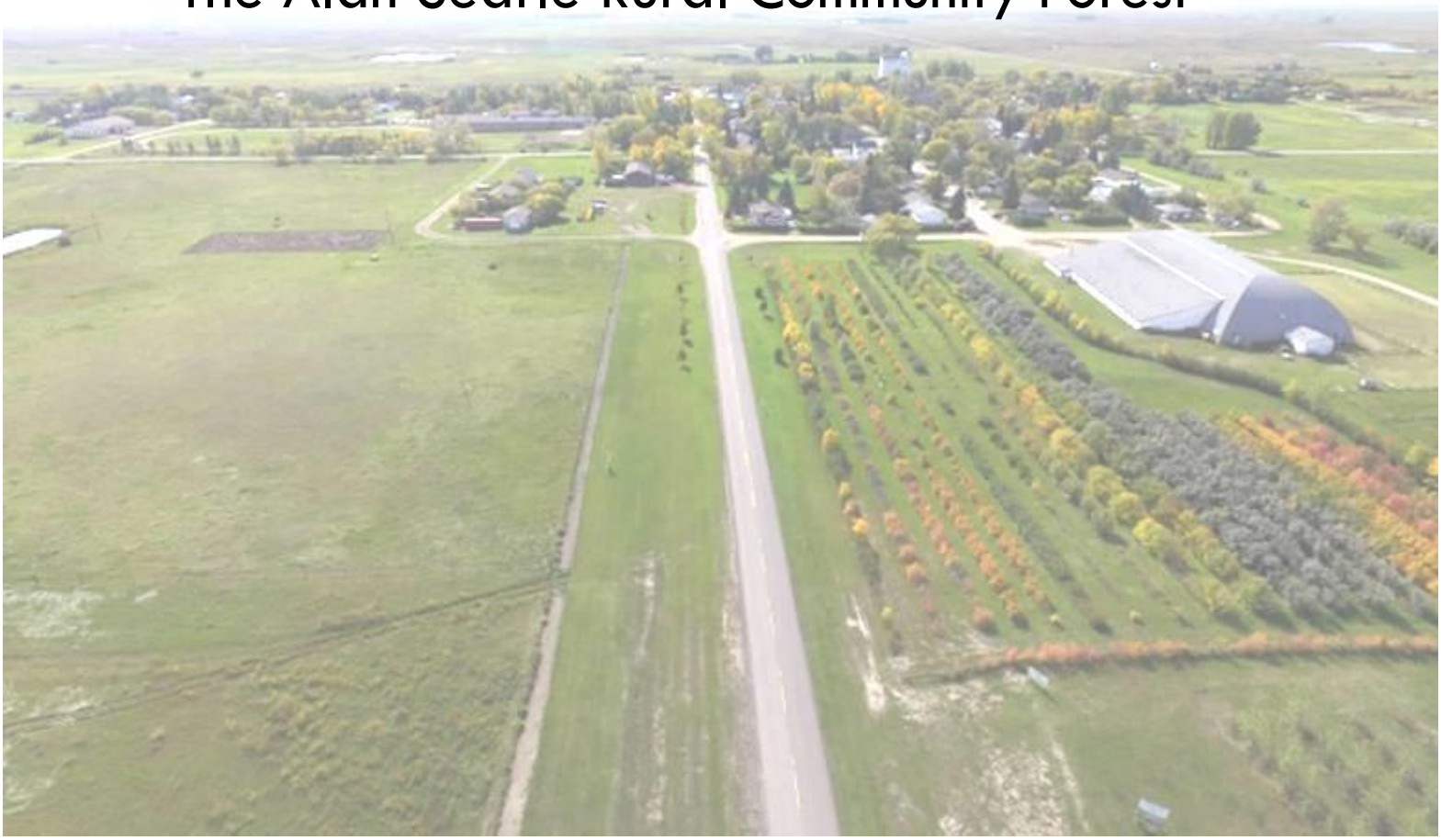
- Antoine de Saint Exupéry

An Official Community Plan also considers:

- 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.
- Policies that address the coordination of land use and development, future growth patterns and public works with adjacent municipalities.

WELCOME TO MORTLACH

The Alan Searle Rural Community Forest



Map 1: Location Map of Mortlach, Saskatchewan

Map 2: Aerial map of Mortlach, Saskatchewan

2 Vision, Goals and Values

2.1 A Vision for Mortlach

Our Vision

In partnership with its citizens, businesses and service organizations, the Village of Mortlach will facilitate a forward-looking, people friendly community that champions our community's diversity and respects the individual from a well-organized and integrated community.

2.2 Goals for the Future of Mortlach

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

To promote development that creates a safe, liveable and strong community.

To encourage high quality development that responds to varied need through a variety densities and service provision.

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

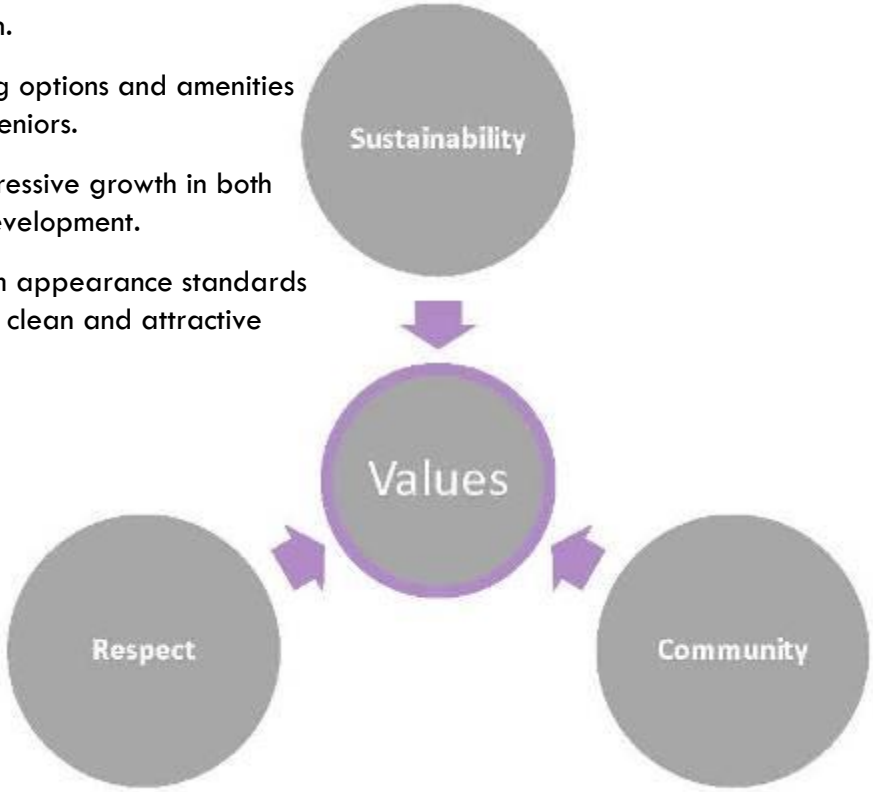
To ensure that growth in Mortlach occurs sustainably with recreational amenities and facilities.

To work in cooperation with the surrounding Municipalities in planning future regional opportunities.

2.3 Community of Mortlach Values

We will achieve our vision by:

- ✓ Growing to a mid-sized Village population.
- ✓ Increasing our student enrolment beyond 100 in our K-12 elementary school to ensure ongoing operations.
- ✓ Offering a diverse, affordable, fun, healthy and active community that supports population retention.
- ✓ Expanding recreational activities and pursuing recreational opportunities that meet the needs of all residents with a focus on youth.
- ✓ Facilitating affordable housing options and amenities for individuals, families, and seniors.
- ✓ Fostering and endorsing progressive growth in both residential and commercial development.
- ✓ Setting and enforcing minimum appearance standards to ensure the community has a clean and attractive presentation.



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.
Commercial	Reflects current and future areas of commercial development.
Light Industrial	Reflects current and future areas of light 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.

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.

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 The growth of Mortlach will be encouraged through residential and non-residential development that provides the basic services to the community and the surrounding population.

4.1.3 Mortlach 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 broad range of residential, business enterprise, recreation, institutional, and industrial development to meet anticipated long-term need.

4.1.4 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, general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity.

4.1.5 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.

4.1.6 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.

4.1.7 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.

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

a) Impact on surface and groundwater;

b) Provision of green space and trails;

c) Cost effective relative to the provision of services;

d) Provisions for public safety and safe building;

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, including addressing drainage.

4.1.9 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 highway to minimize disruption to traffic flows.

4.1.10 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.

4.1.11 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. These Plans shall be readily available and communicated to the public.

4.1.12 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.

5 Sustainability Policies

5.1 Objectives

- To increase and recognize the greater community's investment in the Village of Mortlach
- To continuously improve the Village's economic, social and environmental resiliency.
- To encourage cost effective extensions of infrastructure and utility services within the Village's corporate limits.

5.2 Policies

5.2.1 The Village shall have a sustainable mix of uses and densities that allows for the efficient use of land, infrastructure and public facilities.

5.2.2 The Village shall coordinate civic programs, policies and operations when investing in sustainable community initiatives which encourage the consideration of social, economic and environmental factors.

5.2.3 The Village of Mortlach will foster integrated decision-making on all issues to ensure that economic and social equity are addressed for current and future residents.

5.2.4 The Village will advocate for provincial partnerships and technical assistance to deliver community services and programs for sustainable community development.

5.2.5 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.

5.2.6 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 or enhance energy efficiency, waste reduction, re-use, or recycling of wastes and reduce long-term operating costs shall be encouraged.

6 Environmental Management

6.1 Objectives

- To conserve ecological features and systems within the Village.
- To ensure the Village has a sufficient and safe water supply.
- To restrict development activities in areas that are considered hazardous for reasons of drainage or flooding.
- To extend the responsibility for sound environmental management to property owners and developers.

6.2 Policies

6.2.1 The Village will encourage development, operational and maintenance practices that contribute to the conservation and enhancement of the environment.

6.2.2 Long-term prosperity, environmental health, and social well-being depend on reducing the potential for public cost or risk to residents or properties. Development shall be prohibited on lands, which because of their physical characteristics in combination with their location, present substantial risk to property and person.

6.2.3 Future development shall integrate into the natural surroundings and should complement the surrounding community design, landscape and vegetation. Existing 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.

6.2.4 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.

6.2.5 Municipal and Environmental Reserves may be used for active and passive recreation, the development of continuous pedestrian linkages or for natural drainage courses, storm or run-off water retention or other similar uses.

6.2.6 The Village shall encourage green infrastructure options to provide 'natural' infrastructure support and maintain ecological systems within the Village.

Drainage Policies

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

6.2.8 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, to maximize permeable surfaces and avoid developing in low-lying catchment areas and drainage courses.

6.2.9 Where an area has previously or exhibits potential for ponding due to snowmelt or prolonged rainfall events, all proposed building sites WILL be required to locate outside of the ponding area. Otherwise, the proponent shall provide a suitable amount of fill at the building site to provide a satisfactory level of protection for the buildings.

6.2.10 No new development shall be permitted in any flood prone area unless the development is above the contour representing the 1:500 flood frequency event. Development is prohibited within areas defined as floodways. Council may require surveyor and elevation certificates to ensure this is met. (Refer to Reference Map X Drainage/Constraints map)

6.2.11 Developers may be required to provide professional, certified environmental, geotechnical, hydrological reports to address development hazards and may require a preliminary analysis by a professional engineer or environmental scientist to identify which hazards may exist in the area of a proposed development.

6.2.12 The Sask Water Security Agency or any other appropriate government agencies or private sector consultants will be utilized as a source for technical advice regarding flood levels and flood proofing techniques.

7 Social Development

7.1 Objectives

- To encourage social services and community initiatives that contribute to the quality of life and family wellness in Mortlach.
- To ensure that community amenities and activities are barrier-free.
- To identify and pursue programming needs for youth, seniors and families through community engagement and input
- To encourage and honour and recognize the immense value of volunteers.

7.2 Policies

7.2.1 The Village shall strive to enhance the physical, social, and cultural well-being of residents through support for the arts, culture, recreation, library, wellness and social programs to meet present and future needs.

7.2.2 Residents shall be given the opportunity to pursue community building initiatives with appropriate support and encouragement when planning community services, programs, facilities, neighbourhood environments or other matters that affect their quality of life.

7.2.3 The Village recognizes that effective social planning is integral to creating a healthy community and shall advocate for the funding of

needed social service planning, programing and funding. The Village shall cooperate with government departments, non-profit agencies, or by forming partnerships to address social needs on an on-going basis

7.2.4 The Village will continue to support the important contributions of active and volunteer-driven service clubs and community organizations that participate in the delivery of social service programs in the community which bring significant value to the community.

7.2.5 The Village shall ensure that social policies and programs contribute positively to the community for all residents which are conducive to social interaction and accessible to all irrespective of physical, economic, social or cultural characteristics.

8 Residential

8.1 Objectives

- To develop new residential areas that offer a quality living environment, meeting the needs of a variety of household types and incomes, in an efficient and environmentally responsible manner.
- To encourage infill residential development to maximize the use of existing infrastructure and services.
- To ensure that dwellings, accessory buildings and lots are constructed and maintained to acceptable standards.
- To encourage home based businesses and live/work residential development in the Community.

8.2 Policies

8.2.1 A variety of housing styles, types of ownership, and choice of lot sizes shall be encouraged to provide greater housing alternatives in Mortlach. The Future Land Use Plan in Appendix ``A` will guide the development of residential and compatible land uses to accommodate a variety of housing forms.

8.2.2 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 (i.e. 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.

8.2.3 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.

8.2.4 The Village encourages multi-unit dwelling 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.

8.2.5 Residential development shall occur where appropriate levels of infrastructure, municipal services and public facilities are available or where they can be economically provided to support current and projected needs.

8.2.6 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.

8.2.7 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.

8.2.8 Residential development proposals should be guided by concept 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) Environmentally 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.

8.2.9 The Village will encourage infill residential development within already built-up areas that helps to meet the housing needs of a diverse population; and makes efficient use of municipal and community infrastructure.

8.2.10 New residential developments and subdivisions will be based upon appropriate planning and engineering studies to ensure proper land use design for engineering infrastructure and economical/functional service delivery (i.e. cul-de-sac widths).

8.2.11 RTM (ready-to move) homes and modular housing forms are suitable within any residential area. These newer forms of prefabricated dwellings are required to meet the construction standards of *The National Building Code of Canada*.

8.2.12 The Village Acknowledges the contributions mobile homes fill as a housing option. Mobile homes shall be accommodated when they can be integrated with other types of dwellings within the Village. Mobile homes will be regulated by the Zoning Bylaw and must meet the requirements of the Canadian Standards Association.

8.2.13 A proposal for a new architecturally controlled Mobile or modular home Park, potentially east of the school or west of the rink shall be integrated into a new development area only when guided by a concept plan.

8.2.14 A limited number of residential Acreage developments shall be encouraged in the North West and eastern sections of the village, preferably on existing municipal roadways within the corporate limits of the Village.

a) Residential Acreages 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 water line hook-ups where feasible.

b) Residential Acreages are provided as a lifestyle choice and offer an opportunity for larger residential parcels where small businesses (Live/Work) may carry out their activities on-site. These acreages allow for larger accessory buildings.

8.2.15 Home occupations and Businesses 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.

9 Commercial

9.1 Objectives

- To support existing businesses and to encourage local commercial enterprises including home based businesses and live/work acreages.
- To ensure compatibility with adjacent land uses.
- To promote the Village's tourism potentials.
- To promote the locational advantages of the Village for highway-related commercial development.

9.2 Policies

9.2.1 The Village supports existing businesses and welcomes new commercial development to the community by ensuring there is sufficient commercial land available for a variety of commercial development.

9.2.2 The Village encourages commercial development in the Village Centre and in the Commercial/Light Industrial Park in the north east area of the Village to meets the needs of the residents and region.

9.2.3 The "Future Land Use Map" (Appendix A) identifies the potential location of future Commercial development areas for local enterprises that provide goods and services to Mortlach residents and the greater community.

9.2.4 A variety of lot sizes shall be provided to ensure the availability of land for a broad range of commercial activities. Commercial areas shall be provided with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner.

9.2.5 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.

9.2.6 The Village shall encourage unique development opportunities, flexibility and reinvestment on Rose Street by providing for new mixed use developments to ensure that a broad range of compatible commercial, institutional, cultural and residential uses, are accommodated.

9.2.7 The Village shall continue to market the business and amenities of Mortlach as a destination site to increase the appeal to visitors.

9.2.8 The Village shall ensure public facilities and amenities used by residents and visitors are kept clean to provide a lasting impression.

9.2.9 The Village along with surrounding communities shall work together to promote the tourism potential and opportunities in the area including the beautiful landscape, open sky, distinct features in the area and rural way of life.

9.2.10 Attractive signage along major Highway No. 1 shall be promoted to support tourism in Mortlach and to entice the travelling public to stop in Mortlach.

9.2.11 Commercial uses, which primarily serve the traveling public, shall be encouraged to locate where there is access available from the provincial highway.

9.2.12 Commercial developments with extensive site requirements, such as outdoor storage, display, parking requirements, will be encouraged to locate at appropriate locations outside of the downtown commercial area.

9.2.13 Commercial rezoning applications will be evaluated based on the:

a) Potential for increased vehicular traffic in the community.

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.

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

10 Commercial/Light Industrial

10.1 Objectives

- To provide for appropriate and orderly commercial/ light industrial development to attract a wide range of development.
- To ensure that 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.

10.2 Policies

10.2.1 Commercial/light 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.

10.2.2 These areas shall permit a variety of commercial and light 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 commercial/light industrial development.

10.2.3 The designation of additional land for Commercial/Light 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.

c) The development shall not detract from the visual attractiveness of the area.

10.2.4 Commercial/Industrial development shall be directed to lands readily accessible to existing transportation infrastructure to provide for efficient transportation and shipping operations. Industrial and associated commercial development shall be encouraged to cluster into nodes along established interchanges and rail spur lines.

10.2.5 Highway dependent commercial/industrial development shall be located at readily accessible existing transportation infrastructure adjacent to Highway 1.

10.2.6 Rezoning applications will be evaluated based on the:

a) Potential for increased vehicular traffic in the community.

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.

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

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

10.2.8 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.

11 Community Services and Amenities

11.1 Objectives

- To promote continued investment in community services that benefits the Village and surrounding area.
- To locate community services and amenities to in areas easily accessed by residents.
- To provide parks and outdoor recreation spaces that meets the needs of the community.
- To work cooperatively with neighbouring municipalities, community based organizations and the private sector to deliver a wide range of community services and amenities.

11.2 Policies

11.2.1 Community Service lands include institutional, public services, recreational, health, cultural and educational uses. These amenities shall recognize and assess the impact future adjacent land uses may have on their activity.

11.2.2 Business and industry, the public, private and not-for-profit sectors will be encouraged to form community partnerships for the provision of community, institutional and educational services and facilities.

11.2.3 The Village will continue to work with the RM of Wheatlands to facilitate the development of new or the upgrading of existing community facilities.

11.2.4 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.

11.2.5 Proposed Community service developments will be evaluated based on:

a) Location, site layout and proper vehicular access;

b) Compatibility with adjacent land uses; and

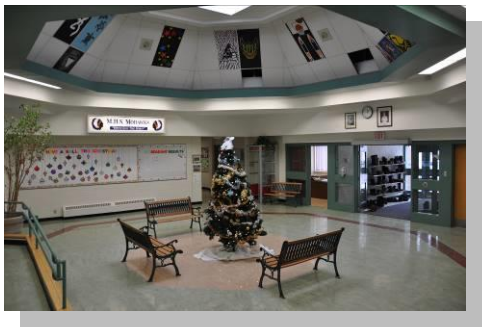
c) Provision of adequate municipal services.

11.2.6 The Village will work with the Prairie South School Division supporting:

a) Park space adjacent to the school and community centre.

b) The joint use of school and community centre facilities as a means of providing cost efficient services to the public and review agreements on a regular basis.

c) Potential joint funding of community and recreational projects.



11.2.7 The Village will continue to maintain and improve park, playground and open space development for a variety of outdoor recreational activities including trails. Natural areas, linkages and pathways shall be maintained, to the greatest extent possible, as an environmental resource.

11.2.8 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.

11.2.9 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 ownership.

11.2.10 Park development on the north side of the village will need to be enhanced in conjunction with the developer, and drainage easements obtained for effective drainage and aesthetics.

Municipal Reserve Policies

11.2.11 The planting of new trees will continue in a safe and visually appealing manner along streets, roadways and in open spaces associated with new development. The Village may develop a municipal landscape plan for the entrance to the Village and for the Village Centre (Rose Street Business District).

11.2.12 Every subdivision servicing agreement will fulfill the requirements for dedicated lands regarding recreational and park space.

11.2.13 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*.

Alan Searle Rural Community Forest

In 1999, the Village Council of Mortlach approved the allocation of 3.5 acres of land, to the Mortlach Community Development and Agricultural Society (MCDAS), for the development of a Community Orchard. This project was completed with the assistance of the Rural Municipalities of Wheatlands and Rogers, Tree Canada, PFRA Shelterbelt Centre and many local volunteers. Over 3600 trees, shrubs and bushes were planted in the late Spring of 2000.

Farmers from the RMs of Wheatlands & Rogers brought their tractors and cultivators into town and prepared the land for planting. A shelter belt was planted around the perimeter of the orchard consisting of Caraganas interspersed with Green Ash. Eleven 400 foot rows of fruit trees and shrubs were planted. Six other 200 foot rows were planted with wild plum, sea buckthorn, buffaloberry, hawthorn and choke cherry to provide food and shelter for birds and other wildlife. Over the years, the community has enjoyed the many types of fruit available in the orchard such as apples, Saskatoon berries, sour cherries, choke cherries, goose berries, haskaps, and black currents. The Orchard was named after Allan Searle, a councillor who passed away while in office after many years of serving his community.

11.2.14 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.

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

12 Heritage and Culture

12.1 Objectives

- To identify and conserve the best elements of the Village's cultural and heritage attributes.
- To prioritize projects which promote local interest in Mortlach's heritage resources and history.
- To encourage partnerships to promote the Village's cultural assets.
- To encourage opportunities for the reuse or rehabilitation of historic buildings.

12.2 Policies

12.2.1 The Village will cooperate with community stakeholders to identify and continually assess the significance of historic, cultural sites and special areas within or in proximity to Mortlach.

12.2.2 Heritage buildings, sites or resources will be protected and promoted in consultation with the Saskatchewan Heritage Conservation Branch and other agencies.

12.2.3 At the request of owners and in accordance with the *Heritage Property Act*, significant historic sites and architectural features shall be designated and recognized as heritage properties. The

Village will ensure the appropriate use and treatment of properties designated through the *Act*.

12.2.4 The Mortlach Museum shall be supported in their efforts to acquire, conserve, study, exhibit regional historical and cultural objects and artifacts and to educate/outreach to promote Mortlach's regional culture and heritage history.

12.2.5 The Museum shall be encouraged to raise awareness to the region's Indigenous archaeological heritage as a key feature along the French Trail.

12.2.6 The village shall continue partnering with the Rural Municipality of Wheatlands for assistance in support of cultural facilities to ensure access to quality facilities and programs for the benefit of Village and District residents and visitors.

12.2.7 Recognition, through signage or place naming, shall be encouraged throughout Mortlach to honour significant citizen and corporate contributions. Sport, agricultural and industrial heritage may be highlighted through the naming or sponsorship of public amenities and spaces.

Kenneth "Casey" Jones Collection

Casey settled in Mortlach in the early 1900s and practiced his carpentry trade assisting in the construction of the local school, Doc Cliff's house, and the Khamis Michael Block. After WW1 Casey acquired an interest in collecting Indian artifacts, which gained him international recognition. Casey Jones' collection of "Paleo-Indian Artifacts" placed Mortlach (the Besant dig site) in the history books of North America. The collection, was purchased by the Glenbow Museum in Calgary.

(Source:Mortlach Website)

13 Municipal Utilities and Infrastructure

13.1 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 provide access and internal roads to serve the existing and future needs of the Village.
- To administer the means to fund extensions and improvements to the transportation system.

13.2 Infrastructure Policies

13.2.1 The use of existing municipal infrastructure should be optimized wherever feasible before consideration is given to developing new infrastructure and public service facilities.

13.2.2 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.

13.2.3 Planning for waste management services shall ensure that current systems are provided in a manner that are financially viable and compliant with all regulatory requirements and protect public health and the natural environment.

13.2.4 The Village will encourage development that effectively utilizes existing utility infrastructure and does not place an excessive burden on Village utility services.

13.2.5 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; and

d) The logical extension of existing services.

13.2.6 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.

13.2.7 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. The Village shall minimize utility and infrastructure costs to the Village in areas which presents special servicing problems.

13.2.8 For 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.

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

13.2.10 Firefighting requirements will be considered as a part of every rezoning application, subdivision review and servicing agreement.

13.3 Transportation Polices

13.3.1 The Village will continue to budget for roadway improvement in annual and long-range budgets and plan roadways to ensure that they appropriate services are provided in a cost effective manner.

13.3.2 The Village will ensure that road design permits safe and convenient vehicle, pedestrian, scooter and bicycle circulation.

13.3.3 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.

13.3.4 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.

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

13.3.6 Consultation with the Railways shall be required when a potential development is proposed for a:

a) Development or redevelopment proposals in proximity to rail facilities or for proposals for rail-serviced industrial parks.

b) Road and utility infrastructure works which may affect a rail facility.

c) All new, expanded, or modified rail facilities.

13.3.7 The Village will utilize the Federation of Canadian Municipalities' (FCM) Guidelines for Development in proximity to rail-lines as a primary resource for development review.

13.3.8 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.

14 Inter-Municipal Cooperation

14.1 Objectives

- To consult and work with adjacent municipalities on regional initiatives and development proposals.
- To consult with the neighbouring Rural Municipality of Wheatlands on land use matters and development proposals located along the fringe areas of the Village in order to minimize potential land use conflict.

14.2 Policies

14.2.1 The Village will continue to work in partnership other jurisdictions and other agencies as a means of providing and sharing services effectively and efficiently.

14.2.2 The Village of Mortlach 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). The preparation and updating of an Emergency Response Plan will be a priority.

14.2.3 Inter-municipal cooperation and private or public sector initiatives that focus on a cooperative approach to providing and sharing Community services that optimize use and cost-efficiency shall be encouraged.

14.2.4 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, shoreline and watershed related issues;

e) Natural and human-made hazards; and

f) Population, housing and employment projections, based on regional market areas.

14.3 Joint Management Areas

14.3.1 The Village will consult with the Rural Municipality of Wheatlands on land use planning matters with the intent to support the orderly development of neighbouring lands.

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

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

14.3.4 Referrals from the RM respecting development proposals on nearby rural municipal lands will be evaluated based on the following guidelines:

a) The potential for land use conflict and compatibility with adjacent municipal development or planned development;

b) The impact on future land use;

c) The effect on municipal services and inter-municipal agreements for services to the rural area; and

d) Industrial areas shall be easily and economically serviceable with municipal services or shall be limited to industries that do not require municipal services.

14.3.5 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 integrate with the existing Village of Mortlach.

14.3.6 The Village may undertake to alter its boundaries in consultation with the surrounding Rural Municipality to ensure that they are able to retain a 5-year supply of land or for the purposes of accommodating specific development proposals where Village services are required.

15 Implementation

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

15.1 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 which incorporate flexible zoning techniques.

15.2 Zoning Designations

The objective of each of the zoning districts contained in the Zoning Bylaw is described below:

R1,R2,RA	**Residential Districts** - to provide areas for a variety of residential development options.
C1	**Commercial District** - to provide areas for retail commercial uses that meet the needs of the Village.
C2	**Commercial/Light Industrial District** -- to provide an area for development of 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.

15.3 Subdivision, Concept Plans and Phasing of Development

15.3.1 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.

15.3.2 Concept plans will be used to:

a) Provide preliminary plans for proposed development.

b) Guide the phasing of development.

c) Identify street and lot layouts.

d) Identify land uses and density of development.t

e) Determine the location and design of parks and pathways.

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

a) Occurs in an efficient and cost effective manner taking into consideration the Village's capital works program and financial capability;

b) Ensures a choice of location for building sites;

c) Is orderly and geographically continuous; and

d) Provides sufficient land so that market demands for land are met.

15.3.4 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:

a) The degree of completion of the previous phase.

b) The construction of necessary offsite infrastructure.

c) The completion of specified items in a servicing agreement.

d) The current demand for the new development.

15.4 Rezoning of Land

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

a) Conformity to the Official Community Plan;

b) Suitability of the site for the proposed development;

c) Compatibility of existing adjacent land use;

d) Provision of dedicated lands as may be required for subdivision;

e) The Village's financial capability to support the development;

f) The adequate provision and timing of development of municipal services; and

g) The completion of a servicing agreement for onsite and offsite services.

15.5 Contract Zoning and Direct Control

15.5.1 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:

a) 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.

b) 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.

c) 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.

d) 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.

15.6 Servicing Agreement

15.6.1 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 offsite levies required for a subdivision. Council may consider a general municipal share in the cost of offsite infrastructure where the improvement is designed to serve more than the subject subdivision.

15.6.2 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.

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

15.7 Development Levy Bylaw

15.7.1 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.

15.7.2 Council may adopt a bylaw that specifies the circumstances when offsite 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.

15.7.3 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 offsite charges.

15.8 Building Bylaw

15.8.1 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.

16 Monitoring and Amendment

Monitoring

16.1.1 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.

16.1.2 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.

Amendments

16.1.3 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.

Repeal and Effective Date of Bylaw

Repeal

All previous Land Use Bylaws as amended and approved under *the Planning and Development Act* shall be repealed upon Bylaw 01-2018, the Official Community Plan, coming into force and effect.

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	_____	day of	_____	2018
Read a second time this	_____	day of	_____	2018
Read a third time this	_____	day of	_____	2018
Adoption of Bylaw this	_____	day of	_____	2018

_____

MAYOR

_____

ADMINISTRATOR

_____

Tim Cheesman, MCIP, RPP, P.Ag.

_____

Karen Sander MCIP, RPP

Appendix “A” Future Land Use Map

Appendix “B” Reference Maps