

**Broadview Official Community Plan
Bylaw No. 2013-04**



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Section 1: Planning Context

Welcome to Broadview,



The Official Community Plan

Broadview's Official Community Plan (OCP) is intended to promote the vision of the community, how the community sees itself growing and developing in the future and ultimately what kind of place the community wants to be. This OCP provides the guide, or plan, to achieving that vision.

The Plan expresses the Community's hope and attitude toward future development and is intended to provide a guideline for planning in Broadview for the next twenty to twenty-five years. This Official Community Plan also provides flexibility and a sense of direction when addressing unforeseen economic conditions during that time period.

The intent of the Official Community Plan is to provide a comprehensive policy framework to guide physical, environmental, economic, social and cultural development within the Town of Broadview. The policy directions contained herein provide the structure and direction for growth and development in the community. All development must be consistent with the OCP policies.

The OCP works in conjunction with other municipal bylaws which regulate growth and development, such as the Zoning Bylaw. Used together, the location, form and character of development are regulated, providing certainty to residents and property owners about the future development of the community. In addition, the Official Community Plan also enables representative of the province of Saskatchewan and the Government of Canada to understand the philosophy of development the Town intends to pursue within its corporate limits.

Regional Context

Broadview is viewed as o a regional centre providing goods and services, notably educational and health facilities, for the surrounding population as well as containing a strong base of commercial and industrial enterprises.

Broadview is a community that also provides many cultural and recreational amenities for the benefit of area residents that range from sports facilities, Community Centre, institutional services such as a library. The 2011 Census population reported there were 620 residents and over 315 private residential dwellings in the Town.

The Town of Broadview is fortunate to be accessed by the Trans-Canada Highway. Rail-service is provided by the mainline of the CPR.

Town facilities, recreation and recently upgraded infrastructure are the most important assets of Broadview. Business sectors services provided and available land

Three of the significant challenges include expansion of infrastructure, for new development attracting new industries and a lack of rental property.

Agriculture is significant to Broadview as a lifestyle with commercial and industrial benefits for the Town and district. There is also the potential for oil, gas and wind production to expand into the surrounding area which would bring development opportunities to the Town including more residents and business growth.

The Town realizes it needs to be prepared for change.

Legislative Authority

This document is the “Official Community Plan” for the Town of Broadview to guide land use and development. Section 29(1) of *The Planning and Development Act, 2007*, provides the legislative framework for the preparation and adoption of an Official Community Plan. Official Community Plans address future land use, development and other matters of Community concern affecting lands within the Plan boundaries.

The Town shall, in conjunction with the adoption of this Plan, amend, in accordance with *The Planning and Development Act, 2007*, or subsequent legislation their respective Zoning Bylaw as required to be consistent with the policies and provisions of this Official Community Plan.

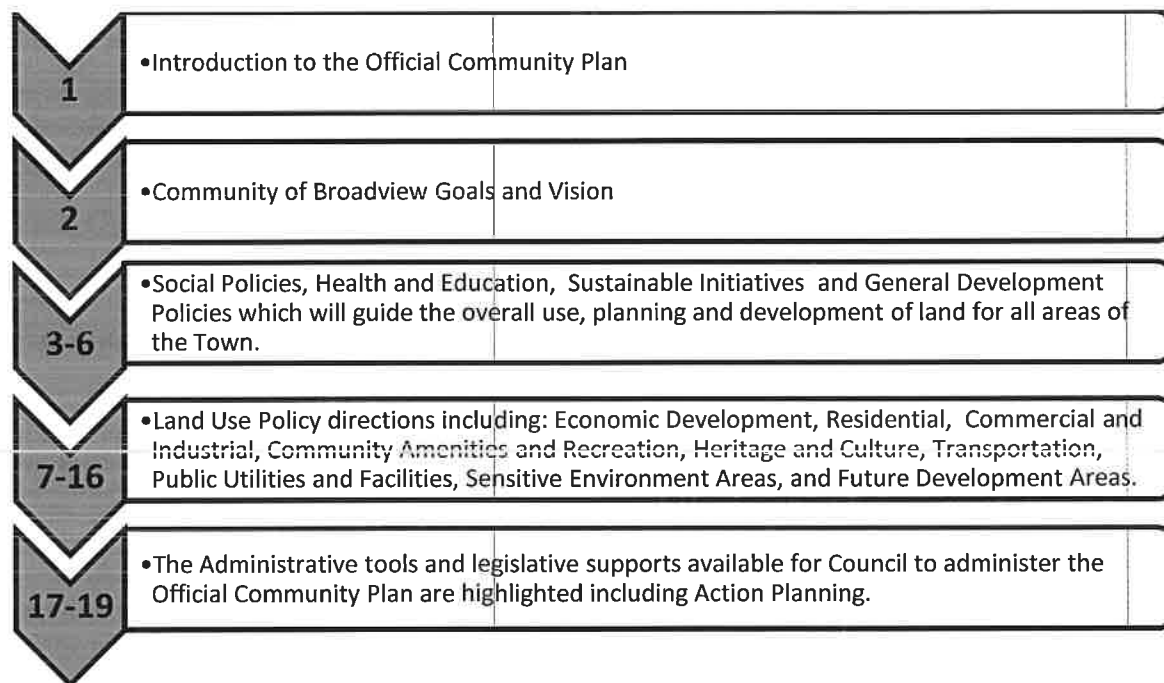
Plan Area

The Broadview Official Community Plan applies to the area located within the corporate limits of the Town of Broadview.. The Plan Area is subject to change as the Town grows and extends its boundaries. The Plan Area and corporate limits are outlined on Reference Maps in the Appendices which may be updated from time to time.

The Broadview Grenfell and Whitewood Inter-Municipal Initiative The Inter-Municipal Initiative has been promoted to assist the Town of Broadview, Town of Whitewood, Town of Grenfell and potential two adjacent Rural Municipalities and First Nations with growth and development to co-manage the lands in the region. The opportunity exists to jointly promote and address the need to continue stimulating economic development, provide guidelines to reduce conflicts between land uses, increase efficiencies where available, protect sensitive environmental areas, and to develop strategies to support community revitalization and population growth in the Region.

Plan Organization

This Official Community Plan is organized into the following Sections



Future Land Use Map: The “Future Land Use Map” (Appendix “A”) illustrates general land use designations 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 resolution of the

Town of Broadview. All Reference Maps are conceptual only and should not be used to make site specific decision.

Infrastructure Capacities: Attached in Appendix "C"

Action Plans: Action Plans for the Town have been included in Appendix "D" to provide a checklist of the key action items that will need to be completed to help the Town achieve its goals outlined in the Plan.

Community Socio-Economic Profile and Public Consultation Findings: Attached in Appendix "E"

Community Historical Background: Attached in Appendix "F"

Town of Broadview 2009 Strategic Plan: attached in Appendix "G"

Section 2: Goals and Vision for the Community of Broadview

Community Vision

*Town of Broadview is a vibrant, viable
growing community.*



Community Goals

A clear definition of community goals provides guidance and aids in the identification of growth management and future land use objectives, but more important is the creation of a Community Vision.

- ❖ Orderly development and identified lands uses which create a sustainable balance between natural, physical, social and economic environment within the Town.
- ❖ A thriving downtown core and a safe and attractive highway commercial corridor.
- ❖ Broadview's role as a regional commercial, cultural, educational, medical and service centre is strengthened and welcomes new residents of all ages and backgrounds.
- ❖ A Town that encourages investment in manufacturing and the development of sustainable primary industries to generate and increased level of economic sustainability.
- ❖ A Town that cooperates actively with other local and senior governments to make decisions related to regional projects and service delivery.
- ❖ A Town where environmentally sensitive areas are protected for the enjoyment of present and future residents and the benefit of the environment.
- ❖ A fiscally responsible community that ensures the future demands of growth is met and that meeting those demands is balanced with expansions to existing standards and services.

Goals

Section 3: Social Policies

3.1 INTRODUCTION

Committees in Broadview include; the

Social Services provided in Broadview include: A Day Care centre, a number of Programs and Services for Families coordinated with the Regina Qu'Appelle Health Region

3.2 OBJECTIVES

- ✓ To support planning for a safe and healthy community through social development initiatives.
- ✓ To ensure that the community is free from physical barriers so that all residents can move freely and access services, facilities and programs.
- ✓ To address financial barriers to facility and program participation for families, youth and seniors.
- ✓ To increase programming needs and activities and aging-related services for seniors.
- ✓ To attract more immigrants and provide the needed services to assist integration into the Community, while supporting cultural inclusion.
- ✓ To encourage volunteer involvement in community groups.
- ✓ To enhance the amenities and activities within Broadview
- ✓ To encourage community efforts to promote safety and security and further the creation of an inclusive "Community."
- ✓ To facilitate preventative social services and community initiatives that contribute to the quality of life and family wellness in Broadview.
- ✓ To work with representatives of private and voluntary organizations offering social, programs with a view to furthering cooperation and coordination of programs

3.3 POLICIES

- .1 The Town shall create a culture of sustainability through strong, compact and complete neighbourhoods and recognize that effective social planning is integral to creating a healthy community.
- .2 The Town shall enhance the physical, social, and cultural well-being of residents through support for the arts, culture, recreation, library, fire, police, education, social programs and health services to meet present and future needs.
- .3 The input of fresh creative ideas shall be welcomed by the Town to help prevent unnecessary repetition and expansion of programs, or the generation of excesses and imbalances within the community programs, over time.

- .4 The Town will support the provision of social planning services including childcare, affordable housing and neighbourhood safety.
- .5 The Town will work with local agencies and the private sector to determine the demand for affordable, special needs, and seniors programs in Broadview.
- .6 The Town will continue to support the volunteer organizations that participate in the delivery of social service programs in the Community.
- .7 The Town will encourage and assist senior levels of government to coordinate and collaborate with local groups and agencies in the areas of social service planning, programming and funding.
- .8 The Town shall endeavour within its capacity to provide clear communication and strong central coordination of service provision. Full participation and input of knowledge from all community groups is necessary, as well as regular systemic reviews, to determine how and why needs are changing, and to respond through changes of policy and programs to meet the emerging needs.
- .9 The Town shall ensure that policies and programs must contribute positively to the community's social well-being, health and condition, helping community members overcome obstacles related to safe and secure housing, accessibility, affordable and appropriate childcare; and safety in the built environment.
- .10 The Town recognizes and appreciates the Royal Canadian Mounted Police (RCMP) and the services they provide. The Town invites member of the RCMP to participate in community events in both professional and social roles, whenever possible.



Community Engagement and Ownership

- .11 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.

- .12 The Town will strive to enhance local communication through an open and inviting process that brings the public together with municipal officials including regular reports to the community and forums allowing public participation in community issues.
- .13 This Plan recognizes and supports the important contributions of volunteers and non-profit groups and agencies which bring significant value to the community.
- .14 The community shall actively engage youth in stewardship opportunities in the community and identify other methods to include youth in community endeavours.
- .15 The Town shall encourage community initiated projects and events that enhance the sense of community and increase the number of community events, activities, festivals, street parties, fairs and local sporting and cultural events.



Social Needs

The Town will assist in identifying social needs and plan service delivery by working with government departments, non-profit agencies, or by forming partnerships to address social needs on an on-going basis to:

- Identify and pursue the programming needs for youth, seniors and families through community input; and to
 - Improve housing affordability and choice in order to stabilize family and community life.
- .16 The Town will advocate for the integrated planning and provision of services, programs and facilities on a cooperative basis, involving appropriate agencies, groups and individuals to achieve accessible, appropriate, and flexible service provision for all residents irrespective of their physical, economic, social or cultural characteristics.
- .17 The Town will ensure all developments are safe, accessible to all and are conducive to social interaction by encouraging barrier free access design and locational considerations.
- .18 The Town shall ensure accessibility is considered in the design of all areas and facilities intended for public use. Public streets, sidewalks, walkways and other public areas shall provide reasonable accessibility to all persons, regardless of their physical abilities.

- .19 The need for facilities such as drop in centres, group homes and other similar facilities is recognized. Locations must be appropriate for the need and chosen with regard to proximity to daily commercial, social and recreational services.
- .20 The Town shall explore the programming options available to support and enhance the needs of a growing community and work with the existing active and diverse volunteer-driven service clubs and community organizations which plan an assortment of programs and events throughout the year.
- .21 Programming needs and opportunities shall be broadened and enhanced to address especially the needs of youth, young families, and seniors. The Town shall work with youth and senior's representatives and service groups to develop and potentially deliver the varied programming/activities.
- .22 The Town shall work with service clubs and organizations to coordinate efforts to improve services, programming and facilities for seniors and youth, through collaboration and improved communication.
- .23 The Town shall look to other communities for options and ideas to engage the youth in Broadview and to increase and broaden the variety of opportunities for youth.

Section 4: Health and Education

4.1 INTRODUCTION

Broadview is located in the Prairie Valley School Division. Educational Facilities include, Broadview Pre School, Pre- kindergarten and K-12. The RQHR provides a full range of health services and currently provides services such as Physicians, Nurse Practitioner, Public Health Nurse, Pharmacists, Diabetes and Mental Health Services, Physiotherapy, Physicians, Dietician and Massage Therapists.

The Broadview Union Hospital is fully staffed and houses 16 beds offering in-patient acute care and sub acute care with 24 hour emergency physician on call service and full laboratory services. Assisted living facilities include long term care at the 36 bed Broadview and District Centennial Lodge and 15 room Broadview House.

Broadview has access to a full-service Emergency Response Team, including ambulances, EMT's, in the Regina Qu'Appelle Health Care Region which provides EMS throughout the region with emergency vehicles and staff. The Town of Broadview is committed to the safety and well-being of its residents and has Emergency Measures Organization (EMO) Emergency Response Plan in place.



In addition, Para transit Services are available to get individuals to medical appointments.

The Broadview Fire Department is a full-service volunteer department responsible for providing an efficient and effective delivery of fire, rescue, and life-safety emergency services. The Fire Department also strives to improve the quality of life for Broadview residents by providing public education and ongoing training for firefighters.

4.2 OBJECTIVES

- ✓ To encourage the Regina Qu'Appelle Health Region to maintain and expand health services and provide a full range of local health serves wherever possible.
- ✓ To encourage the Health Authority to maintain ambulance services for Broadview and the region and reduce emergency response times.
- ✓ To provide a level of protective services that satisfies the demand in the community.
- ✓ To support and contribute financially of the Broadview Volunteer Fire Department.
- ✓ To regularly update and revise the Mutual Fire Aid agreements and Emergency Measures Organization (EMO) services plan.
- ✓ To work with the surrounding municipalities in developing required emergency service infrastructure on a regional delivery basis.

- ✓ To coordinate Emergency Response planning with the adjacent Rural Municipalities.
- ✓ To prepare and educate residents of the region on the need for including emergency planning in the day-to-day lifestyle activities.
- ✓ To recognize and show appreciation for local protective service volunteers.

4.3 POLICIES

- .1 Public Safety and Health requirements shall guide all development. The Town shall ensure that Emergency Response plans are current and reflect changes in land use or activities.
- .2 The Town shall review the number of emergencies and response times to determine the requirement for additional protective services on an annual basis at a predetermined time each year.
- .3 The Town shall review the long-term capital building and equipment needs for protective services on an annual basis or as required by provincial agencies.
- .4 The Town of Broadview will support in working with existing emergency planning and response agencies in the region. The objective will be to participate in the planning and integration of a regional Emergency Measures Organization (EMO) Response Plan which is mutually supportive, but reduces unnecessary duplication of resources.
- .5 An Emergency Measures Organization (EMO) Response Plan for the Municipality will be coordinated with all federal and provincial programs and policies and supportive of other urban and rural municipalities within the region.
- .6 The Town shall monitor and ensure that the growth of the health system shall keep pace with the growth of the Community.
- .7 The Town has formed a Broadview and District Health Foundation to assist the Regina Qu'Appelle Health Region in the recruitment of physicians, specialists and high-tech medical equipment to create an expanded, sustainable health service sector and increase the health services available in Broadview.
- .8 The Town will in accordance with existing Town Policy continue to participate in the coordination of a transportation service for seniors and the general public for medical appointments within or outside of Town.

Educational Facilities

- .9 The Town supports the joint use of schools as educational facilities, community facilities and delivery points for community services, (ie day cares, recreational facilities, meeting places, etc.).
- .10 The Town shall cooperate and work with the Prairie Valley School Division to identify opportunities to establish/increase the joint use of facilities and sports fields.
- .11 The Town will ensure that vehicle pedestrian conflicts are minimized in proximity to the schools and shall continue to enhance pedestrian safety near school sites.



Section 5: Sustainable Initiatives

5.1 INTRODUCTION

5.2 OBJECTIVES

- ✓ To encourage cost effective extensions of infrastructure and utility services within corporate limits of the Town.
- ✓ To increase and recognize community investment.
- ✓ To encourage Consumer stewardship and smaller scale(ie mixed-use) development.
- ✓ To ensure that Community Amenities and Facilities are economically sustainable.

5.3 POLICIES

- .1 The Town will advocate for the integrated planning and provision of services, programs and facilities on a cooperative basis, involving appropriate agencies, groups and individuals to achieve accessible, appropriate, and flexible service provision for all residents.
- .2 To achieve the goals and objectives of this Plan, the Town of Broadview will advocate for provincial partnerships and technical assistance to deliver services and programs for sustainable economic, and community development.
- .3 The Town shall create a culture of sustainability through strong, compact and complete neighbourhoods and community amenities that are viable in the long term.
- .4 The Town of Broadview will foster integrated decision making on all issues to ensure that environmental, economic and social equity issues are addressed, for current and future residents alike.
- .5 The Town shall encourage the integration of policy initiatives between civic departments and community organizations to promote the inclusion of all interests, issues and impacts.
- .6 The Town shall coordinate civic programs, policies and operations to promote sustainable decision making within the Town to encourage consideration of social, economic and environmental factors in all discussions and resolutions.

- .7 The Town shall encourage the planning, design and construction of energy- aware neighbourhoods and buildings, including the minimization of non-renewable energy use, investing in energy efficient design features for sites and buildings and development of compact, complete communities as outlined in the Future Land Use Map.
- .8 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 Plan policies.
- .9 The building of facilities and activities that encourage or enhance energy efficiency, waste reduction, re-use or recycling of wastes shall be accommodated and programs to reduce the volume of solid waste, such as "reduce, reuse, recycle", shall be supported.
- .10 This Official Community Plan emphasizes innovation in building design and raise awareness of green building options, materials sourcing, energy alternatives and consideration of the needs of future property owners for energy efficient options balanced with the cost of construction.
- .11 This Plan will ensure that Zoning Bylaw provisions do not impede implementation of energy efficient technologies and green building practices which comply with The National Building Code of Canada.
- .12 The Town shall continue to promote energy conservation and community awareness of energy use and its alternatives. The Town will work with community organizations to promote community energy efficiency, determination of the community carbon footprint and consideration of the creation of a community carbon footprint reduction program.
- .13 The Town will encourage green infrastructure to provide 'natural' infrastructure support and maintain ecological services within the town. These measures will assist in decreasing the costs associated with the Town's energy demands as related to infrastructure maintenance, repair and replacement over time as green infrastructure tends to be less energy intensive in its operation.



Section 6: General Location and Development Policies

6.1 INTRODUCTION

The policies outlined in this section address issues which may arise throughout the Town of Broadview. In managing change, the Town will undertake comprehensive, integrated and long-term planning to ensure that developments are compatible with the landscape quality of the area, can be sustained by service levels, and meet Provincial Interests.

6.2 OBJECTIVES

- ✓ To promote orderly growth and provide a land use guideline for Broadview.
- ✓ To provide an adequate supply of developable land.
- ✓ To manage the cost of new growth and development through the use of long term and annual budgeting.

6.3 POLICIES

- .1 The Town of Broadview 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 Town.
- .2 Planned development will help to increase land values, shall not be wasteful of the land resource, and shall minimize public expenditure in service provision. The Future Land Use Map provided in Appendix "A" shows the general designation of future land uses.
- .3 Primary consideration shall be given to each proposal's conformity with the policies in this Official Community Plan (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 In managing growth, the Town of Broadview shall ensure that the impact of growth will not place an undue strain on municipal infrastructure or public service facilities nor contradict their long-term asset management plans.



- .5 The Town shall have a sustainable form, mix of uses and densities that allow for the efficient use of land, infrastructure and public facilities. The Plan will help to identify suitable lands to attract a broad range of residential, business enterprise, recreation, institutional, and industrial development to meet anticipated long-term needs for the region.
- .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 the Official Community Plan.
- .7 Land development shall be guided by Concept Plans and/or comprehensive development reviews, depending on the scale, proposed use and geographic location. These plans or reviews promote orderly, efficient and environmentally safe land development.
- .8 Each proposed subdivision and development proposal shall be reviewed for compliance with the long-term growth and infrastructure servicing strategies. Land development and subdivision shall be contiguous to exiting developed areas wherever possible.
- .9 Prior to approval of any large-scale development, the developer will be required to provide justification of demand to warrant subdivision and/or the potential benefits to the community at large, including employment, tax revenues and other economic and social opportunities.
- .10 Major deviations to the OCP design and policies shall require a formal amendment based on research and evaluation. Minor relaxations may be considered without an amendment to this Plan where the developer can demonstrate to the satisfaction of the Town that the reconfiguration of parcels and street design would maintain the overall intent of the OCP policies.
- .11 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. Developments shall strive to avoid any major alterations to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.
- .12 Rezoning proposals for development will be considered based upon the following criteria:
- a) impact on surface and groundwater;
 - b) cost effectiveness relative to the provision of services;
 - c) sewage disposal impacts and pollution potential;



- d) integration with natural surroundings and adjacent land uses;
- e) provision of green space and trails;
- f) provisions for public safety; and
- g) other criteria which support a sustainable community.

- .13 This OCP will ensure compliance with the Building Bylaw to ensure that dwellings and buildings are constructed and maintained to acceptable and safe standards, as defined in The National Building Code of Canada.
- .14 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.
- .15 Public Safety and Health requirements shall guide all development. The Town shall ensure that Emergency Response plans are current and reflect changes in land use or activities.



.16 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.

- .17 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.
- .18 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.

Section 7: Economic Development

7.1 INTRODUCTION

The Town supports economic development and will participate when needed with the surrounding municipalities to attract sustainable economic growth opportunities in the region. Economic development is dependent on the provision of municipal services together with a thriving business centre, the availability of housing and an effective transportation system. Economic development is the driver of the growth.

The Town of Broadview itself is undergoing a reconstruction of sorts, which has the Town partnering regionally with the First Nations and surrounding Rural Municipalities to become investment ready and revitalize with new strategic planning and growth initiatives. Broadview Economic Development Committee and Broadview Chamber of Commerce are actively pursuing expanded economic development and a comprehensive marketing plan.

7.2 OBJECTIVES

- ✓ To attract and draw in a larger more diverse labour pool or skilled and unskilled workers, to add to the work force.
- ✓ To cooperate with surrounding communities and business organizations to promote Broadview as a retail and service commercial centre.
- ✓ To expand the commercial retail and service sector and to build upon the industrial and related service activities in Broadview.
- ✓ To provide greater services for the travelling public including commercial, tourism and local business and to promote conferences, meetings at the community, recreation and sports facilities in the Community.
- ✓ To support existing businesses and welcome new commercial development to the community including home-based businesses.
- ✓ To maintain and expand the manufacturing and agribusiness economy as a multiplier for adding goods and services to the local economy and diversifying and strengthening the tax base.
- ✓ To ensure there is sufficient land available for a variety of economic develop from new business ventures to new industry.
- ✓ To recognize and market the strategic opportunities for development that the highway connections provide in Broadview.
- ✓ To recognize that entrepreneurs are an integral for the provision of many services within the Community.
- ✓ To promote an "open for business" attitude in the provincial, national and international business community.

7.3 POLICIES

- .1 The Town shall promote economic development and competitiveness by providing for an appropriate mix and range of employment opportunities within the industrial, commercial and institutional sectors by ensuring the necessary infrastructure is provided to support current and projected needs.
- .2 The Town shall continue to participate with the EDC and Chamber of Commerce, the neighbouring Rural Municipalities in the Broadview, Grenfell and Whitewood Regional Inter-Municipal Initiative area and other business agencies to promote the Town as a regional retail and service commercial centre and to advocate Broadview's role in regional development.
- .3 The EDC and Chamber of Commerce shall be encouraged to continue working in partnership with the community and with businesses, to ensure that Broadview has the best representation available.
- .4 The Town encourages continued investment in the manufacturing sector and the development of sustainable primary industries (oil/gas and agriculture) to generate an increased level of economic sustainability.
- .5 The Community shall pursue initiatives that strengthen the Town's viability:
 - ✓ as one of the strong retail, distribution, and service centres along the Highway 1 east corridor;
 - ✓ as a centre for health and medical services;
 - ✓ as a centre for regional and provincial recreational and cultural activities including special events, conferences, workshops and tourism activities;
 - ✓ as a centre for manufacturing; and
 - ✓ as a centre of secondary processing and fabricating including agricultural processing.
- .6 The Town recognizes entrepreneurs are an integral force for the provision of many services within the Community.
- .7 The EDC may undertake the preparation of a community marketing campaign promoting the retail and service industry and other regional advantages of the Broadview district.
- .8 The Town shall utilize the experience and skill of the current retail and service sectors to identify development opportunities that will expand these sectors and strengthen the community's position as a regional shopping centre.



- .9 The Town shall continue to support and encourage the diversification of the regional economy by attracting commerce and new industries in order to provide jobs to residents of all ages especially to retain and attract young adults to Broadview.
- .10 Economic development opportunities that diversify the economic base provide a range and choice of suitable sites and that supports a wide range of economic activities and ancillary uses, shall be pursued.
- .11 The Town of Broadview provides tax abatements for businesses and will continue to provide Economic and Community Development incentives, through formal policies, that encourage business and infill residential development in the Town of Broadview.



- .12 The Town will work to attract appropriate enterprises to allow for an accumulation of tax dollars to be placed towards infrastructure and transportation.
- .13 The Town should collaborate with other organizations and jurisdictions to provide services that complement training or educational opportunities to attract employees to quality employment opportunities in Broadview.
- .14 The Town supports activities associated with and the development of the existing agricultural-based economy by encouraging added value to primary production and related goods.

Section 8: Residential

8.1 INTRODUCTION

Broadview need spaces to accommodate potentially 1000 residents by expanding residential development in the south. Broadview has a variety of housing, duplexes, secondary suites, trailer park, a number of Sask Housing units around the seniors housing.



A mixture of residential housing types must be encouraged to ensure that affordable housing choices are available to residents of all family sizes and income levels. The following policies will assist the Town in reviewing current proposals for development in a timely manner and to predict the demand for future development in the short term.

8.2 OBJECTIVES

- ✓ To diversify the supply and emphasize a variety of residential options in Broadview to address life cycles, lifestyles, social needs and income levels.
- ✓ To ensure an adequate supply of land has been designated for residential development for the growth anticipated to occur over the next five to ten years.
- ✓ To maintain a high quality of development and style compatibility in residential areas through phased development in an efficient, sequential and staged manner.
- ✓ To encourage the infilling and selective redevelopment of presently vacant or under-utilized lots to maximize existing municipal services.
- ✓ To promote and accommodate residential expansion in proximity to exiting amenities and services.
- ✓ To support the provision of housing for all members of the community, including those in special needs housing.
- ✓ To increase the amount of rental opportunities to ensure there is affordable/attainable housing for all ages.
- ✓ To make the best use of existing municipal infrastructure when planning residential development.
- ✓ To introduce Residential Estates/Acreages to the Town's residential options.
- ✓ To identify existing and future residential needs of the community along the entire housing continuum.
- ✓ To entice residential development that provides a full mix and range of housing types that respond effectively to the needs of different incomes, ages, and interests.
- ✓ To avoid possible land use conflicts between residential uses and incompatible, non-residential uses.

8.3 POLICIES

- .1 The Town shall ensure that residential land is available to accommodate population growth. The Future Land Use Map "Appendix A" indicates areas designated for residential development.
- .2 The Town shall encourage a full range of housing types and prices to encourage residents to live in Broadview.
- .3 The Town shall explore innovative ways with developers to stimulate the provision of attainable and affordable housing and expansion of the housing supply including the provision of rental units and secondary suites.
- .4 A variety of housing styles, types of ownership, and choice of lot sizes shall be encouraged to provide greater housing alternatives in Broadview, notably the need for rental accommodation.
- .5 An efficient Town form will encourage a diversity of housing and subdivision form in new residential areas, facilitating infill development, and providing for additional multi-unit residences, and allow for higher density residential development.
- .6 New residential areas shall be developed and integrated with existing development in a manner that facilitates linkage to the community, efficient servicing, and access to schools and adheres to appropriate development standards to ensure an equitable quality of life for all residents.
- .7 In areas where land is re-developed, or infilled for residential use, the full range of residential options shall be explored in determining the best product for the specific redevelopment. Infill shall be encouraged in existing residential areas.
- .8 The Town will encourage increased residential housing densities in proximity to downtown thereby maximizing the use of existing infrastructure and services and contributing to a vibrant downtown area.
- .9 The Town together with the other housing providers, shall work in partnership with community agencies, non-profit organizations, senior levels of government and the business community in the provision of affordable housing options to the Community.
- .10 It is important to maintain a supply of rental housing of various types in order to meet a wide range of requirements for a variety of households The Town shall encourage affordable housing units, either ownership or rental, within the context of market housing developments.



- .11 Private and public special care homes, child and adult day care, and other forms of supportive housing and tenure (i.e. condominium ownership) shall be encouraged throughout the Town.
- .12 The Town shall continue to encourage the development of assisted housing including the following types:
 - a) Continuing and long-term care facilities;
 - b) Retirement homes;
 - c) Extended care homes;
 - d) Intermediate care homes;
 - e) Nursing homes;
 - f) Assisted living housing; and
 - g) Group homes.
- .13 Special needs housing shall be integrated into existing areas. Affordable housing incentives and residential development for seniors' complexes shall be encouraged to locate in close proximity to services and community amenities. The provision for outdoor common areas shall be explored within these complexes.
- .14 Residential development shall occur where municipal services are present or where they can be economically extended in order to maximize the efficiency of existing infrastructure.
- .15 New residential subdivision proposals should be guided by Concept Plans and 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;
 - g) Phasing of development; and
 - h) Include studies and reports from professional engineers and planners.
- .16 The Town 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 Town.
- .17 Non-residential development will not be allowed in residential areas except for developments that accommodate municipal services and institutional uses compatible with the residential area. Parks, recreational and institutional uses, such as schools,

churches, childcare facilities, seniors housing and nursing homes shall be accommodated in residential areas.

Multi-Unit Residential

.18 A higher proportion of multi-unit housing would enhance land use efficiency and provide more affordable options. Multi-unit residential sites shall be designed to be compatible with land uses in the surrounding area and consideration shall be given to the density of the proposed development, land use designation and optimizing infrastructure provision.



.19 Multi-Unit housing types range from duplexes to fourplexes, townhouses, and apartment blocks and shall be permitted in Residential areas, with siting criteria as follows:

- a) Located, where possible, close to community facilities, educational and medical facilities, commercial areas and/or places of employment;
- b) Located, where possible, on sites having access to a major arterial street; or
- c) Located on the periphery of single-family dwelling areas.

Residential Estates/Acreages

.20 A limited number of residential acreage developments shall be encouraged to locate on existing municipal roadways within the corporate limits of the Town. (southeast of the Town) These acreages shall occur in an orderly and sustainable manner compatible with differing land uses and shall minimize agricultural land consumption and severance

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

Mobile Home Parks

- .22 The Town acknowledges the role Mobile Home Parks fill as an affordable means of housing. Mobile Home Parks shall be integrated into existing areas or new areas for this form of residential development shall be identified. Mobile Homes will be required to have permanent foundations and have service connections for water and waste water.
- .23 New Mobile Home Park proposals should be guided by Concept Plans and should indicate:
- a) Future major roads;
 - b) Drainage systems and improvements;
 - c) Major open space (including unique physical) areas;
 - d) Areas requiring protection through buffering or other means;
 - e) Major hazards such as flooding, areas of high water table, and slope lands;
 - f) Phasing of development; and
 - g) Include studies and reports from professional engineers and planners.

Implementation

The Zoning Bylaw shall include the following residential zoning districts:

R1 - Residential District

RMH- Residential Mobile Home District

Section 9: Commercial

9.1 INTRODUCTION

Broadview has the ability to sustain a wide variety of businesses ranging from dress shops and craft stores to several agricultural equipment dealerships and manufacturing companies. It is through the diverse nature of the community and surrounding area that strengths are found to promote the growth of the economy.

Broadview has a unique retail and service atmosphere in that the amenities of provide residents with a balance of choices, from grocery to pharmacy and clothing to gifts, and a wide range of businesses.

9.2 OBJECTIVES

- ✓ To support existing businesses and uses and welcome new commercial development to the community including home-based businesses.
- ✓ To promote an attractive and commercially viable Town Centre business area.
- ✓ To provide greater services for the travelling public including commercial, tourism or local businesses.

- ✓ To ensure there is sufficient commercial land available for a variety of commercial development.
- ✓ To raise the profile of the highway commercial areas for appropriate commercial use.
- ✓ To stimulate commercial development within the Town of Broadview through business partnerships.
- ✓ To increase the long term commercial assessment in Broadview.
- ✓ To consider the development of leisure and tourism opportunities.
- ✓ To pursue new strategies to enhance tourism development in the Broadview district.
- ✓ To support local and regional cultural and recreational attractions.

9.3 POLICIES

- .1 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. The Future Land Use Map "Appendix A" indicates areas designated for Commercial development.

- .2 Commercial developments with extensive site requirements, such as outdoor storage, display, parking requirements (e.g. large trucks), will be encouraged to locate at appropriate locations outside of the central commercial area, or on vacant areas adjacent to railway lines in the central area.

- .3 Commercial sites shall be maintained clean and free from waste and debris at all times and businesses shall do their utmost to keep their properties tidy.

Town Centre

- .4 The Town Centre shall continue to be the retail, administrative, social and cultural centre of the Community.
- .5 The Town will continue to consult with individuals, business owners and organizations in Broadview to identify initiatives or provide incentives that would encourage businesses and enterprises to locate in the Town Centre.
- .6 The Town Centre will be prioritized as a location for retail activity, professional services, government functions and cultural activities within Broadview.
- .7 Downtown Revitalization or Main Street Improvement efforts shall be coordinated with the Chamber of Commerce. Government programs or grants shall be targeted.
- .8 The Town, together with the business community, shall improve advertising to entice highway traffic to stop to enjoy the community's businesses and services as well as make walking downtown an enjoyable experience (green spaces, social, benches, trees, etc.)
- .9 Community facilities around and in the Town Centre are supported. These facilities shall complement the commercial uses, and serve residential development in the area.
- .10 Mixed-Use residential/commercial infill in the Town Centre shall be carried out so as to avoid or minimize potential land use conflicts with adjacent commercial development.



Home Based Businesses

- .11 Home-based 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 and are not of a size, scale or use that would affect the viability of established commercial areas.

- .12 Home-based occupations or businesses shall be encouraged in the Town as valuable contributors to the district economy. The Zoning Bylaw shall specify development standards for home-based businesses.

Highway Commercial

- .13 The Town shall promote commercial infill development of lands located along the Trans-Canada Highway adjacent to the Town's corporate limits.
- .14 Highway commercial services readily accessible to existing transportation infrastructure, at highly visible locations, shall provide vehicle and travel-related goods and services that do not significantly detract from the services provided in the Town of Broadview.
- .15 Developers will be encouraged to provide a wide variety of lot sizes to ensure the availability of land for a broad range of commercial activities. Commercial areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner.
- .16 This Plan encourages a variety of highway commercial development that is well planned for occupancy by highway commercial uses which serve the regional economy. The Highway Corridor shall maintain a continuous commercial area with regard to existing and adjoining land uses.
- .17 Improving Broadview's aesthetic appeal from the highway entryways is an important consideration, including appropriate signage advertising amenities available in the community, landscaping and lighting attributes to attract business and customers.
- .18 Highway commercial uses shall properly integrate with Provincial highways through the use of service road systems or controlled access points approved by the Saskatchewan Ministry of Highways and Infrastructure.

Tourism

- .19 The Town shall market Broadview as a destination site jointly with the attractions in the adjacent Rural Municipalities linking the tourism destinations of the district to increase the appeal for local residents and visitors.
- .20 New strategies shall be pursued to enhance the tourism development of the area, through new features and services, but also by marketing the Town as a regional "Community Centre" that attracts sports tournaments and other visitor meetings.



Implementation

The Zoning Bylaw shall include the following commercial zoning districts:

C1 - Town Centre Commercial District

C2 - Commercial Light /Industrial District

HPC - Hi Profile Commercial District

Section 10: Industrial

10.1 INTRODUCTION

As agriculture is the primary industry of the region, the industrial park caters to the Agricultural and Resource industries.

10.2 OBJECTIVES

- ✓ To expand and build upon Broadview's experiences with industrial and agricultural resource based activity.
- ✓ To promote the manufacturing capacity of the area and ensure there is readily available land.
- ✓ To identify areas for future industrial development and ensure there is sufficient industrial land available for primary, secondary and further service industries in appropriate locations.
- ✓ To provide a sufficient supply and variety of parcel sizes and servicing levels to attract a diverse range of industry.
- ✓ To accommodate future industrial development with planned industrial parks.
- ✓ To market Broadview's Industrial infrastructure abilities (ie landfill and recycle classification),

10.3 POLICIES

- .1 The Town shall promote Broadview's locational advantage when pursuing industrial expansion in areas of agriculturally related activities, light industrial manufacturing, material transportation, heavy equipment and support service activities.



- .2 Industrial areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner. The Future Land Use Map "Appendix A" indicates areas designated for Industrial development.
- .3 The Town will encourage various industrial lot sizes and may provide varied servicing levels, including fully serviced (water, storm water, sewage) and lightly serviced parcels (water).
- .4 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 along established and future transportation interchanges.

- .5 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;
 - c) The development shall be not have adverse impacts on the natural environment, including groundwater resources; and
 - d) It shall not detract from the visual attractiveness of the area.
- .6 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.
- .7 Industrial sites shall be maintained clean and free from waste and debris at all times and businesses shall do their utmost to keep their properties tidy.
- .8 Development proposals should be guided by Concept Plans and should indicate:
 - a) Future major roads;
 - b) Drainage systems and improvements;
 - c) Major open space (including unique physical) areas;
 - d) Areas requiring protection through buffering or other means;
 - e) Major hazards such as flooding, areas of high water table, and slope lands; and
 - f) Phasing of development and future development/expansion onto adjacent land.
- .9 Industrial uses which are likely to be unsightly due to the nature of the industrial operations (i.e. exterior storage, or similar types of buildings or structures) should generally be discouraged from locating along the highway approaches and entrance roadways into Broadview. If such uses are proposed in these areas, special landscape buffers or other mitigating measures should be taken to screen these industrial uses from view.
- .10 Use-specific industries that exhibit a potential level of hazard or environmental impact which can only be mitigated through special separation shall be located according to the separation distances outlined by the appropriate Provincial agencies. Industries considered hazardous due to the transport, handling, bulk storage or use of hazardous materials shall be discouraged.



Implementation

The Zoning Bylaw shall include the following industrial zoning districts:

IND- Industrial District

Section 11: Community Amenities, Recreational Services and Parks.

11.1 INTRODUCTION

Broadview offers a wide variety of facilities and activities for community residents and visitors. Broadview has a very high quality sports and recreation facilities. The Town of Broadview strives to sustain and retain current services in order to meet the needs of the current population and economic activities.

The Broadview Celebration Park located is in the Town. The Park provides a wide range of amenities, services and activities. The Broadview Golf Club is located in the southern area of the Town of Broadview. Broadview supports a large number of church communities

Objectives

- ✓ To support existing and future community facilities in order to attract residents, commerce and other opportunities.
- ✓ To provide for recreational amenities, institutional and community services and cultural facilities that are accessible and available for all ages and lifestyles.
- ✓ To ensure a wide range of services and facilities are available to both local and regional residents.
- ✓ To encourage accessible institutional services for Broadview and area residents.
- ✓ To maintain the existing level of government services and facilities in Broadview.
- ✓ To support educational facilities as focal points to meet the needs of the residents of the Town and greater district.
- ✓ To explore the need for a greater variety of multi-function indoor recreational facilities and support local interest in existing year-round outdoor activities.
- ✓ To ensure land is set aside for the development of parks, environmental reserves, and green spaces.
- ✓ To encourage corporate investment in the Community of Broadview's recreational assets.
- ✓ To provide passive recreation areas and preserve open space areas with aesthetic value to meet the community needs and contribute to the community's appearance.
- ✓ To identify local landscapes that is suitable for open space, leisure and tourism opportunities.
- ✓ To identify the future open space and recreation needs of the community and a broad strategy to meet those needs.
- ✓ To consider development impacts on existing or planned recreational areas.
- ✓ To encourage the continued use of the Broadview Celebration Park and Golf Course.
- ✓ To develop a diversified program of recreation and cultural activities and services to meet the needs of the community.
- ✓ To supervise the acquisition, planning, design, construction, renovation and maintenance of recreation facilities and areas under the jurisdiction of Community Services.
- ✓ To prepare schedules and calendars of events for the facilities for the benefit of the Town and District.
- ✓ To fully utilize the potential of the Town's sports facilities.

- ✓ To develop and implement policies regarding the maximum use of facilities by schools, community groups, and other users for recreation and cultural activities.

11.2 POLICIES

- .1 Community Service lands identified in the Plan include institutional, public services, recreational, health, cultural or educational uses. The Town shall recognize and assess the impact future adjacent land uses may have on these activities and service provisioning.
- .2 The Town shall work to enhance the physical, social, and cultural well-being of residents through support for the arts, culture, recreation, library, fire, police, education, social programs and health services to meet present and future needs.
- .3 The Town will strive to recognize and respond to the needs of a growing community and work with various organizations, business leaders, other public institutions, non-governmental organizations, community groups, residents and community volunteers to determine these needs and the best methods to provide and maintain needed community facilities and programs.
- .4 The Town will continue to provide for a range of Community services and facilities, indoor recreational and institutional uses for the benefit of the region. Institutional services at the community level shall be monitored and responsive to the evolving needs of the residents of the Town as well as the greater district.
- .5 The Town will ensure that sufficient land and buildings are made available to a full range of institutional, public and community services. When possible, social and cultural institutions will be encouraged to locate in or close to the Town Centre in order to promote accessibility.

Community Amenities and Services

- .6 The role of the provincial and federal governments in the provision of services is essential for Broadview and district residents. The Town shall work with and advocate as necessary, to ensure adequate funding and services are available in the region.

- .7 The Town shall ensure that fees for civic facility use are set to maximize the accessibility of community facilities to the general public, with due consideration for generating revenues to address the costs of the facilities.
- .8 The Town shall monitor the provision of government services to ensure that the provision of these services keeps pace with the growth of the Community as well as improving accessibility to these services.
- .9 Existing institutional facilities shall be encouraged to participate in an expanded role in providing meeting spaces, daycares, senior housing and other community needs. The Town supports the development of joint-use facilities.
- .10 Community Service, 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 The Town shall work with business, agriculture and industry, non-governmental organizations, community groups, conservation authorities, educational and economic development agencies, other municipalities and representatives of other levels of government to:
 - a) Initiate inter-community cooperation to coordinate the efficient provision of services & infrastructure;
 - b) Promote environmentally & economically sustainable developments;
 - c) Stimulate population growth to support social-economic development; and
 - d) Coordinate local and senior government economic and social development initiatives.
- .12 Proposed Community Service developments will be evaluated based on their location, site layout and proper vehicular access, the compatibility of land use, and the provision of adequate municipal services.
- .13 Neighbourhood-oriented institutional uses such as schools, churches, day care facilities etc. may locate within the neighbourhood area they serve. These uses will not require OCP amendments in order to be situated within a residential, or commercial area.
- .14 The Town of Broadview will ensure publicly funded developments are safe, accessible to all and are conducive to social interaction by encouraging barrier free access design and other considerations specific to a particular development.

Recreational Facilities

- .15 The majority of the recreational facilities and programs are provided by the Town through the Parks and Recreation. Expanding and maintaining these recreational

amenities should be a priority in order to enhance the lifestyle options for the residents of Broadview and the district.

- .16 The Town shall maintain an integrated and linked system of parks, green space and recreational facilities to meet the recreational needs of a growing community.
- .17 A balance of indoor and outdoor experiences shall be provided to ensure recreational facilities receive optimum usage and can be used by all residents in the district for year-round recreational pursuits.
- .18 Future recreational uses in Broadview shall include the development of structures, buildings and landscaped areas which, without limiting innovation and marketing attributes, are compatible with adjacent uses and ensure a high level of visual and aesthetic quality.
- .19 The Town shall work with and coordinate the initiatives of developers and other agencies to enhance the parks and open space network in Broadview including municipal reserve land and environmentally sensitive areas.
- .20 The Town will work with public organizations and private sector developers to encourage and facilitate the development of new, or the upgrading of existing recreational and/or community facilities and programming.
- .21 The Town shall develop parks, green spaces and recreational facilities and amenities based on appropriate annual budgets. The Town shall be prepared with a prioritized future list of community needs so as to be in a position to pursue grants from other sources when funding opportunities arise.

Trails and Park Policies

- .22 A network of pedestrian/bicycle trails between parks, recreational and institutional uses within the community shall be identified. The Town shall strive to provide and maintain safe and convenient trails for pedestrians, scooters and cyclists.
- .23 Private, public and service groups will be encouraged to develop and construct walkways, bicycle pathways and related facilities in Broadview. The corporate “sponsoring” of park furniture will be encouraged to increase the attractiveness of the parks and green spaces.
- .24 The Town shall establish landscape design



standards for municipal reserve buffers along major roads, green spaces, walkways, bicycle paths and other public spaces.

- .25 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.
- .26 Park space will be provided as required to meet public needs. Equitable distribution of built and natural settings for recreation, including facilities, parklands, open space areas, and trails shall be encouraged.
- .27 Natural areas and park space should be maintained, to the greatest extent possible, as an environmental and educational resource to facilitate understanding and appreciation of the natural environment.
- .28 Private sector development and operation of parks and recreation facilities will be encouraged. 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.
- .29 Publicly or privately owned recreation and open space may consist of buffer strips, walkways and utility rights-of-way.
- .30 The Town shall encourage residents to keep a healthy stand of trees upon their properties by preventing the transmission of diseases which may affect trees in the community.

Municipal and Environmental Reserve

- .31 Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in *The Planning and Development Act, 2007*.
- .32 Public, 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 use.
- .33 The Town will encourage incorporating environmentally sensitive areas and manmade surface drainage facilities such as existing drainage channels, into the park and green space system.
- .34 When dedication of municipal reserve is required for subdivision, the Town may accept cash-in-lieu of dedication unless there is an identified need for recreational land in the

vicinity of the development. Monies collected in lieu of municipal reserve shall be allocated for recreational facility construction in the District.

- .35 Public reserves locations that support a combination of parks, green spaces, nature reserves and recreational facilities will be encouraged.
- .36 Subdivision applicants will be required to dedicate, as environmental reserve, all lands in an area to be subdivided that can be defined as environmental reserve in accordance with the provisions of *The Planning and Development Act, 2007*. In some instances, the approving authority may consider conservation easements in place of environmental reserves.
- .37 New subdivisions must include walkway easements or municipal reserve linking to existing development. The use of municipal reserve dedication for recreational function shall be encouraged including the consolidation of reserve land into larger parks and the provision of trail linkages between these parks and around the Town when possible.

Implementation

The Zoning Bylaw shall include Community Amenities and Services,, Recreational Facilities and Green Space/Park land uses and activities in one Zoning District.

CS- Community Service District

Section 12: Heritage and Culture

12.1 INTRODUCTION

Heritage and culture is highly valued by the residents of Broadview. There exists a nucleus of arts and cultural facilities and enthusiasts and a growing community interest in profiling the area's local culture and history .the Broadview Museum and Community Centre, plus several service clubs.

There are a number of diverse ethnic origins within Broadview and surrounding area.

12.2 OBJECTIVES

- ✓ To support cultural facilities for the benefit of the region.
- ✓ To identify and conserve to the most extent feasible, the best elements of the Town's cultural heritage, architectural character, buildings, sites and other features.
- ✓ To prioritize projects which promote local interest in Broadview's culture and important attributes of local heritage.
- ✓ To encourage partnerships among community interest groups and businesses to promote the Town's cultural assets throughout the district.
- ✓ To encourage diverse cultural opportunities for the residents of the greater community.
- ✓ To welcome community members from a variety of cultural, ethnic and religious backgrounds to Broadview.
- ✓ To provide for the protection and conservation of cultural and heritage resources.
- ✓ To encourage opportunities for the reuse, rehabilitation, preservation or restoration of historic buildings.

12.3 POLICIES

- .1 The Town will cooperate with community stakeholders to identify and continually assess the significance of historic, cultural sites and special areas within Broadview.
- .2 At the request of owners and in accordance with *The Heritage Properties Act*, significant historic sites and architectural features shall be designated as heritage properties and suitably recognized.
- .3 The Town will demonstrate the appropriate use and treatment of properties designated through *The Municipal Heritage Property Act*, under the terms of *The Heritage Property Act*.

- .4 Existing heritage resources should be protected from incompatible or potentially incompatible land uses, which may threaten their integrity or operation.
- .5 The Town shall encourage owners to conserve buildings and sites with heritage merit. Research and the collection of historical information of heritage building inventory shall be continued.
- .6 The activities of the Broadview and District Museum shall be supported in its efforts to acquire, conserve, study, exhibit regional historical and cultural objects, and to educate/outreach to promote the unique regional culture and heritage history. The museum shall be encouraged to market on-site activities and programming that stimulates a regional tourism experience.
- .7 Recognition, through signage or place naming, shall be encouraged throughout Broadview to honour significant citizen and corporate contributions. Agricultural and industrial heritage may be highlighted through the naming or sponsorship of public amenities and spaces.



Implementation

Heritage and cultural resources and sites shall be exempted from site frontage area requirements and shall be a discretionary use in all Zoning Districts.

Section 13: Infrastructure Systems and Public Utilities

13.1 INTRODUCTION

Infrastructure services include the provision of water, sanitary sewerage, storm water drainage, solid waste collection and utilities such as electrical, natural gas and communication services and SARCAN recycling Depot. These services are a cornerstone of sustainability and are also strategic elements for the growth of the Town of Broadview. Infrastructure capacities are provided in Appendix "B".

13.2 OBJECTIVES

- ✓ To take a proactive approach in infrastructure planning in order to direct investment and conserve financial resources.
- ✓ To maintain, preserve and enhance the infrastructure system, by encouraging a continuous process of upgrading and project prioritizing.
- ✓ To provide effective municipal services that can be supplied economically and safely to a standard equal for all residents of Broadview that meets the needs of a growing population.
- ✓ To extend municipal services in an efficient manner by encouraging infill development on existing serviced lands.
- ✓ To carefully consider the delivery of infrastructure services provided by the Town to users outside the corporate town boundaries on a request –by- request basis.
- ✓ To promote phasing and contiguous development to ensure efficient and economically feasible extension of infrastructure services.
- ✓ To encourage and promote innovation in energy use and demand management in Town facilities and new development.
- ✓ To stay current with and enhance where appropriate communication technologies.
- ✓ To have sustainable and safe waste management practices
- ✓ To ensure that necessary corridors, easements and land for public works are dedicated during the subdivision and development processes.
- ✓ To locate new public works in areas of compatible land use and ensure new land use is compatible with existing and planned public works.
- ✓ To ensure that water quality for human consumption is not compromised by new development.
- ✓ To investigate the option of providing low pressure water services to low density country residential development in the surrounding municipality.

13.3 POLICIES

- .1 The Town shall develop and maintain an Infrastructure Asset Management Plan/Capital Works Plan to ensure affordability in the long-term to:

- a) Provide baseline information to measure performance,
 - b) Improve efficiency and effectiveness.
 - c) Rank relevant and up- to-date inventory,
 - d) Analyze the system's condition and capacity, and
 - e) Budget service life for long term replacement.
- .2 The progress of the asset management plan shall be monitored by Council as it is a working document for the short and long term and as such has a schedule, budget and deliverables.
- .3 The current and projected Infrastructure Capacities for the Town of Broadview are attached as Appendix "C."
- .4 All development, excepting Industrial development, shall have access to full infrastructure services including potable water, sanitary sewage collection, storm water drainage, street lighting paved roadways solid waste collection and public utilities (electricity, natural gas and communication).
- .5 Industrial development may be exempt from the provision of some infrastructure services at the discretion of Council, but will be required to contribute to the cost of construction and maintenance of the infrastructure services at the time that the services become available.
- .6 Strategies and standards for the orderly, efficient and economical extension of water distribution systems, streets, waste management facilities and storm water management requirements will require adopting and implementing the Infrastructure Asset Management Plan policies.
- .7 The Town shall ensure that Capital Reserve Funds for the replacement and improvement of existing infrastructure services are in place.
- .8 All developments shall be serviced in agreement with the Future Land Use Map or any future Area Concept Plans. Concept Plans provide a basis for budgeting and for the extension of services into proposed future development areas.
- .9 The adequacy of municipal infrastructure services will be monitored and any upgrading or expansion of these systems shall equitably meet the needs of residents and other customers.



- .10 The use of existing municipal infrastructure should be optimized wherever feasible before consideration is given to developing new infrastructure and public service facilities.
- .11 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.
- .12 The Town shall continue to work with and coordinate the design and construction of public utilities, with SaskEnergy/SaskPower, and SaskTel.
- .13 Engineering design standards shall be developed and adopted that reflect the goals and objectives of this Official Community Plan for the construction of buildings and infrastructure in the town of Broadview.
- .14 The Town shall ensure that capital works/infrastructure assets maintain or exceed current standards and shall incorporate servicing standards into all infrastructure upgrading and extensions.
- .15 Future subdivisions and development shall be logical, reasonable, and cost effective and will be limited to areas that can be efficiently provided with municipal services that will be serviceable at an acceptable cost to the Town. Preference will be given to reinforce existing services, however, when municipal services are expanded to new development areas the cost of extending these services shall be borne by the development itself.
- .16 Front end costs of expanding municipal services shall be recovered through off-site development levies to help offset the costs of increasing the capacity of off-site services required to service new and proposed subdivisions.
- .17 For the subdivision of private land, the proponent will generally be responsible for all costs associated with providing municipal utilities services. Costs will be negotiated through a servicing agreement for the provision of extensions to the infrastructure at a standard acceptable to the Town.
- .18 Services extended to development outside the Town's corporate limits may be offered providing:
 - a) All costs are borne by the developer or the Rural Municipality subject to the policies and regulations of the Town of Broadview;



- b) All maintenance costs associated with each service extensive is borne by the developer, landowner or sources other than the Town of Broadview; and
 - c) The provision of the service does not interfere with the Town's ability to provide service within its existing corporate boundaries.
- .19 Adjacent lands shall be setback from existing public works facilities and any planned future expansion to minimize the encroachment of incompatible lands near landfills, waste management facilities, airstrips, transportation corridors, rail yards, and industrial activities.
- .20 The Town shall continue to work with the WSA to ensure the water supply system remains a reliable source of treated water for the community.
- .21 The Town shall confirm, before the approval of a development proposal, that there is an established or proven supply of water capable of servicing the needs of a proposed development.
- .22 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.
- .23 As the Town of Broadview is located in an area that has limited topographical relief. All multi-parcel, or large scale (i.e. recreation) proposed developments are required to prepare and implement a site-specific storm water management plan, where deemed necessary. The cost to prepare the plan may be borne by the developer or shared between the developer and the Town, and shall include, but not be limited to providing the following:
- a) Identification of flood hazard lands;
 - b) Determination of the capacity of existing off-site storm drainage facilities;
 - c) identification of environmental issues related to the management of the storm water;
 - d) Establishment of design criteria for minor and major storm drainage system components
 - e) Provision for limiting erosion and sediment, and
 - f) cost estimates related to maintenance and operation where appropriate.
- .24 The Town shall pursue a comprehensive waste management plan to explore/continue the regionalization of Solid Waste Management and waste disposal alternatives. Emphasis on solid waste management shall include waste minimization principles with emphasis on organic waste diversion.
- .25 The Town of Broadview shall continue to work with organizations, agencies and adjacent Rural Municipalities in providing and enhancing effective waste management

and environmental protection. Support will be given to the proper management and safe disposal of domestic sewage, solid and industrial wastes.

Section 14: Transportation Networks

14.1 INTRODUCTION

The roadway network is comprised of local (residential) streets, collector streets, arterial streets and Trans-Canada Highway.

The Canadian Pacific Railway is well established in the community. Rail transport is still of primary importance for the movement of agricultural products with related concerns to access, safety, crossing and the installation of underground utilities.

14.2 OBJECTIVES

- ✓ To establish safe, efficient and convenient transportation facilities and service for all users.
- ✓ To maintain an adequate system of access and internal roads to serve the existing and future needs of the Town.
- ✓ To ensure Para transit bus service is maintained and promoted in the area.
- ✓ To provide an effective linkage to the provincial highway system and to maximize the full benefit of the Highway Corridor adjacent to the Town.
- ✓ To ensure that road design permits safe and convenient vehicle, pedestrian and bicycle circulation.
- ✓ To ensure provision is made for adequate parking in all types of subdivisions and land uses.
- ✓ To promote the connectivity of walking and biking trails.
- ✓ To consider both human and environmental interests when planning, constructing, maintaining, road systems and other transportation corridors.
- ✓ To ensure that development is compatible with existing and planned transportation infrastructure, including rail lines, rail yards and provincial highways.
- ✓ To ensure development and growth is consistent with provincial transportation plans.

14.3 GENERAL POLICIES

- .1 Planned development shall minimize transportation-related expenditures in service provision by coordinating access points on Provincial roads and highways to minimize disruption to traffic flows. 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.

- .2 Arterial and Collector roadways, sidewalks and trails are identified on the Reference Maps entitled "Transportation Network" and "Sidewalks & Trails" included in Appendix "B."
- .3 Council will require the preparation and submission of traffic impact studies as part of the development proposal when the development may impact the safety and efficiency of the transportation network.
- .4 The Town will continue to budget for roadway improvement in annual and long-range budgets and plan roadways to ensure that the roadway will be constructed to provide adequate service in a cost effective manner.
- .5 Signed truck routes shall continue to be monitored in order to minimize intrusion into residential areas.
- .6 The Town shall continue to cooperate with other agencies and Municipalities in the planning of transportation networks in the district, such as the Ministry of Highways Transportation Planning Committee.
- .7 Ongoing consultation with the Ministry of Highways and Infrastructure shall occur with regards to the Trans Canada Highways. The Town will endeavour to coordinate the planning, construction, or alteration and any plans for future interchanges/intersections to address access requirements and to minimize any negative effects to Town residents and businesses.
- .8 The Town shall explore options under the Urban Highway connector program for infrastructure improvements to access to the Town under the Canadian Pacific Main line.



Streets, Roadways and Access

- .9 Street classification of local, arterial and collector streets should be established in order to promote orderly and efficient street systems. Control of access points and/or provision of service roads may be required in some instances.


- .10 New roads will be planned and constructed with regard to land use and provision of suitable access. Expansions will be compatible with the existing transportation network.
- .11 The Town shall ensure there is adequate right of way for roads to allow for future expansions when necessary. 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, through building setbacks and subdivision design. Rights-of-way shall be of sufficient width to accommodate alternate forms of transportation to the automobile.
- .12 New subdivisions will be required to enter into a subdivision servicing agreement and all roads and sidewalk construction must meet municipal requirements. Any future subdivision shall provide for the general alignment of road networks identified in any adopted Concept Plan.
- .13 Protection or mitigation for loss of existing trees and planting of new trees will be required in a safe and visually appealing manner along streets, roadways and in open spaces associated with new development.



Sidewalks and Trails

- .14 Roadway and pedestrian linkages connecting the Highway Corridor and peripheral areas to the Town Centre may be identified to encourage multiple modes of movement including pedestrian, bicycles and scooters are provided with safe and efficient circulation.
- .15 Green linkages, parks and multi-modal paths shall be encouraged throughout the Town. New subdivisions must include walkways or municipal reserve linking to existing development.
- .16 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. Rights-of-ways must be of sufficient width to accommodate alternate forms of transportation to the automobile.

Railways

- .17 The Town, through this Plan, shall provide for efficient and effective land use and transportation planning including consultation with the railways, in order to reduce the potential for future land use conflicts and provide adequate protection for rail infrastructure. The primary situations include:
- a) New land development or redevelopment in proximity to existing rail operations;
 - b) New or significantly expanded rail facilities in proximity to existing residential uses; and
 - c) Road/rail crossing issues.
- .18 Consultation with the Railway shall be required when a potential development is proposed for:
- 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) Transportation plans that incorporate freight transportation issues; and
 - d) All new, expanded or modified rail facilities.
- 
- .19 The Town should consult with the railway regarding proposed land development and/or infrastructure projects which may have impacts on existing drainage patterns. Similarly, the railways should consult with Town where facility expansions or changes may impact drainage patterns to adjacent uses.

Section 15: Sensitive Environment Areas

15.1 INTRODUCTION

Drainage, natural vegetation

A number of creeks/marshes create flood prone areas

15.2 OBJECTIVES

- ✓ To restrict development on land that is environmentally sensitive and or subject to development risks.
- ✓ To acknowledge and protect natural, environmental features, and systems within the Town of Broadview.
- ✓ To ensure the Town has a sufficient and safe water supply.
- ✓ To increase awareness and sensitivity to minimize ecological disruption.
- ✓ To extend the responsibility for sound environmental management to property owners and developers.
- ✓ To ensure Storm Water Management practices and drainage infrastructure are well-planned.

15.3 POLICIES

- .1 Future development shall integrate into the natural surroundings and shall complement the surrounding community design, landscape and vegetation. Natural areas and sensitive environmental area shall be identified and protected where human activities may create potential to stress the environment.
- .2 Environmentally sensitive lands in Broadview should be protected as environmental reserve in accordance with *The Planning and Development Act, 2007* the *Environmental Assessment Act* and the *Environmental Management and Protection Act, 2002* or relevant acts and legislation.
- .3 When reviewing applications for development, consideration shall be given to the proposal's conformity with these policies. 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 Development shall be integrated with 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.

- .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.
- .6 The developers shall be required to prove the suitability of the land being proposed for development on the basis of environmental studies and soils reports prepared by accredited professionals.
- .7 The Development shall not deplete or pollute groundwater resources within the Town or greater district. Permeable surfaces shall be maximized to reduce storm water runoff and recharge groundwater.
- .8 The Town 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 an asset to the community and possible connection with trails, vegetation, etc shall be encouraged.
- .9 Buffer Strips should be maintained adjacent to watercourses and water bodies to allow for protection measures against erosion, sediment control and flood hazards. Wetlands shall be preserved for the benefit they serve as catchment basins for drainage.
- .10 Adequate surface water drainage will be required throughout the Town and on new development sites to avoid flooding, erosion and pollutions. Consideration shall be given to the ecological, wildlife habitat and drainage effects of development in sensitive areas.
- .11 The Town may undertake a review of a storm-water management and drainage management plan for both existing development areas and future residential, commercial and industrial areas. New developments shall assess local water drainage patterns as part of initial concept designs and avoid developing in low-lying catchment areas and drainage courses.



Section 16: Future Urban Development

16.1 INTRODUCTION

16.2 OBJECTIVES

- ✓ To plan for the possibility of urban expansion with regards to infrastructure, future land use needs and other services.
- ✓ To promote the continuation of agricultural activities on lands located within the Town until the lands are needed for urban development.

16.3 POLICIES

- .1 The intent of the FUD-Future Urban Development District is to allow for agricultural uses to continue when the future use of land or the timing of development is uncertain due to issues of servicing, transitional use, or market demand. Future Urban Development areas for the Town are identified on the Future Land Use Map (Appendix "A").
- .2 Current agricultural activities will be supported by the Official Community Plan. Agricultural land uses include, but are not limited to, extensive agriculture or secondary activities that will enhance the economic viability and diversification of the agricultural sector. The development any of any intensive agricultural or livestock operations adjacent to the Town will be discouraged.
- .3 Agricultural holdings within the Town's boundary shall be encouraged to protect the natural and economic value of their soils by minimizing activities that cause soil degradation or loss. Topsoil should be retained, where possible to provide a rich basis for site planting and landscape development.
- .4 Future Urban Development Areas may include:
 - a) Lands which are capable of a full range of utilities, but for which no overall area Concept Plan has been approved for the general area; or



- b) Lands which are not readily capable of being serviced with a full range of utilities, and for which no concept plans have been approved.
- .5 In areas where higher density/intensity development is not practical or desirable at the time, land areas shall remain in large acreages in order to facilitate future land assembly and development proposals
- .6 In order to facilitate an orderly and economic conversion, the zoning regulations on these lands should take into consideration the following criteria:
- a) Lands presently in agriculture use shall be retained for such use in the interim period;
 - b) Agricultural activities will be of a type which will not create any unacceptable nuisance factors or hazard;
 - c) The interim development of these lands shall be regulated in such a manner so as to facilitate an economic conversion to urban use, and
 - d) Capital investment in buildings and structures shall be limited in order to minimize obstacles for future urban development.
- .7 Development and land use patterns which are adjacent or in proximity to the Town that may have negative effects on future urban design and/or densities that may hinder expansion will be discouraged, or mitigated. This does not apply to such effects that arise in the course of normal, non-intensive farm operations.

Implementation

This zoning designation will be applied as the interim zoning to all land with Future Urban Development potential within the corporate boundaries of the Town of Broadview.

FUD- Future Urban Development District

Section 17: Implementation and Action Plans

Plans are only as good as their implementation. Action Plans provide guidance and a framework for ongoing dedication through municipal influence and community engagement to fulfill this Plan's objectives. The Action Plans for the Town of Broadview are provided in Appendix "D."

17.1 MAKING THINGS HAPPEN

Successful implementation of this Plan depends to a large degree on whether its policies can guide local development and action in a variety of contexts over the next five to ten years. This Section ensures that planning is sensitive to local conditions in specific locations of the Town, while at the same time advancing the Plan's core principles and building on its broad objectives.



To achieve the goals set out in this Plan, a clear plan of action or implementation strategy is required. Tables have been included in Appendix "D" to provide a checklist of the key action items that will need to be completed to help the Town achieve their goals outlined in the Plan. The action items should be reviewed regularly to monitor progress and to determine if changes are required.

17.2 THE PLAN GUIDES ACTION

As a statutory document for guiding development and land use in the district, the Plan gives direction to the Community and Council on their day-do-day decision making. The Plan's land use policy areas illustrated on the Future Land Use Map in "Appendix A" provide geographic references for the Municipality's policies. If the Municipality is to move closer to the future envisioned by the Plan, the Plan must guide other related decisions of Council. The Planning and Development Act, 2007 requires that:

- Municipal Bylaws and public works will conform to this Plan;
- The decisions and actions of Council and staff, including public investment in services, service delivery and infrastructure, will be guided by this Plan; and
- Implementation plans, strategies and guidelines, consistent with this Plan will be adopted, identifying priorities, detailed strategies, guidelines and actions, to advance the vision, goals and objectives of this Plan.

17.3 THE FUTURE IS A SHARED RESPONSIBILITY

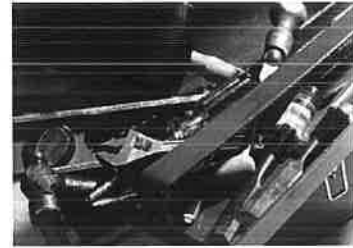
A community is successful when all sectors cooperate with their time, effort and resources to enhance the quality of life in the greater community or district. The Town can lead by example with engaged and informed residents to successfully guide the future, measured by the accomplishments made in managing business diversification, environmental stewardship, economic development, community service provision, population growth, and the overall lifestyle available in the Town. To achieve the goals and objectives of this Plan, the Town will advocate for provincial partnerships and technical assistance to deliver services and programs for sustainable agricultural, economic, and community development.



Section 18: Administration

18.1 PLANNING TOOLS

This Section outlines the variety of traditional tools the Municipality has available to make things happen. The Planning and Development Act, 2007 provides the authority that governs plans of subdivision, zoning bylaws, servicing agreement, development levies and review processes to ensure that the Plan is effective over the long term.



18.2 DEFINITIONS

The definitions contained in the Municipality's Zoning Bylaw shall apply to this Official Community Plan.

18.3 ADOPTION OF THE OFFICIAL COMMUNITY PLAN

Adoption of this Official Community Plan by the Town will give it the force of law. Once adopted, no development or land use change may be carried out within the area affected by the Plan that is inconsistent or at variance with the proposals or policies set out in the Plan.



By setting out goals, objectives, and policies, the Plan will provide guidance for the Municipalities in making decisions regarding land use, zoning, servicing extension, subdivisions and development in general. These decisions must be made in conformity with the stated objectives and policies to ensure that the goals for the future development of the Municipality will be achieved.

The application of the Plan policies is illustrated in the Future Land Use Map provided in "Appendix A." This Map is intended to illustrate the locations of the major land use designations within the Municipality. The "Map" should not be interpreted in isolation without consideration of the balance of the Official Community Plan. The Land use designations have been determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and man-made features.

This Plan will be implemented, in part; by the development-related decisions that will be made in the future; however, the two most important tools available for guiding the future development of the Municipality are the Zoning Bylaw and the subdivision process, including associated agreements.

18.4 ADOPTION OF MUNICIPAL ZONING BYLAWS

The Planning and Development Act, 2007 requires the Municipality to adopt a Zoning Bylaw in conjunction with the Official Community Plan. The Zoning Bylaw will be used to implement the policies and achieve the objectives of this Plan by prescribing the uses of land, buildings or other improvements that will be allowed in the different zoning districts established in the Municipality. In addition, the Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet.

- The Zoning Bylaw must generally conform to the Official Community Plan and future land use and development shall be consistent with the goals and objectives of this Plan;
- Future development will avoid land uses conflict and meet minimum standards to maintain the amenity of the Municipality;
- Zoning Bylaws designate areas for certain types of development. Permitted and discretionary uses and development standards are prescribed for each zone;
- Development will be consistent with the physical opportunities of the land and of reasonable engineering solutions;
- Undue demand shall not be placed on the Municipality for services, such as roads, parking, water, sewers, waste disposal, and open space; and
- The objectives and policies in the Official Community Plan provide guidance to Council when preparing the Zoning Bylaw or considering an amendment to the Zoning Bylaw.

The Zoning Bylaw provides the Municipality with actual control over land use and the types of development and uses allowed in each land use district. The associated supplementary requirements, and development standards will be specified in the Zoning Bylaw respecting building setbacks, parking, loading, landscaping, signage, buffering and all other relevant standards proscribed by the Municipalities from time to time.

To ensure that these regulations work to help achieve the stated goals and objectives, the Bylaw itself must be consistent with the policies and the intent of this Plan. In considering a Zoning Bylaw or an amendment, the Municipality should refer to the policies contained in the Plan and the “Future Land Use Map” (Appendix A), to ensure that the development objectives of the Municipality are met.

18.5 CONTRACT ZONING AND DIRECT CONTROL DISTRICTS

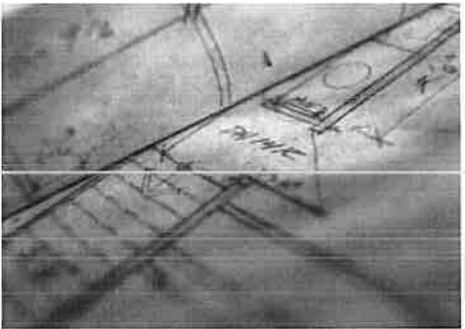
For purposes of accommodating a rezoning for unique development situations, Council may consider entering into rezoning agreements, pursuant to provisions of *The Planning and Development Act, 2007*, for site specific development based on the following guidelines:

- 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.
- 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.

18.6 CONCEPT PLANS

Concept plans are reference plans, not policy plans. They represent design layout concepts prepared at the request of the Municipal Council to provide direction for how new developments:

- Ensure the efficient provision of infrastructure services;
- Demonstrate how site development will be organized to ensure compatibility with adjoining land uses and transportation systems; and
- Provide design features for special purposes such as landscaping, buffers, open space, pedestrian and vehicular access.



18.7 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 identify and address social, environmental, health and economic issues appropriately 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;
- Appropriate information specific to the particular land use (residential, commercial or industrial); and
- 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.

18.8 EXISTING AND NON-CONFORMING USES

Where land use is designated in the Plan which differs from existing use, the existing use will be allowed to continue as a non-conforming use. However, any redevelopment of the parcel of land or expansion of the conforming use will be required to comply with the land use designated in the Plan, unless otherwise approved by Council under the provisions for non-conforming uses in the particular Zoning Bylaw.

18.9 DEVELOPMENT LEVIES AND AGREEMENTS

Council may provide for a Development Levy Bylaw as specified in Sections 169 to 170 of *The Planning and Development Act, 2007*. Where a development is proposed that is of a greater density and requires the capital upgrading of services beyond those originally provide 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 these direct or indirect levies will apply to the 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 fees.

18.10 SERVICING AGREEMENTS

Council may establish fees for the collection of subdivision servicing charges that would be applied in a servicing agreement at the time of subdivision in accordance with Section 172 of *The Planning and Development Act, 2007*, at the time of subdivision approval to ensure that new subdivisions are developed to the standards of the Municipality and to address other concerns specific to the proposed subdivision.

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 by all subdivision proponents. The requirements, conditions and fees may vary depending upon service needs.

18.11 SUBDIVISION PROCESS

The Director of Community Planning for the Ministry of Government Relations is currently the approving authority for subdivisions in this Municipality. In order for the subdivision to be completed in a timely manner, it is advisable to consult with the planning staff of the Municipality before submitting a subdivision proposal to Government Relations. The Municipality:

- Provides comments on all subdivision applications within the Municipality.
- Has an impact on the subdivision process through the Zoning Bylaw, since no subdivision can be approved that does not conform to the Zoning Bylaw. In the Zoning Bylaw, the Municipality can establish the minimum area, width, or depth of lots, and other spatial and land use standards. Zoning is intended to implement the Municipality's development policies, and to ensure that subdivisions contribute to achieve the long term goals of the Municipality.

18.12 MONITORING PERFORMANCE

Review



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 Municipality 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 Plan must be kept up to date to ensure that the document will deal with the real development issues facing the Municipality 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.

Amendment

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 Municipality 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 the Council to make decisions on future development in their Municipality as a whole.

Section 19: Repeal and Effective Date of Bylaw

19.1 REPEAL

All previous Land Use Plans and Policy Bylaws shall be repealed upon, the Official Community Plan, coming into force and effect.

19.2 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.

19.3 COUNCIL READINGS AND ADOPTION

Read a first time this _____ day of _____ 2013
Read a second time this _____ day of _____ 2014
Read a third time this _____ day of _____ 2014

MAYOR

ADMINISTRATOR

Tim Cheesman, MCIP, P.Ag
Professional Planner

Appendix "A" Future Land Use Map

Appendix “B” Reference Maps

Appendix “C” Infrastructure Capacities

Population:

The current population of Broadview is 574 persons based on the 2013 Saskatchewan Health data and 620 persons based on Census Data. Assuming an annual growth rate of 1.0% the projected population for Broadview in the year 2050 in 37 years is 829-900 persons. We will use these numbers in assessing Broadview's current infrastructure capacities.

Connections:

Assuming 3.2 persons per household, there is approximately 179 residences in Broadview. Actual Households are approximately 300+. If the population grows to 829-900 persons this translates to approximately 259-275 residences (an increase of 80-100 residences).

Water Demand, Supply, Treatment & Storage:

Assuming an Average Daily Water Demand of 300 L/cap/day translates into a current total demand of 175 m³ per day (2.0 L/s). Using a peak factor of 2.4 gives a peak day requirement of 420 m³ (4.9 L/s). In 2050 with a population of 829 persons, the projected average and peak day demands are 207m³/day (2.9 L/s) and 598 m³/day (6.9 L/s) respectively. The current peak hour flow is 8.0 L/s and projected peak hour is 11.6 L/s.

The water system consists of three wells which have a capacity of 1382 m³/day which is sufficient to provide enough water for 4600 persons assuming an average demand of 300 L/person/day. Two new pumps have recently been installed. We assume they have been sized to accommodate future growth.

The Water Treatment Plant can process 485 L/min or 233m³/day assuming a 9 hour day (8 hours for production and 1 hour for backwashing). This is enough water for 776 people. **If the plant was operated for 24 hours, it would be able to treat 669m³/day which provides enough water for 2231 people.**

Guidelines for water storage are two average day demand plus one hour of fire flow at 67 L/s. This calculates to 738 m³ storage requirement at full growth. The reservoir has a current capacity of 734 m³ which is sufficient. Eliminating the fire flow requirement allows the current reservoir to be sufficient for 1223 persons.

The water distribution pumps are capable of providing 14.7 L/s which is more than the peak hour requirement of 11.6 L/s. One area of concern is that the cast iron distribution mains were installed in the 1960's and are approaching the end of their design life. If the Town starts experiencing a number of water main breaks then they should look at an annual replacement program prior to any road works.

In summary, Broadview's water system is in good shape and has sufficient capacity for the projected growth. If growth rates jump or a significant industrial user connects to the system, then the growth rates and capacity of the system should be reviewed at that time.

Effluent Disposal:

The primary cell has an area of 2.23 ha (5.5 acres) which provides a treatment capacity for 869 persons (40 more than the projected growth requirement). The secondary cell has a storage capacity of 96,000 m³ which provides sufficient storage for 980 people for 210 days. This is 151 persons more than the projected growth requirement. **The sewage lift station has a capacity of 27 L/s which exceeds the calculated peak flow of 19.3 l/s for a population of 829 persons.**

The sewage collection system consists of 200, 250 and 300 mm VCT pipe installed in the 1960's. This pipe is approaching the end of its design life and the Town should undertake a camera inspection project to check the condition of this pipe. The joints especially are prone to separation and penetration by tree roots. If warranted, an annual replacement program would be a good idea prior to any further road surfacing work.

In summary, Broadview's sewage treatment system is in relatively good shape to accommodate the projected growth. This could change if a high sewage generator such as an ethanol plant or food processing plant connects to the system.

Storm Water:

Drainage is handled by a combination of storm water pipe (minor system) and surface drainage (major system). **No problems or issues have been raised over the years so no upgrade work is anticipated. Future growth, however, should follow current standards and practices.**

Growth Areas:

The Town should look at infill areas as the first areas of growth. These have the advantage of using existing infrastructure without the need for expensive capital projects such as lift stations. Two specific areas identified for growth are the SE corner of Town on 2nd and 3rd Avenue. There is enough area for approximately 140 lots when the estimated growth suggested 80 lots would be sufficient. The other area is on the west side of town extending Main, Edmonton and Calgary Streets. There is enough area for approximately 68 lots. In summary, between infill lots and these two areas, there is ample space for Broadview to achieve its growth targets. The other potential urban development areas will likely need a lift station and should be considered very long term.

Highway Commercial should be targeted adjacent to Highway No 1. This area identified on the plan can be serviced for about \$100,000 an acre.

Appendix “D” Action Plans

Community Engagement

IMPLEMENTATION			
Action Item	Policy Reference	Priority Timeline	Key Participants/Stakeholder
<i>Community Engagement</i>			
Establish a Youth Committee			
Develop Community Engagement/Participation Processes			
Include the Public Works Committee as part of the Budget process			
Publish the 5-10-15 year Strategic Plan			
Establish a Community Public Works Advisory Committee			
Identify Senior Service needs to Expand/Broaden activities and opportunities for retirees			

Economic Development

IMPLEMENTATION			
Action Item	Policy Reference	Priority Timeline	Key Participants/Stakeholders
<i>Economic Development</i>			
Create a GIS database of land-uses for potential developers			
Identify the knowledge, skills and training required by local and regional employers			

Environmental Management

IMPLEMENTATION			
Action Item	Policy Reference	Priority Timeline	Key Participants/Stakeholders
<i>Environmental Management</i>			
Continued Participation in the Communities in Bloom program			

Recreation

IMPLEMENTATION			
Action Item	Policy Reference	Priority Timeline	Key Participants/Stakeholders
<i>Recreation</i>			
Create a Recreation Services Inventory and Master Plan			
Develop a Cost-Sharing strategy for Recreational between urban/rural municipalities			
Provide larger campground sites and investigate Campground Opportunities at			
Investigate the possibility of connecting the Town to the with a trail network.			

Tourism

IMPLEMENTATION			
Action Item	Policy Reference	Priority Timeline	Key Participants/Stakeholders
<i>Tourism</i>			
Support regional tourism strategy development		Ongoing	
Reinforce and expand		Ongoing	

promotional activities			
Develop a training pamphlet for employees re: tourist attractions			

Residential Choices

IMPLEMENTATION			
Action Item	Policy Reference	Priority Timeline	Key Participants/Stakeholders
<i>Residential Choices</i>			
Create a housing data base/inventory for the		Ongoing	
Investigate Coop housing options (rental)			
Increase the proportion of Multi-Unit Housing		Ongoing	
Increase Senior or Special Needs Housing		Ongoing	
Pursue Saskatchewan Housing Corporation Programs and Services		Ongoing	
Provide yard maintenance service provider information for seniors			Club 55 and Town office)
Improve Rental availability		Ongoing	

Education and Health

IMPLEMENTATION			
Action Item	Policy Reference	Priority Timeline	Key Participants/Stakeholders
<i>Education</i>			
<i>Health</i>			
Transportation service to health services in and out of Town			

Heritage and Culture

IMPLEMENTATION			
Action Item	Policy Reference	Priority Timeline	Key Participants/Stakeholders
<i>Heritage and Culture</i>			

Develop Signage promoting the Location of Heritage Resources in the District			
Complete a Heritage Registrar for the District			
Improve the advertisement of cultural/heritage attractions			

Infrastructure Management

IMPLEMENTATION			
Action Item	Policy Reference	Priority Timeline	Key Participants/Stakeholders
Water Supply			
WasteWater and Sanitary Sewage Infrastructure			
Inventory Waste Water Treatment Capacities			
Stormwater Management			
Prepare Storm-water Management Plans			

Emergency Response Planning

IMPLEMENTATION			
Action Item	Policy Reference	Priority Timeline	Key Participants/Stakeholders
Emergency Response			
Update Emergency Response Plan		ongoing	
Prepare a Fire Master Plan that addresses current & future needs			
Consult with RCMP to determine local policing needs and capacities			

Transportation Planning

IMPLEMENTATION			
Action Item	Policy Reference	Priority Timeline	Key Participants/Stakeholders
<i>Transportation Systems</i>			
Provide the: Road repair, Sidewalk repair, and snow removal schedules			
Investigate the opportunity of allowing golf carts, ATVs, parking etc. as a mode of transportation.			
Develop an Annual Road Rehabilitation and Reconstruction Investment Program			

Appendix “D” Sample Development Proposal Format

BERLIN DEVELOPMENTS LTD.

Proposes

HEIDELBERG ESTATES

MULTI-PARCEL DEVELOPMENT

A Complementary Phase of Hamburg Estates Phase IV

Submission

Prepared for Town of Broadview

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 Town of Broadview. 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 Town of Broadview 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 WaterWolf 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 Saskatoon less than one hour 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 Saskatoon, 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"
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 Town of Broadview 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 Town of Broadview; however, similar developments have been undertaken around the Cities of Saskatoon, 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

TABLE C2D: DETAILED COST ESTIMATE

WATER DISTRIBUTION	\$70,760.00
SANITARY SEWER	\$62,320.00
SANITARY FORCEMAIN & LIFT STATION	\$94,240.00
BUILDING SERVICES	\$40,370.00
WATER SUPPLY LINE	\$95,000.00
SEWAGE LAGOON	\$230,000.00
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

Note: Does not
include cost of access road to lagoon.

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
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

Building Services	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
	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		\$148,830.00

Utility Servicing to 45 Units		
	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	<u>\$22,400.00</u>
	Sub- Total Street Lights	\$22,400.00

Appendix “E” Community Socio-Economic Profile and Community Survey Findings